New Partners for Smart Growth Conference

Friday, February 2, 2018

SPEAKER
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SESSION
Emerging Trends
Creative affordable housing solutions in San Mateo County, CA since 1972

Home Sharing
A Constrained Environment

Limited Buildable Land:

- Bordered by water on both side
- Protected Land and Green Space (75%)
Building New - A Perfect Storm

- Expensive and slow
- Loss RDA’s
- Hammering Cuts Federal Programs HOME/CDBG/Tax Credit Program
- Skyrocketing Land Values
- Acquisition – very difficult in a surging jobs & housing market
We have to use what we already have more efficiently
Matching those who have space in their homes with people who need an affordable place to live
Long term living arrangement
Two or more unrelated people sharing a home
Shared common areas
Own bedroom space
Rent and Service Exchanges

Turning existing housing stock into a new affordable option
• One of 70 programs in the US (NP)
• 60 Int’l programs (NGO)
• HUD Prosperity Playbook Toolkit
• 2017 AARP “Where We Live; Inspiring Ideas”
• 21 Housing Elements – Fair Housing Choice
Applicant Screening

- Everyone Interviewed
- Background Checks
- Income verification
- Character References (3)
- Assignment to Counselor
- Safe and Supported
Matching

- Database
- Interviewing resources
- Empower clients to make their own decision
- Living Together Agreement
Match follow-up

- Telephone check-in
- Mediation
- Annual Questionnaire
What People Fear   What the Media Thinks   What they think
Home Sharing vs. “Hosting”

- Airbnb/VRBO/Homekey- are for profit “Hosting” Websites -- not a Home Sharing Program with supportive services and a community purpose.

- HS Intended to be long-term living arrangement

- Not a short term vacation rental
Sharing Economy

1. Capitalizes on a underutilized resource
2. Earns income from and existing resource
3. Built on a foundation on trust
Keys to Success

- Funding
- Providers
- Outreach
- Municipality and Community Partnerships
94% Low-income
53% At poverty below 30% AMI
52% Providers are Seniors
68% At Risk of Homelessness
$900 Average Rent
  ($2,600 for a 1-bdrm apartment)
3 years average stay
• Reduced housing costs for both parties
• Prevents homelessness & foreclosures
• Promotes financial independence & stability
• Age in place – reduced isolation
• Allows service workers to stay local
• Increases affordable housing supply
• More timely and cost effective than building new
• Builds a sense of community
New Home Sharing Initiatives

ADU’s

RHNA
ADU’s - Matching Homeowners

- SB 1069, AB 2299, AB 2406, SB 229, AB 494
- Matching homeowners with possible renters
- Building incentives for workforce housing i.e. teachers
- Property tax rebates or special waiver incentives
RHNA
(Regional Housing Needs Allocation)

- Pilot Program
- California Senior Legislature
- Uniquely Constrained Environments
- Count HS matches towards RHNA
- Home Sharing agency does the compliance