



## 2022 Annual Report

**Smart Share Housing Solutions, Inc.** operates 3 housing programs in San Luis Obispo County: 1) HomeShareSLO program, creating safe, affordable housing by assisting persons with extra rooms find and successfully live with housemates; 2) The ADU SLO program assists County residents with construction or conversions to create small accessory dwelling units and assists 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 program, which is in the process of construction of Waterman Village, an adaptive reuse project, developing 20 low-income affordable homes downtown SLO, at 466 Dana St.

### **Mission & Purpose:**

Smart Share Housing Solutions mission is creating 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.

### **Programs & Services:**

With its three housing programs, Smart Share serves a wide range of primarily low-income San Luis Obispo County residents.

### **Local Housing Needs:**

San Luis Obispo County consistently lands among the least affordable housing markets in the nation. County residents face a severe housing cost burden. More than one half of renters are cost burdened,

and low-income senior homeowners often struggle to pay increasing utility and home maintenance costs on fixed incomes... At the same time, the threat of not being able to age in place can further impact health and well being.

### **Accomplishments:**

Outreach and program activities slowly restarted in 2022, after a multiple year lull due to COVID safety concerns. The HomeShare SLO program matched 10 new clients (plus 4 repeat clients) in 7 homeshares and ended 2022 with a matched client portfolio of 52 persons in 26 homeshare matches (\*26 screened client matches, 1 home provider with 2 separate housemates). 2022 Portfolio of 52 clients included 7 repeat clients, 2 Full Task Exchanges and 2 Partial Task Exchanges. 2022 saw income to providers of \$163,800.00 and rent savings to seekers of \$255,600.00 including benefit from household help to home providers in task exchange. Average rents paid for housing are \$711.00, with no rent.

The HomeShareSLO program celebrated 6 years of client services at the end of 2022, with a total of \$1,987,350.00 in direct benefits to home providers and savings to home seekers; 90 total matches serving 146 unique clients with housing and creating much needed affordable housing with no new development or associated impacts.

In 2022, Smart Share submitted a development application to the City of San Luis Obispo for the Waterman Village, a project initiated in 2020. Smart Share hopes to have the application finalized and approved entitlements in 2023 in order to begin project construction in 2024.

### **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.

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### **Staff:**

Anne Wyatt, Executive Director  
Rustin Fuss, Client Services Manager  
Mavis Wong, Administrator Assistant  
Jay Burtz, Administrative Assistant

### **With thanks to Donors & Funders:**

*Thank you all and to our  
Anonymous Donors too!*

100 Women Who Care, Cathie Orrick, RCF/100 Women Who Care - Silveira, City of San Luis Obispo, Cith of Arroyo Grande, Marcy Adams, K L Adler, Christine Ahern, Lynda Allen, Marcia Alter, American Association of University Women, Debra L. Valencia, Sonsie Conroy, Mimi Apfel, Michael Armstrong, AVENUE Central Coast Realty, Elie Axelroth, Odile Ayrat, Janne Balsamo, Joanna Balsamo-Lilien, Barbara Bell, Benjamin J. Biesek, Naomi Blakely, Melissa Boggs, Kathy Bornino, Jan Boughte, Bridge Street Inn, Mitchell Browne, CA Dept. of Housing & Community Development, Jeri Cain, Jean Chang, City of San Luis Obispo, Scott Cleere, John & Anika Clements, Community Foundation of San Luis Obispo County, Kathleen Copeland, County of San Luis Obispo, James Damschroder, Vivian Dent, Cheri DePaulo, Mark Dagna & Diane Reinert, Lawrence & Susan Finsen, Arlene Fichman, Dana Fiore, Tina Franzese, Elaine Genasci, Joseph Gira, Julie & Jamie Godfrey, Paul Goldner & Sandy Soifer, Elizabeth Gonzalez, Patricia Gordon, Celeste Goyer, Kellye Grayson, Christine & Richard Greek, Victoria Grostick, Alice Hamrick, Fred Hathaway, Becca Hawk, Kathey Heaney, Sandra Heller, Richard & Margaret Hendrickson, David Hennessee, Jill Hillary, Rod Hoadley, Luiza Holopainen, Jean Hyduchak, Robert & Linda Garcia Inchausti, Joe Jacobs, Chandrika Jaggia, Brent & Linda Keetch, Maria Kelly, Marianne Kennedy, Kevin & Leslie Kneafsey, Knights of Columbus SLO 1271, James T Reilly, Frank Zika & Josephine Laing, Daniel & Carol Lambert, Chris Landgreen, Lena Larsson, Ernie Lawrence, Erik Layman, Tree Lees, Beryl Levine, Tauria Linala, Linda Logan, Jerry Lodge, Debby Lyon, Connie Marangi, Kay & Leslie Marcus, Sandra McBride, Caity McCardell, Steve McGrath, Pat & Diane McKeague, Vicki McPartland, Janice Mehring, Carl S. Meissner, Howard S. Miller, Vita Miller, Anne Theresa Mischica, Rita Morris, NCPC Presbyterian Women, Bill & Marcia Nevins, Lisa Nicholson, Wowzer Here Now, Peggy Papatthakis, Jim Patterson, PEAK Racks, Lynda Pepper, David & Deborah Perlmutter, Judy & Donald Philbin, Andy Pickar, Anonymous Donor, Sarah Rah, Janine Rands, Mary Renard, Michelle Ritter-Taylor, Alison Rittger, Sharon Robinson, Pavlo Rudakevych, Laurence & Judith Rutter, Janis Scott, SESLOC, Jennifer Shaevitz, Janet Allen Shaw, Bill & Leslie Siembieda, Elaine Simer, Ann Smith, Scott & Debra Smith-Cook, Specialty Construction, Inc., Chris & Stephanie Teaford, John Thomas, Jennifer Tollast, Magi Tomasic, Marilyn Tseng, Lita & Andy Unruh, Susan Updegrove, Christopher Charles Van Schaack, Carmela Vignocchi, Susan and Tim Waag, Sigrid Weingold, Charlene West, Stephanie West, Barry Williams, Stacy Williams, Janice and Rex Wolf, Mavis Wong, Margaret Wright, Aimee M. Wyatt, AR Wyatt, Joseph B. Youngquist

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

## 2022 Financial Summary:

### Income:

Waterman Village Project Development - 68,981.48

HomeShare SLO Program fees - \$2275

Community Donations -\$24,418.06

Government Grants - \$56,552.14

Misc. Interest \$107.77

**Total: \$152,334.45**

### Expense:

Waterman Village Project Development \$68,903.01

HomeshareSLO program Expense- \$4312.73

Admin - \$5,076.62

Program staff - \$57,033.29

Outreach/Marketing - \$281.00

**Total: \$135,606.65**

**Net Income 2022: \$16,727.80**