

SmartShare Housing Solutions Connections 2019 Impact Report





SmartShare Housing Solutions, a nonprofit 501(c)3 corporation, creates innovative housing solutions through three programs--adding safe and affordable housing in San Luis Obispo County. 805-215-5474



2019 HIGHLIGHTS



NEW PROGRAM

Tiny House Consulting launches to educate community about new housing option

COMMUNITY EVENTS

Our Coffee Chats and community workshops on homesharing, tiny houses and co-living educate 1267 persons

PROGRAM MILESTONE

HomeShareSLO, our longest-running program, marks 101 clients matched in housing

TINY FOOTPRINT EXPO

Our annual fundraiser attracts 6,000 visitors to tour tiny homes. 850 attend 26 workshops



Finding Solutions in a Tight Housing Market

With market rents in SLO County averaging \$1200 for studios and \$1600 for one bedrooms, lower income renters are priced out and at risk. Homesharing vs. traditional rentals saves our matched clients \$500-700 per month.

Single Households on the Rise

More than 30% of SLO households are now singles, with few affordable units available. Helping people with extra bedrooms open them to housemates creates much needed housing for this growing demographic.

Homesharing and Aging in Place

Isolation, financial insecurity, and home safety are some of the challenges faced by those who want to age in place. Homesharing can help with socializing, security and income.





\$460,800
benefits to 32 matches

**AVERAGE ANNUAL INCOME
TO PROVIDER: \$8700**

**AVERAGE ANNUAL RENT SAVINGS
TO SEEKER: \$5700**

TOTAL BENEFIT: \$14,400/YR



**101 Clients
Matched in
Housing**

SINCE LAUNCH 2017

**PROVIDERS: 71% LOW INCOME
SEEKERS: 93% LOW INCOME**

Homesharing Has Many Benefits



INCOME

Extra income helps providers with home maintenance, taxes & more



COMMUNITY

Having a housemate brings a sense of security and community



AFFORDABILITY

Sharing an empty bedroom creates affordable housing (2019 avg rent \$725)



HomeShareSLO Services

"Provider"--someone with an extra bedroom

"Seeker"--someone looking for housing

SCREENING

We background screen all program participants for more peace of mind

HOME INSPECTIONS

We visit the homes and do a basic safety check

INTRODUCTIONS

We make introductions between potential housemates

AGREEMENTS

We help housemates with written agreements to set expectations for the share

MATCH STORIES

This homeshare match was launched in October 2017 in Frank's modest beach cottage in Los Osos. A retired contractor, Frank maintains his 2bd/1ba home with his own labor, but money's tight, especially with the extra expenses of the recent required sewer hookups. **26 months income from room rental: \$15,600**

Dennice needed housing but her budget topped out at \$600, leaving few options. Frank's empty back bedroom, with direct access to the backyard, suited her fine. "It has been a great fit," says Dennice. "HomeShareSLO has made a difference in both of our lives." **26 months savings vs. studio rent: \$15,600**

Frank & Dennice



Donna & Mary

Donna's Templeton home had more room than she needed, so she contacted us to help find her a housemate. Dog lover required! After a few introductions, Donna chose Mary to share her home. **24 months income from room rental: \$18,000**

Mary had two small dogs of her own, making her housing search more difficult. Donna welcomed the pups and offered Mary her furnished spare room. She was also open to occasional grandkid visits, something very important to Mary. Two years later, this homeshare is cruising along. **24 months savings vs. studio rent: \$10,800**

HomeShareSLO Home Providers Say:

79%

**MY QUALITY OF
LIFE IS BETTER**

100%

**I'M ABLE TO LIVE
MORE
AFFORDABLY**

64%

**I'M MORE LIKELY
TO REMAIN
INDEPENDENT IN
MY HOME**

Words from the heart: Our matched clients talk about their housemates

"We share our hopes and dreams."

"I fell one night and she helped me. Now we have an agreement to text each other at the end of each day to make sure each of us is alright."

"She threw a birthday party for me!"

HomeShareSLO Home Seekers Say:

83%

**MY QUALITY OF
LIFE IS BETTER**

75%

**I FEEL SAFER IN
MY HOME**

83%

**I'M ABLE TO LIVE
MORE
AFFORDABLY**

Words from the heart: Our matched clients talk about HomeShareSLO

"Life-saving and life-altering. I had nowhere to go."

"I now have a nice place to live. I was going to have to sleep in my car."



City of SLO Allows Tiny Homes on Wheels in Yards

SmartShare Housing Solutions launched a new program to help our community take advantage of housing option

First SLO Tiny House Resident Finds Yard Host at our Workshop

Rita Morris, health care professional, now lives in her tiny house in a shared backyard near her work

2019 Tiny House Expo Draws 6,000

In partnership with many community partners and sponsors, we hosted an expo to showcase tiny homes as sustainable, affordable housing. 850 attend workshops





“Tiny homes provide a unique opportunity to increase the local supply of affordable housing.”

Gerald L. "Jerry" Rioux, Executive Director,
SLO County Housing Trust Fund

EXPANDING THE IDEA OF HOME

Home can look like many things and serve many needs. Expo exhibitors included local tiny house builders and social housers too, like Hope's Village of SLO.



SAVE THE DATE--TINY FOOTPRINT 2020

As soon as we packed up the 2019 event, folks were asking us to do it again. So, here we go! Join us at Madonna Meadow on Oct 9-11th for our second big fundraiser.



Tiny House Expo 2019

Our first big fundraiser met our goals to inspire and educate about the new housing option--tiny homes on wheels. Thanks to all our partners, sponsors, volunteers, board members, builders & vendors!



- **6,000 ATTENDED**
Three Days of Tours & Talks
- **26 WORKSHOPS**
Two topic tracks, 850+ audience total
- **12 TINY HOUSES/ALTERNATIVE HOMES**

CO-LIVING COLLABORATIVE



What is Co-Living?

Co-living typically means residents have private bedrooms, a shared kitchen and other common spaces.

Existing Resources for Housing

Co-Living Collaborative has explored 15 properties as potential co-living centers, including older motels, bed-and-breakfast inns, and residences with 6+ bedrooms

Another Solution for Sustainability

Co-living appeals to singles seeking affordability, to conservation-minded people who want to live more simply, and those who value living in community.

SmartShare Housing Solutions

Financial Summary 2019

Income

Program fees	\$77,000
Grants*	\$38,000
Donations	\$42,000
Total:	\$157,000

*With thanks to the Community Foundation of SLO, the County of San Luis Obispo, the Cities of Arroyo Grande, Grover Beach, Morro Bay, Pismo Beach and San Luis Obispo

Expenses

Client screening	\$5,000
Admin	\$4,000
Program staff	\$86,000
Program/outreach	\$23,000
Operating reserve*	\$39,000
Total:	\$157,000

*Three month operating reserve, plus 2020 Tiny House Consulting program startup which will help provide tiny house placements for low income residents

“

Thank you for joining us in providing efficient options to keep people housed, preventing homelessness. Working together we can effect positive change and provide housing solutions.

ANNE R. WYATT,
EXECUTIVE DIRECTOR

DONATE NOW
THROUGH
 Square

Join us in helping seniors, preventing homelessness and making efficient use of existing housing resources

\$25 Supports Housing Education/Mentoring for 3 Clients

\$50 Provides Screening Fee Assistance for 1 Client

\$100 Supports 5 Assessment/Intake Visits to Isolated Seniors

\$1000 Sponsors a Housing Options Training Event for 75-100 County Residents

\$2000 Creates a Safe Affordable Home through Sponsorship of a HomeShare Match

Please use Donate button below or mail check payable to SmartShare Housing Solutions

P.O. Box 15034 San Luis Obispo, CA 93406 www.smartsharehousingsolutions.org

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We are a 501(c)(3) nonprofit. Your tax deductible gift is gratefully appreciated!

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Thank you to our 2019 Donors & Sponsors

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With gratitude for the generosity of our 2019 Tiny Footprint Expo Sponsors

Premier Community Partners: Ecologistics, SLO Climate Coalition

Platinum Sponsors: Madonna Inn, Bridge Street Inn, SLO Food Co-op, Bike SLO County, City of San Luis Obispo, Modular Lifestyles, Housing Trust Fund SLO County, Tiny Fest California, Cozy Rollers, Central Coast Tiny Homes, American Tiny House Assn, Operation WEBS, Hope's Village of SLO, San Luis Obispo Guild Hall, Tiny House Basics, Pacific Energy, American Planning Assn Central Coast

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How You Can Help:

Share Your Extra Bedroom
Volunteer
Set up a Monthly Donation
Planned Giving & Bequests

Help Spread the Word

Donate
Share Your Backyard with a Tiny House
Gifts of Stocks & Real Estate

CONTACT US

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Office Hours: Monday - Thursday 9 am to 6 pm

We are a 501(c)(3) public benefit non-profit corporation. Our Federal I.D. number is EIN# 82-3151265. SmartShare Housing Solutions is a member of the National Shared Housing Resource Center and follows Fair Housing guidelines.

For complete financials, please contact us.



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