

The G House: A Lasting Home

Ownership and Community that outlast their founders

Barbara and Eric Levin | The G House | HOPE NC Housing Summit

November 9, 2026 | thegcommunity.org

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Who will be there?

Who will know him?

Who will listen to him?

Who will notice when something isn't right?

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A home.
Relationships.
A say in his own life.

His life is happening now. He should not have to spend it inside our anxiety about the future.



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We need to talk about money.

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Who keeps paying when we are gone?

- Love doesn't replace a roof.
- Good intentions don't pay caregivers.
- Generosity is not a financial plan.



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The ribbon cutting lasts an afternoon.
The responsibility begins the next morning.

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Keiunkan, Japan

More than 1,300 years of welcome.

The founders are long gone.
The welcome continues.

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Source: Guinness World Records, oldest hotel









A weekday morning at G House

Breakfast together

Around the kitchen table

Up, stretching, ready

Each person starts their own day

Work, classes, home

Whoever joins brings something to share

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Live-in household leaders

They don't just work in the house.
They make their home there.

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Two published books of poetry

Angela organizes her days around reading, writing, and what matters to her, with support from Nicole, who has known her for years.



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Around the kitchen table

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For too many families, the answer is still:
call the mother.

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Care that doesn't wear out the caregiver

Fair pay

A good living for good work

Time off and backup

A real day off, and a plan when someone is sick

Something dependable

Confidence that the home will last

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Roman contributes. Angela creates.
Gunnar participates. Elianna makes her own choices.

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Ordinary days. Real friendships.

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Not because everybody is the same,
but because everybody belongs.

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2023. One home.

Seven acres on Homestead Road.

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Everyday life at home

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Then other families started asking

- Could we do this for our children?
- Could we create another G House?
- Could we do it together?

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Families pooling resources, owning homes together

The cooperative approach we are developing.

- Families come together
- They pool their resources
- They collectively own the homes their children depend on

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Four properties, at different stages



The original G House, since 2023



304 Homestead: a group of families coming together



Isaac House, Durham

Under contract to become a new G House. Seeking four families for North Street.



Akron Avenue, Durham

A property we are developing as a potential G House

The house and the care are not the same thing

- Families own and sustain the housing
- Qualified providers deliver the care
- Residents know their home is their home



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We started with one home.

Now we are working to build a community.

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Four houses don't automatically make a community

You can have every shift covered and every bill paid, and still have people who are lonely.

That is not what we are trying to create.

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Four homes. One community

Dinners and birthdays

Shared across households

Household leaders

Leaning on one another

Families

Supporting one another, not alone

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Out in the community

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Community isn't something we impose

Some people enjoy a busy household.

Others value quiet and independence.

Our children are adults.

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The wider community matters, too

- Public services: funding, standards, rights
- Organizations: friendship and belonging
- Families: knowledge, commitment, resources
- People who provide care: daily life



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People who know him because of a relationship,
not because we arranged it.

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The welcome continues.

Keiunkan, Japan. More than 1,300 years of welcome, long after its founders.

- Caregivers earn a good living
- Families preserve their investments
- Financially sustainable

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Source: Guinness World Records, oldest hotel





Someone offers far more, if we sell
and move the residents. What happens then?

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“Eric and Barbara would never do that” is not enough

Governing documents

Ownership arrangements that protect the purpose of the homes

Clear decision rights

Who decides, and what happens when families enter or leave

Resident protections

Rights that survive a change in owner or leader

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The Mission Lock

Ownership and governance structures designed to protect these homes and the people who live in them, even when the founders are gone.

- Who makes decisions
- Who owns the property
- What rights residents have

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Needs and resources in the same community

- Families with equity, savings, or property
- Young people who want meaningful work but can't afford to buy
- Adults with disabilities who need stable housing

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Philanthropy can expand access,
but it shouldn't have to keep the lights on.

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The family without money to invest
has the same hopes and worries.

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Name the gap honestly

- What does the housing cost?
- What can the resident afford?
- What funding is available for care?
- Who makes sure it keeps working?

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Success is seeing people build lives.

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Almost four years ago, one home. Today, a community of homes.

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Durham: under contract to become a new G House.

We are seeking four families for North Street.

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We want to talk with you

Families

Thinking about a son or daughter's home in five or ten years

Curious

Want to learn more or meet other families

Organizations

Agencies, providers, and groups with expertise or resources

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Come talk with us.

A free conversation about your child's needs.

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A morning many years from now

Somebody is making breakfast.

People have plans for the day.

And life continues.



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A home, a community, and a life
that continue long after we are gone.

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Thank you

Promises that outlast the people who made them.

Eric Levin, Barbara Levin,
Robyn Heeks, Carmen Vasquez
Member Managers, The G House LLC
eric@theghouse.org
thegcommunity.org | 910-528-8116

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Is a G House what your child wants?

Let's find out together.

We offer a free conversation about your child's needs. No cost. No commitment.

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How it works

1 **Free conversation about your child's needs**
No cost. No commitment.

2 **Community formation list**
Families who want to form a home together

3 **The actual house information**
The specific home, presented in detail

4 **Join our group**
Take your place in a household group

Several organizations work together here. We walk you through how they fit, so no one has to figure that out first.



Questions and conversation







Two ways to start

Curious? Let's talk.

A free conversation about your child's needs. No cost, no commitment.

thegcommunity.org/meet

Scan to book your free conversation

Ready to join our group?

For families ready to form a household together on the community list.

thegcommunity.org/live-work

Scan to tell us you're ready

thegcommunity.org | eric@theghouse.org | 910-528-8116

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