



2023 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, assisting 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 the Waterman Village, an adaptive reuse project, developing 20 low-income affordable homes downtown San Luis Obispo, at 466 Dana.

Mission & Purpose:

Smart Share Housing Solutions mission is providing 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:

Community serving outreach and program activities ramped up in 2023, as did back office database construction and client data protection and data management, with a newly hired Deputy Director Vicki ven den Eikof, and three other part-time staff.

The HomeShare SLO program matched 18 clients in 9 homeshares and ended 2023 with a matched client portfolio of 42 persons in 21 homeshare matches. 2023 saw direct income to providers of \$196,900.00 and rent savings to seekers of \$280,100.00 including benefit from household help to home providers in task exchange. [A task exchange is an agreement between the home provider and the room renter whereby the renter receives reduced rent for helping out with tasks around the house.] Average rents paid for housing are \$783.33.

The HomeShareSLO program celebrated 7 years of client services at the end of 2023, with a total of \$2,464,350.00 in direct benefits to home providers and savings to home seekers; 100 total matches serving 159 unique clients with housing and creating much needed affordable housing with no new development or associated impacts.

The 2023 calendar was packed with ADU-SLO activities. Smart Share received the tiny Off-Grid Caretaker Demo Cottage in the Spring.

In addition to Smart Share's monthly coffee chats, SSHS organized 3 major types of new event: All Electric Energy Efficiency Workshops, How to ADU Arroyo Grande Workshops, and How to ADU SLO Workshops. Combined, these eighteen (18) workshops educated and inspired 600+ curious and interested visitors and participants. Smart Share will continue to utilize the Demo Cottage to educate and inspire SLO County residents to the possibilities for small, energy efficient living in 2024.

Explore Smart Share's [Small-Home Living Series](#) here, a look at benefits of small, all electric home living and how to choose the right electric appliances.

The Waterman Village pre-development activities continued in 2023. Smart Share hopes to have approved entitlements for the 20 affordable home adaptive reuse project in 2024 and to be able to begin development in 2025.

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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With thanks to Donors & Funders:

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

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

Financial Summary:

Income:

WPV Income - \$66,853.35
Program fees - \$4,577.53
Grants - \$21,700.00 (ADU workshops)
Donations - \$26,576.90
Government - \$62,500.00 (Cal Home)
Other Government Grants - \$19,083.07
Other Income: \$5,933.15
Total Income: \$207,224.00

Expenses:

Client screening - \$3,247.75
Admin - \$8,036.72
Program staff - \$106,008.91
Program/outreach - \$3,510.49
Tiny House/ADU Project - \$ 371.88
WPV: \$69,578.35
Total Expense: \$190,754.10

Net operating income: \$16,469.90