How Homesharing Helps Seniors at Home

March 13, 2014
Outline

I. Overview of Shared Housing
II. Home-sharing in San Diego: Elder Help
III. Home-sharing in Los Angeles: ALA
IV. What if there isn’t a program in your community?
ALA provides affordable permanent supportive housing, shared living residences and home-sharing for seniors.

“Independence through interdependence”

Since 1978
ElderHelp is a non-profit organization founded in 1973. It is comprised of 15 professional staff and 350 community volunteers committed to offering quality social services that help seniors live independently in their own homes.

Mission
ElderHelp’s mission is to provide personalized services and information that help seniors remain independent and live with dignity in their own homes. ElderHelp targets the oldest, poorest and most frail seniors with the fewest resources and the least support.
ElderHelp is one of the only agencies that is solely focused on providing affordable services and programs to seniors within their own homes.

ElderHelp provides an array of programs that include case management and homecare services through the Concierge Club and live-in matching services through the HomeShare program that matches seniors with individuals who are facing housing struggles but who can help a senior at home.
HomeShare

  - HomeShare is an affordable housing option.
  - HomeShare involves two or more unrelated people sharing a dwelling.
  - HomeShare is designed to meet some underlining unmet needs of each party.
Why Shared Housing Matters

Inadequate Supply of Affordable Housing

Estimated Shortage: 6.8 million units

HUD Lost $3.7 Billion in FY 2012

1 in 4 people who need help, receive help

11 million seniors live alone

152,000 seniors in LA live alone, report needing help and have an extra bedroom
Shared Housing Models

**SHARED LIVING RESIDENCE**
- Group Share
- Cooperative or Communal Living
- Residence Homes

**MATCH-UP**
- Home Sharing
- Housemate Matching
- Roommate Matching
Who shares housing?

Widows/widowers
Empty nesters
Divorcees
“Retirees”
Low-wage workers
Graduate students
Single parents
Individual & Community Benefits

- housing stability.
- social connectedness.
- financial security.
- mutual support.
<table>
<thead>
<tr>
<th>State</th>
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<tr>
<td>California</td>
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<td>Colorado</td>
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<td>Florida</td>
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<td>Illinois</td>
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60 Programs Operating Nationally
Is there a program in your community?
Challenges of Shared Housing

Limited Access to the Supply of Homes

American Attitudes & Culture
Awareness is Low
Core concerns:

- Security of self and belongings
- Will I find someone I like?
- What if it doesn’t work out?
What Individuals Think About Sharing

What society thinks it is

What my friends think it is

What I thought it would be like

What it is actually like
Home-Sharing
Share more than just housing. Make life easier.

Call ALA and let us help you find the right housemate!

- Split the bills
- Enjoy companionship
- Share household duties

What is your dog doing while you’re away?
Pets love home sharing, too.
HomeShare Program

- Is a simple affordable housing solution that uses existing housing stock to provide an opportunity for those seeking more affordable housing options to live with a senior or disabled individual who wishes to remain in their home. ElderHelp operates 2 of 3 HomeShare programs in San Diego County providing services in the City limits of San Diego and Poway.
Benefits of HomeShare

- Independence - seniors can remain in their homes and in the communities they know and love
- Economics – additional income for homeowners, affordable rent for home seekers, and an alternative to long waiting lists for subsidized housing
- Security – peace of mind for all involved, knowing there is more than one person in the home
- Companionship – mutual support and the potential to build lasting friendships
Homeowners who are willing to share the common living areas of their house, mobile home, condominium, or apartment offer a room to individuals in need of affordable housing. Each person maintains his or her own private space.
The Low-Rent Option involves matching a homeowner with another individual who is looking for affordable rent. Seniors who have an extra room available in the home can supplement Social Security or other fixed income in the form of rent paid by a person screened by ElderHelp.

The Service Exchange Option is available for homeowners who may require some assistance around the house in exchange for a room. Such help may include housekeeping, cooking, transportation, grocery shopping, errands, yard work or other assistance. In addition to the support, seniors enjoy the security of someone else living in their homes and the companionship of a housemate.
Matching process

- ElderHelp facilitates a comprehensive process that includes intake, assessment, registration, and screening of both home providers and home seekers. This process is conducted by a trained housing social worker and includes:
  - In-home assessments and evaluation of references
  - Evaluation of HomeShare candidates Screening, reference checks and criminal background checks
  - Assist with housing agreements
  - Provide mediation and support as desired
Challenges

- Outreach, marketing and advertising.
  - Finding individuals interested and willing to share their homes.
- Facilitating good matches.
  - Matching individuals who are compatible with each other.
- Finding suitable housing/providers.
  - Providers often have greater needs or need for 24 hour care.
  - Providers expectation for rent can be unrealistic.
  - Concerned about living with someone who is unknown.
- Finding suitable seekers.
  - Lacking source of income.
  - Desire for granny flat/guest house.
  - An overwhelming desire for rent free or most minimal rent.
  - Unrealistic storage expectations.
# HomeShare Outcomes

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<tr>
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<th>HomeShare</th>
<th>City of Poway</th>
<th>City of San Diego</th>
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<tbody>
<tr>
<td>Population</td>
<td></td>
<td>49,000</td>
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<tr>
<td>Total Matches made in 2003</td>
<td>10</td>
<td>21</td>
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<tr>
<td>Total active matches before 2013</td>
<td>19</td>
<td>48</td>
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<tr>
<td>Longest Match</td>
<td>11 years</td>
<td>10 years</td>
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<tr>
<td>Average Match Length</td>
<td>2 years</td>
<td>2 years</td>
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<tr>
<td>Average Number of Service Exchanges</td>
<td>7%</td>
<td>28%</td>
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<tr>
<td>Average Rent</td>
<td>$500</td>
<td>$500</td>
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<tr>
<td>Average Age</td>
<td>60</td>
<td>65</td>
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<tr>
<td>Average Income</td>
<td>$12,000</td>
<td>$16,000</td>
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<td>Program Budget</td>
<td>$75,000</td>
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<tr>
<td>Number of Staff</td>
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<td>1.5</td>
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Funding Sources

- The Housing and Urban Development (HUD) Community Development Block Grant (CDBG) provides funds to ensure decent affordable housing, to the most vulnerable in our communities.

- The CDBG entitlement program allocates annual grants to develop viable communities by providing decent housing, a suitable living environment, principally for low- and moderate-income persons.

- CDBG funds from the San Diego Housing Commission (SDHC) and the City of Poway are used to fund the HomeShare program in the City of San Diego and Poway. ElderHelp hold’s the contract with the SDHC and the City Poway for the purpose of providing HomeShare services to the two communities.
Collaborators

- HomeShare works collaboratively with several organizations including:
  - Aging and Independent Services
  - LiveWell
  - Senior Centers
  - Meals on Wheels/Home Delivered Meals
  - Adult Day Health Programs and Services
  - Hospitals, Hospice, Skilled Nursing and Rehabilitation Facilities
  - Various community Non-profit organizations
  - Community food banks
  - Churches
  - 211 San Diego’s community information and referral service
  - Law enforcement- Retired Senior Volunteer Patrol (RSVP)
404,504 units with one person and 2+ BRs

238,768 people live alone, have an extra bedroom and earn *less than* $50,000 annually

152,204 seniors live alone and have an extra bedroom

102,020 widows/widowers live alone and have an extra BR

Source: 2007-2011 5% PUMS, American Community Survey
Funding Sources & Partners

- **City & County CDBG**
  - ✓ Community Development Department
  - ✓ City Dept of Aging

- **Private Foundations & Individual Donors**
  - ✓ Aging issues
  - ✓ Affordable housing

- **Fees** (Goal: 10-15% of program costs)
What if there isn’t a program in your community?

AARP VT Sponsored Do It Yourself Guide
http://www.homesharevermont.org/news/

Shared Housing Consultants - Annamarie Pluhar
http://www.sharinghousing.com/

Do It Yourself Databases
http://www.letsssharehousing.com/
Rachel Caraviello
Affordable Living for the Aging

Sunita Upchurch
Elder Help of San Diego

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