



REQUEST FOR PROPOSALS (RFP)

Homesharing Feasibility Study for the communities of Milford, CT and Woodbridge, CT

Issued by: Beth-El Center, Milford CT

Budget: \$15,000* (*Please see budget section for more detail)

Proposal Deadline: February 27th 2026

Project Timeline: Summer-Fall 2026

The Beth-El Center invites qualified consultants to submit proposals to conduct a home sharing feasibility study to determine the viability, sustainability, and projected impact of establishing a homesharing pilot program for the Town of Woodbridge, CT and City of Milford, CT. This study will assess the need, readiness, operational requirements, funding feasibility, and community impact of implementing a home sharing model.

Homesharing enables two (or more) unrelated people to share their living spaces for their mutual benefit. A homesharer provides support and companionship to a householder *in exchange* for free or low-cost accommodation. The name, definition and scope of purpose connected to this homesharing project will be defined through this feasibility study.

***Budget:**

Total consultant funding available is \$15,000, awarded through a competitive bidding process. Dependent upon results of this search, proposals received above \$15,000 will be reviewed and considered. If your response exceeds \$15,000, please provide an itemized budget and detailed explanation of overage.

History of Beth-El Center, Inc.

Beth-El Center, Inc. is a nonprofit organization based in Milford, Connecticut, serving the communities of Madison, Guilford, Branford, North Branford, East Haven, West Haven, Orange, Milford, Woodbridge, Ansonia, Derby, Oxford, Beacon Falls, Shelton and Seymour. Our origins date back to the early 1980s, when an interfaith coalition known as the Combined Parishes Action Committee began operating a soup kitchen in response to growing local need. In 1986, the organization expanded its efforts to include an emergency shelter, and in 1995 it opened its current facility on New Haven Avenue. Today, Beth-El Center operates as a 501(c)(3) organization guided by the belief that while emergency shelter saves lives, stable housing is the solution to ending homelessness.



The Center provides a comprehensive continuum of services that address both immediate needs and long-term stability. These services include emergency and seasonal no-freeze shelter, shelter diversion and homelessness prevention, street outreach, permanent supportive housing, and daily meal programs through its community kitchen and meals-to-go services. By combining housing-focused case management with access to food and supportive resources, Beth-El Center works to restore dignity, stability, and self-sufficiency for the people it serves.

Beth-El's work extends beyond direct service. It listens deeply, elevates lived experience, and fosters meaningful partnerships with public agencies, funders, faith communities, and local coalitions. Beth-El Center is a thought leader in the State of Connecticut, focused on building a future where stable lives and communities are not solely built on government subsidies but through shared equity and community resilience.

We are excited to collaborate with leaders in Woodbridge and Milford, to understand and explore the feasibility of homesharing in these communities, however, we also hope to engage other communities within our catchment area throughout the process and with the support of this study's findings.

Background & Community Need

Homesharing is a proven model in which a homeowner offers a living space in exchange for rent, services, or a combination of both. The experience of Homeshare Vermont, looked closely as a potential framework for this pilot, has demonstrated substantial economic and social benefits including but not limited to older adults gaining companionship, feeling safer and less isolated, lending well to aging in place. Additionally, cost-burdened homeowners benefit from having a modest income or household help that help to increase housing stability overall. Homesharers—often younger, lower-income, or transitioning households—receive affordable, stable housing in tight rental markets.



A homesharing program in Milford and Woodbridge has the potential to:

- Increase access to affordable, flexible housing options
- Provide older adults with income, support, and improved well-being
- Delay or prevent costly institutional care
- Foster intergenerational connections and reduce social isolation
- Support local workforce retention and improve economic stability

Milford shares many of these characteristics. With a population of approximately 52,000, 76% are homeowners and only 24% are renters, creating a constrained rental market. Nearly 6,200 households (30%) are ALICE (Asset Limited, Income Constrained, Employed) and struggle to meet basic needs. Milford's population is also aging rapidly: 1 in 5 residents is over 65, many living alone in single-family homes with unused space. Meanwhile, waitlists for senior or disabled housing stretch 3–5 years, and long-term care in Connecticut averages \$170,000–\$205,000 per year—an unsustainable cost for most households.

Woodbridge has some similar characteristics to Milford but also key differences. Woodbridge has a population of approximately 9,100 residents, far smaller than Milford. 88% of households in Woodbridge are homeowners, offering less housing options including rental units. At \$208,000, the median household income of Woodbridge residents is approximately double that of Milford. Woodbridge benefits from close proximity to major universities and hospitals as an attraction to students and visiting faculty for home share arrangements. There is an expressed desire by downsizing residents to stay in town with few smaller space opportunities. Woodbridge has a senior population of 38%, a robust senior center and a wide variety of services, but very limited options for downsizing for those who want to stay in town.

The feasibility study is the next critical step in launching an evidence-based, community-aligned pilot program in 2026-2027.



Scope of Work

The selected consultant will complete, at minimum, the following tasks:

Data Collection & Community Assessment including housing, and economic trends relevant to homesharing, ALICE data, older adult housing trends, and rental market conditions and resident reports through surveys, interviews, or focus groups (homeowners, renters, older adults, workforce members)

Stakeholder Engagement through interviews with key local stakeholders, including municipal leaders, social service agencies, senior services and aging-in-place organizations, housing advocates and potential community partners, engaging HomeShare Vermont as a technical reference.

Determine Operational Feasibility by identifying ideal staffing structures, screening & matching tools, and case-management support recommendations. Evaluate legal, regulatory, and risk considerations (e.g., background checks, agreements, trial stays), recommending best practices for program structure.

Determine Financial Feasibility & Sustainability by developing short- and long-term budget projections, identifying potential funding sources and fee structures through cost-sharing models. Provide forecasting to sustainable pathways for ongoing operations.

Please note, we are not looking for a report on the benefits of homesharing, unique to Milford and Woodbridge, this is a technical proposal.

Required Consultant Qualifications

Selections will be made based on demonstrated experience with housing studies, human services program evaluation, or feasibility analyses. Knowledge of affordable housing, aging services, homesharing programs, or related fields. Experience conducting community engagement and stakeholder interviews, strong analytical, writing, and communication skills and an ability to complete work within the specified \$15,000 budget and 2026 timeline



Proposal Submission Requirements

Proposals must include the following:

1. **Cover Letter**
2. **Project Approach and Methodology**
3. **Detailed Scope of Work and Timeline**
4. **Qualifications and Relevant Experience**
5. **Examples of Prior Similar Work**
6. **Budget Breakdown (not to exceed \$15,000*)** (*Please see budget section for more detail)
7. **Three Professional References**

Proposals should be submitted electronically to:

Jennifer Paradis
Executive Director
Beth-El Center, Inc.
90 New Haven Avenue
Milford, CT
06460
(203) 876-0747 x 101
JParadis@bethelmilford.org

Important Dates and Deadlines:

One voluntary Bidders Call will be hosted by the Beth-El Center Inc. on **Monday, February 9th 2026 at 1:00pm**. Please e-mail Jennifer Paradis at JParadis@bethelmilford.org for ZOOM meeting details

One Frequently Asked Questions notice will be issued 2 weeks before the proposal deadline on **February 13th 2026** and will be posted to the Beth-El Center Inc. website bethelcenterct.org.



Completed proposals are due on **February 27th 2026**.

Questions

Questions regarding this RFP may be directed to:

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Milford, CT
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