



Creating Housing Solutions by Connecting People & Homes

2025 Annual Report

Smart Share Housing Solutions, Inc. operates 3 housing programs in San Luis Obispo County: 1) **HomeShare SLO:** To create secure, affordable housing by assisting persons with extra rooms to find and successfully live with housemates; 2) **ADU SLO:** To assist County residents with construction or conversions to create small accessory dwelling units and assist the County and 7 jurisdictions with policy and outreach activities to enhance construction of safe, affordable ADUs and tiny houses on wheels (THOWs); and 3) **Co-Living Collaborative**, which is in the process of developing Waterman Village, an adaptive reuse project, developing 20 low-income affordable homes downtown San Luis Obispo, at 466 Dana Street.

Mission, Purpose & History: Smart Share Housing Solutions' mission is to create housing solutions by connecting people and homes. The agency started in 2016 to help provide safe, affordable housing for San Luis Obispo County residents, particularly low-income seniors, by finding ways to make use of existing housing resources.

Services: With its three housing programs, Smart Share serves a wide range of primarily low-income San Luis Obispo County residents with services for community health and resilience: to age in place, housing insecurity prevention, sustainable living, and affordable housing provision.

Local Housing Needs: San Luis Obispo County continues to rank among the least affordable housing markets in the nation, placing a significant strain on residents across the community. More than half of renters are cost burdened, and many low-income senior homeowners struggle to keep up with rising utility and maintenance costs while living on fixed incomes. For older adults, the uncertainty about aging in place adds emotional stress and can negatively affect overall health and well-being.

2025 Accomplishments

HomeShare SLO: The program paused acceptance of new applications in January of 2025. Instead, years of experience were put to use to create 5 new [YouTube videos](#) and [20 blog posts](#) designed to help more people find and manage their own homeshares. Program staff continue to take calls from individuals interested in homesharing, providing housing resources and mentoring, while supporting the current portfolio of 34 persons in 17 homeshare matches. 2025 saw direct income to providers of \$137,950.00 and rent savings to seekers of \$182,450.00, including benefits from household help for some home providers. The average rent paid for housing was \$773.00. Staff continued to provide counseling and housing resource information to 123 individuals.

HomeShare SLO celebrated 9 years of client services at the end of 2025, with a total of \$3,209,550 in direct benefits to matched clients; 105 total matches serving 166 /unique

clients with housing and creating much-needed affordable housing with no new development or associated impacts.

A Match Ending Creates New Beginnings



Jim and Sam shared a home for nearly three years through Smart Share's HomeShareSLO program, providing extra income for Jim and a safe, centrally located, low cost rental for Sam. Last summer, Jim decided to move back to Maine and he sold his condo. This meant Sam, his housemate, needed to find a new place to live. Because Jim enjoyed living with Sam, he introduced Sam to his friend Angela. Sam then moved in with Angela, creating a great new match, while Jim and Sam maintained a friendship. Sam offered to help Jim move across the country. Together they enjoyed a scenic 12-day journey to Maine, stopping at parks and other tourist destinations. After helping Jim unload and

get settled, Sam flew home. Jim is grateful to Smart Share Housing Solutions for connecting him with the perfect housemate in Sam, and Sam is now happily settled in his new home with Angela. Homeshare matches can continue on even after their official end. Thanks to Jim and Sam for allowing us to share in their adventure and their friendship.

ADU-SLO program activities educated and inspired participants on legal options for backyard homes through two How to ADU workshops in the City of San Luis Obispo, with 38 attendees. A [video of the workshop](#) was also uploaded to YouTube for further educational outreach to the public.

"[Smart Share staff] provided me with information on the process of working with the city... Without Smart Share, I wouldn't have known about the resources available to me." -Tami P

Smart Share helped client Tami learn about ADU opportunities at a Smart Share informational session. Tami started construction of a 625 sq. ft. pre-reviewed ADU in her front yard to create a home for her aging mother. After her mother's passing, Tami chose to complete the project and will rent the easily accessible small home to another senior. With Smart Share's guidance, Tami navigated city permitting to build in her front yard to provide added accessibility for residents.



Tami at nearly complete ADU in Arroyo Grande

The **Co-Living Collaborative's** first project under construction, the Waterman Village received land-use entitlements from the City of San Luis Obispo in March. In December, the development team submitted plans for building permit. Learn more and see who the village may serve here: [The WV Cottage Homes & Community; An Interview with Susan](#)

Online educational support is available, and Smart Share's training video collection is growing with inspirational and technical support for homesharing and ADU/THOW and co-living development. Find free content on [Smart Share's YouTube channel](#). Subscribe to learn more and receive new content updates.

Operating Support:

Smart Share programs operate from four primary funding sources: 1) fees for services; 2) government housing grants; 3) private and foundation donations; and 4) contracts for services. Services would not be possible without your generous ongoing support.

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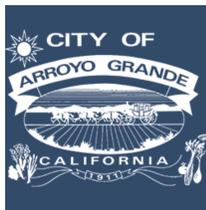
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The Odd Fellows of Chorro Lodge #168



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SLOCOG Bike Month



Thank you all, and to our Anonymous Donors too!

****This list was created by humans; we apologize for any names left out or misspelled. Corrections welcomed.*

Financial Summary: In 2025, Smart Share focused on securing final entitlement and building permits for the Waterman Village, utilizing agency reserves rather than expending resources on fundraising while finalizing building plans. \$315,152 was expended, primarily for technical contract support to submit for building permits, with total income of \$292,967, and net operating loss of \$27,429.

Total Income 2025: \$292,967

2024: \$166,488

Total Expense 2025: \$315,152

2024: \$127,453

Donations 2025: \$24,909

2024: \$18,126

Volunteer Hrs 2025 1120; value \$44,956

Upon securing of building permits, with roughly a quarter of costs secured, the agency looks forward to fundraising to begin construction of the Waterman Village in 2026.

