



2021 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) ADU SLO/tiny house consulting 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 where allowed tiny houses on wheels (THOWs); and 3) Co-Living Collaborative program, which is in the process of construction of Waterman Peace Village, an adaptive reuse project, adding up to 22 low-income affordable homes to a city owned historic adobe home site.

Mission & Purpose:

Smart Share Housing Solutions mission is 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. COVID isolation has added challenges and impacts to health and socialization.

Accomplishments:

Despite limited outreach in 2021, due to COVID safety concerns, the HomeShare SLO program matched 22 clients in 14 homeshares and ended 2021 with a matched client portfolio of 51 persons in 26 homeshare matches (*24 screened client matches/2 "off-program" unscreened matches/1 home provider with 2 separate housemates). 2021 saw income to providers of \$169,150, rent savings to seekers of \$142,450 and benefit from household help to home providers in task exchange of \$145,600 (7,280 hrs. @ \$20/hr). Average rents paid for housing are \$625, with some no rent.

The HomeShareSLO program celebrated 5 years of client services at the end of 2021, with a total of \$1,473,600 in benefits to home providers and savings to home seekers; 83 total matches serving 134 unique clients with housing and creating an estimated affordable 56 housing units that would otherwise not have been available. Given under \$100,000 per year average annual program cost, this is a return on investment of more than three to one—just in direct client benefit.

Waterman Peace Village, a project initiated in 2020, started to come to life in 2021, with city council

approval of an exclusive negotiating agreement, laying out rough terms for project development and partner responsibilities, site plans and neighborhood information gatherings to share plans with neighbors. Neighborhood support for the project suggests more progress toward development plan finalization in 2022.

Operating Support:

Smart Share programs operate from three primary funding sources: 1) fees for services; 2) government housing grants; and 3) private and foundation donations.

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Staff:

Anne Wyatt, Executive Director
Jay Matthew, Operations Specialist
Rustin Fuss, Client Services Manager

With thanks to Donors & Funders:

Celeste Goyer, Jim Patterson, Lisa Gonzalez; Paul Goldner Trust, Mary Renard, David & Deborah Perlmutter, Kay & Leslie Marcus, Brent & Linda Keetch, Constance Marangi, Stephanie Teaford, Kevin & Leslie Kneafsey, Marianne Kennedy, Victoria Grostick, William & Leslie Siembieda, Janne Balsamo, Howard Miller, Marcia Alter, Richard Hendrickson, Knights of Columbus, Richard & Christine Greek,

Aimee Wyatt, David Bernhardt, Arlene Winn, Joseph William Garcia, Pavlo Rudakevych, Semptra Employee Giving Fund, Vicki McPartland, County of San Luis Obispo, City of San Luis Obispo, City of Pismo Beach, State of CA/HCD

Financial Summary:

Income:

Program fees - \$3,875
Grants - \$2,400
Donations - \$29,184
Government - \$90,463.05
(CalHome: 49,000.00; CA Covid Grant:
> 15,000.00; Other Govt: 26,463.05)
Misc
Total: \$125,922.05

Expenses:

Client screening - \$5,648.04
Admin - \$12,929.12
Program staff - \$83,849.03
Program/outreach - \$5,481.35
Total: \$107,907.54