HOME SHARE PROGRAMS

PRESENTERS:
Amy Appleton
SHARE Founder and Executive Director
Karen Coppock
Home Match Senior Director
Today’s Agenda

- Focus on those 60 years and older
- Explain the nuts and bolts of home share
- Detail two Northern California home share programs
- Navigate home share programs during COVID/disasters
- Offer ways to prevent and mitigate homelessness
Cathy Senderling-McDonald, CWDA Exec. Director, says:

“The multi-layered investments delivered through our programs will strengthen our clients’ well-being and resiliency in a multitude of ways.”
58 nationwide home share programs
Home share programs spanning 13 counties in California
Website: www.nationalsharedhousing.org
National program directory
Quarterly Webinars
  – Upcoming Webinar “Funding Resources” on 10/15/21
Membership tools to create a home share program
Californians Are Aging

- Fastest growing, most vulnerable & diverse population
  - 1 in 4 will be 60 years and older by 2030
  - Approx. 30% of older adults in CA are considered poor or near poor
  - 29% of those 65 years and older are projected to have Alzheimer’s (between 2018-2025)
  - 50 years and older the fastest growing population in CA experiencing homelessness

Cited: CA Master Plan for Aging, US Census Bureau, and a CDWA Memo, Reduce Senior Homelessness, 1/27/21
Many Older Adults Lack Support

- **1.8M (30%)** Californians 60 and over live alone
- **22%** of those without children are their own caregivers
Affordability Gap

• Income
  – 70% of aging population relies on Social Security as sole income

• Housing
  – Aging Californians pay a disproportionate amount of income for housing

Source: NLHIC tabulations of 2014-2019 American Community Survey data.
Federal Assessment of Shared Housing

• History of shared housing in the US
• Various housing models and challenges of home sharing and co-living
• Federal and state initiatives
• Inexpensive housing stock (26% of homes have two or more bedrooms per person)
• Positives out-weigh trade-offs (loss of privacy)
• Encourage multigenerational households
• Increase of shared ownership of home purchase

Cited: HUD: Office of Policy Development and Research, August, 18, 2021
What is Home Sharing?

What People Think

In Reality...
Home Sharing Is A Housing Solution

- Immediate
- Inexpensive
- Existing Housing
- Flexible Emergency Housing Program
- A Solution for Preventing & Alleviating Homelessness
  - CA has 20 empty bedrooms for every person experiencing homelessness
  - Or, 2.6M bedrooms where no one sleeps

CWDA 2021
Two or more unrelated parties who share a home or apartment for their mutual benefit. Each person has their own bedroom or living space with private or shared bathroom, sharing defined common living areas.
Benefits of Home Sharing

- Generate additional income
- Affordable, long-term, permanent housing
- Remain home safely AND thrive
- Peace of mind for you and your family
- Alleviates loneliness and being house bound
- Creates companionship and community
- Promotes well being and healthy aging
- Promotes diversity and intergenerational bonds
- Prevents and alleviates homelessness
- Emergency response assistance
- Nationally recognized
Home Match, a Covia Community Service

- Launched in 2012
- Part of Covia, a Front Porch partner
- We focus on:
  - Homelessness prevention
  - Stabilized housing
  - Aging in place
  - Human connections
  - Intergenerational understanding
  - Financial Stability
Our Matches by the Numbers

271 Affordable housing units created

$794 Average room cost

263 Older adults with stabilized housing

6.3 years Longest match

5 service areas

Enabling efficiencies through centralized functions and procedures

- Alameda County (Oakland & Fremont Tri-City Area)
- Contra Costa County
- Marin County
- Monterey County
- San Francisco City & County

CWDA 2021
Strength in Diversity

Race & Ethnicity

15% Asian  16% Hispanic  10% Black  18% Multiracial

Age Friendly

62 Average age  18 - 94 Age range

Income Inclusive

80% Extremely low to low income  65% Facing housing insecurity  $34,391 Average income  25% Average income increase for home providers, most commonly used for home repairs and property taxes
SHARE Sonoma County

- Launched in 2014
- Providing “stepping stones to forever homes”
- Preventing and mitigating homelessness
- Rebuild Lives
- Emergency Housing

Mission Statement: Dedicated to enhancing the health, wellness and dignity of those wishing to age in place, matched with those in need of permanent housing and creating community for all.
SHARE Matches by the Numbers

112
Annual average

246
Active matches
40% require case mgmt.

$725
Average room cost

11 years
Longest match

Serving 23 Cities in Sonoma County

- Sonoma County Population: ~500,000
- Seniors over 65: 102,000
- Seniors over 75: 36,000
- 3,000 chronic homeless (more than one year)
- 20,000+ newly homeless or at risk

Collaborations with SCHSD:

IHSS, APS, HDAP, Home Safe, MSSP, Whole Person Care, IMDT/COVID Teams

Annual Budget:
$625,000

Local/State Funding
Community Foundation
Multiple City Funding
Private Donations

Future Funding
Project Homekey
CalAIM pending
SHARE Diversity

Race & Ethnicity

- 1% Asian
- 5% Hispanic
- 2% Black
- 2% LGBTQI
- 1% Multiracial

Age Friendly

- 72 Average age
- 6 - 103 Age range

Income Inclusive

- 84% Extremely low to very low income
- 65% $0 Rent/Service-Exchange Match Structure

Other Stats

- 6% Veterans

- 26 Months Average Length of homelessness of those we house
- 7 Matches Qtrly Utilize peer service provider Rapid Rehousing Funds

103 Years Young!
Home Sharing During Catastrophic Events
Repercussions of COVID-19 on California Tenants

- Landlords required to apply for rent and utility assistance before initiating eviction under COVID-19 Tenant Relief Act
- Renters who have applied are protected through March 2022
- Over one million are behind in rent
  - 68% are several months behind
  - 27% are five or more months behind
- Homelessness likely to increase
- Risk of losing “mom & pop” landlords
- Construction costs skyrocketing
- Labor shortages
Home Sharing During the Pandemic

• Careful planning and clear expectations
• Covid-19 vaccination status
  • Majority of home sharers fully vaccinated;
  • Protocol for household guests
• Inherent risks of sharing discussed
  – Cannot evict someone who tests positive
  – Home sharers matched based on activity levels
  – Program adaptation continues
• CalAIM
  – Implementing “in lieu of services”
  – Includes housing transition navigation services, housing deposits, housing tenancy and sustaining services

• HUD insights into shared housing is timely and significant
Home Sharing Is A Solution For Homelessness

• 30% of SHARE population served is designated homeless
• Our focus is on the 20,000+ not counted as homeless
• Successful matches predicated on ongoing:
  – Supportive services and case management
  – Evaluation of needed resources
• Service exchange in lieu of rent
  – Represents 65% of SHARE program
  – Serves mostly extremely low income clients
• Community Houses (CH)
  – Example: A new SHARE 8-bedroom CH in Rohnert Park
    • All tenants were designated homeless
    • Master lease arrangement w/ property management company
YOU CAN MAKE A DIFFERENCE in the housing crisis...

- Share your home or refer those who might benefit
- Advocate funding for home sharing at city, county, and state levels
- Create, fund and support home sharing in your community
- Tell your friends!
Contact Us!

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