

To invest in human potential
by improving the
housing and lives
of people in our
community

Creative affordable housing solutions in
San Mateo County, CA since 1972



Maggie Kuhn, Grey Panthers
Philadelphia Congregations

Help seniors age in place

Technical assistance and
resources

Over 70 programs throughout
the USA

www.nationalsharedhousing.org



Homeshare International

Promoting housing for help worldwide

Over 60 International programs in eight countries

www.homeshare.org



What society thinks it is



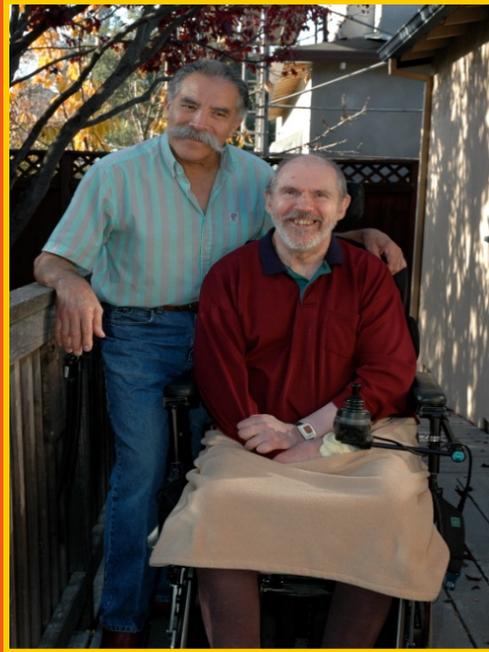
What Media thinks it is



How we sometimes think it can feel



What Home Sharing can be like



What is Home Sharing?



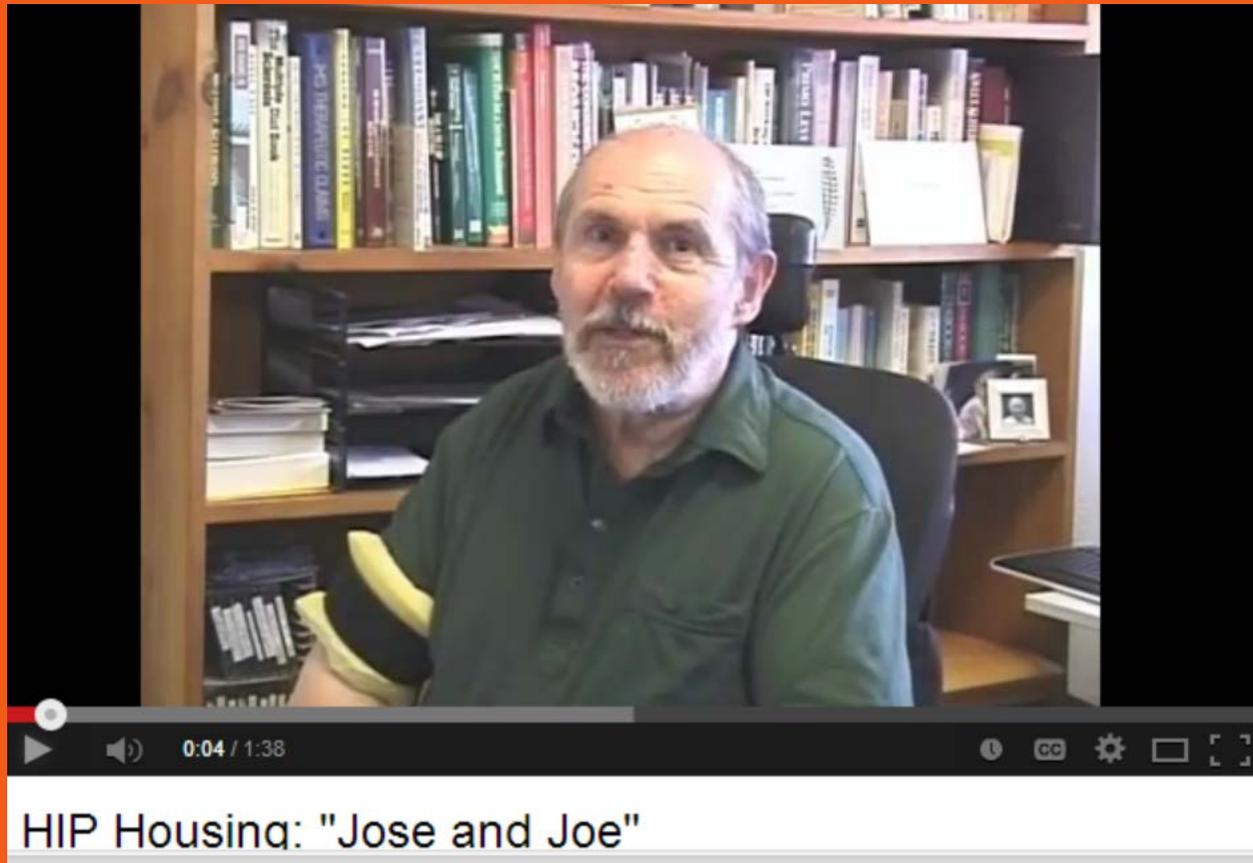
Two or more unrelated people sharing a home

Shared common areas

Own bedroom space

Rent and Service Exchanges

Joe and Jose



HIP Housing: "Jose and Joe"

National Statistics



- By 2030, one in every five Americans will be over age 65 – nation will face a severe affordable housing shortage to meet the need
- 48% of homeowners age 65+ struggle with housing costs
- 90% of seniors want to age in place
- 13 million adults 50+ live in unaffordable housing (> 30% of income)
- Percentage of homeowners who own their homes free & clear has decreased; percentage paying mortgages >50 has increased

A Critical Need for Housing In San Mateo County, CA

- 2,276 homeless each night
- \$2053/month for 1 bedroom
- Low vacancy rates
- 23,000 apply for Section 8
- Waiting lists for subsidized housing are closed or long
- Section 8 voucher holders cannot find housing
- Unreasonable rent increases



Typical Salaries vs. What is Needed to afford a \$2000 apartment in San Mateo County





Home Sharing

Good for Individuals & Families

- Reduced housing costs for both
- Prevents homelessness
- Foreclosure crisis
- Promotes financial independence and stability
- Age in place
- Increased health benefits & savings
- Reduced isolation
- Shared utility costs and chores



Home Sharing Good for Communities

- Maximizes existing housing stock
- Increases supply of affordable housing
- More timely and cost effective than building new
- Less expensive than shelters
- Stabilizes neighborhoods
- Helps people from all walks of life
- Builds a sense of community
- Housing choice for all income levels



Agency Profiles

- Faith based, private nonprofits, housing authorities
- 3 counselors
- Budget range \$200,000-\$600,000
- Private, public funding
- Donations and fees
- Matches 10 to several Hundred per year
- Seniors 45%
- Poverty Income 35%
- Homelessness 8%

Applicant Screening



Interviews/Home Visits

Hold Harmless Agreement

Character References

Income documentation

Background Checks

Assignment to Counselor

Referral Process

Matching



- Personal questionnaire
- Database
- Referrals
- Resources to interview
- Client interview and reference checking
- Empower clients to make their own decision

Match follow-up



- Living Together Agreement
- Telephone check in
- Mediation
- Match Story Questionnaire
- Client presentations

Volunteers/Interns

- College Interns
- Retired Volunteer Senior Program
- Other Volunteer support





HIPhousing

Home Sharing Program

HIP Housing is a non-profit organization in San Mateo County.
Below is a **partial list** of over 60 shared housing opportunities available through the
Home Sharing Program as of July 2013

**CONTACT HIP HOUSING AT 650-348-6660
TO SCHEDULE AN APPOINTMENT TO DISCUSS HOME SHARING
OPPORTUNITIES OR OTHER AVAILABLE AFFORDABLE HOUSING**

Belmont: One furnished room in a 2 BR/ 1 BA home. This is a service exchange: 11-20hrs/wk, involves laundry, cooking, errands, cleaning and companionship. Includes utilities and laundry is available. No smoking/pets. Home Provider has 1 cat. Max 1 person. Located in a quiet neighborhood, views from most of the home, small, cozy bedroom in a clean quiet home.

Burlingame: One unfurnished room for rent in a 1BR/1BA apartment. \$675/mo and a \$300 deposit. Utilities will be shared (\$30). Laundry facility and swimming pool. Shared bathroom. No pets. Outside smoking acceptable. Max 1 person. Close to shopping, transportation.

Daly City: One furnished or unfurnished room for rent in a 5BR/3BA home. \$650/mo, \$300 deposit. Utilities included. No pets/smoking. Near SF Muni, BART, Dollar Tree, McDonald's and KFC. Max 1 person.

East Palo Alto: One unfurnished room for rent in a 4BR/1BA home. \$700/mo, \$700 deposit. Shared utilities (\$20). Near SamTrans bus stop. Shared bathroom and entrance. There is off street parking and laundry. Outside smoking and accepts pets. Max 1.

Foster City: One unfurnished room for rent in a 3BR/2BA Condo. \$800/mo and a \$400 deposit with street parking, laundry, and semi-private bath available. No smoking/pets. Max 1. Condo is located near Bridge Point Shopping Center and less than 5 min. away from Hwy 92 and 101.

Menlo Park: Furnished room available in a 2BR/1BA duplex. \$750/mo with a \$250 deposit. Utilities included and laundry available. Accepts smoker. No pets. It is wheelchair accessible. Max 1 person.

Millbrae: Furnished room for rent in a 9BR/4BA house. \$600/mo and \$200 deposit utilities included. Laundry available, street parking. No smoking and no pets. Quiet neighborhood with beautiful views. Max 1 person.

Pacific: One furnished or unfurnished room available in a 5BR/3BA house. \$550/mo and \$550 deposit with utilities included. Street parking and close to public transportation in a quiet neighborhood. Laundry available. Smoking allowed outside and no pets. Possible service exchange consists of light cleaning or companionship. Max 1.

Redwood City: One unfurnished room for rent in a 4BR/2.5BA home. \$800/mo with \$1,000 deposit and shared utilities. Private bath and laundry available. Large backyard with a view of the bay. No smoking. Has a cat and pets are welcomed. Max 1.

San Mateo: One furnished room for rent in a 2BR/1BA apartment. \$700/mo with \$300 deposit. Street parking, close to downtown San Mateo. Shared utilities(\$50) and shared bathroom. No smoking and no pets. Max 1.

South San Francisco: One furnished or unfurnished room available in a 3BR/3BA home. \$650/mo and \$325 deposit and shared utilities. Street parking, near public transit. Laundry available. No smoking/pets. Max 1.

If you have a room to rent in your home or a separate unit on your property, please consider registering with HIP Housing's Home Sharing program. There is no cost to participate in the program.

Home Sharing • Self-Sufficiency for Families • Property Development

Thank you for referring your clients, friends, family, neighbors, employees and others in need of housing.

Monthly Flyer Available Rooms for Rent

Religious Assoc.
NonProfits
School Districts
Libraries
City Clerks
Housing Dept. City
Councils
Senior Centers
Homeowner Assc.
County employees
Community Ctrs.

www.facebook.com/hiphousing



facebook Laura Fanucchi Find Friends

HIP Housing (Human Invest...) Timeline Now Liked

Post Photo / Video

Write something...

HIP Housing (Human Investment Project, Inc.)
3 hours ago

TERRY IS LOOKING FOR A PLACE TO LIVE:

Terry recently started a job with a company in Redwood City and plans to go back to school to finish his Bachelors in Political Science. He's looking for housing between Daly City and Menlo Park and can pay up to \$900. He smokes outside and doesn't have pets. He is willing to live with someone who smokes or has a dog. The room can be furnished or unfurnished ... See More

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- Carolyn Fanucchi Young** **Invite** ×
- Daniel Dean** **Invite** ×
- Brian James** **Invite** ×

www.smchousingsearch.org



HIPhousing

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SMCHousingSearch.org
A free service to list and find housing throughout San Mateo County

Home Find a Place to Rent Find Shared Housing List a Place to Rent Tools and Resources FAQs About Us

Welcome

SMCHousingSearch.org is a free resource to help you find a home in San Mateo County that fits your needs and budget. Property owners and managers throughout the county can post apartments or homes for rent any time, which means that our list is always current.

We update our listings daily, so be sure to check back often.

 Find a Place to Rent

 Find Shared Housing

 List a Place to Rent

 Tools and Resources

 Frequently Asked Questions



Presentations

- Churches and Synagogues
- City Council
- Senior Advisory Committees
- Homeowner Associations
- Service Clubs
- Nonprofits
- Hospital discharge planners
- Widow and Widowers

Home Sharing

Meeting Your Housing Needs

HIP Housing's Main Office
364 South Railroad Avenue
San Mateo, CA 94401
Tel: 650-348-6660
Fax: 650-348-0284
www.hiphousing.org



How would you like a housing solution that reduces your living expenses?

Home Sharing is a living arrangement in which two or more unrelated people share a home or apartment. And with today's economic challenges, Home Sharing can provide a means to meet the housing needs of people from all walks of life.



"Having a housemate has helped me with companionship, security and financial stability."



"I'm getting my financial situation turned around little by little by not having a big housing expense."

Why Home Share?

There are a variety of reasons for pursuing a home sharing arrangement. By alleviating the pressures often associated with housing expenses, both parties reap numerous benefits:

- Save money
- Addded security
- Increase independence
- Reduce financial worry
- Share utility costs
- Provide mutual assistance

How Does Home Sharing Work?

A home provider has an extra room(s) or separate unit available to a home seeker who is looking for a place to live. HIP Housing can facilitate two types of home sharing arrangements, the majority of which are Rent Exchanges:

Rent Exchange: A home provider matches with a home seeker who pays rent

Service Exchange: A home provider matches with a home seeker who exchanges services in lieu of or for reduced rent

Why Use HIP Housing?

HIP Housing is a nonprofit organization that has, since 1972, provided free home sharing services in San Mateo County. We personally and professionally dedicate our time, tools, expertise and bilingual services to helping people find alternative housing solutions.

Contact us today to make an appointment with one of our housing coordinators.

We're here to help! Call 650-348-6660

Mailings

Senior Centers
Community Centers
Library mailings
City Clerks
Title Companies
Banks
Homeowner Assoc.
Former clients
Religious Assoc.

What clients say

- Very peaceful life - Home sharing raises my spirits
- Better living arrangement without the high cost
- My financial situation turned around
- My housemate keeps my mind sharp
- If I didn't home share I would have to get a 2nd job
- Peace of mind that I always have someone to ask for help
- I would have gone into debt and had no financial options.
- Sharing housing helps save money and enriches my life



Encourage Independence

National Shared Housing Resource Center
www.nationalsharedhousing.org

Affordable Living for the Aging
Strategies for Scaling Shared Housing
www.alaseniorliving.org



HIP Housing
www.hiphousing.org