



# Pilot Shared Housing for Older Adults Program Implementation Plan

## I. Overview

The County of San Diego's (County) Shared Housing for Older Adults Program (SHOAP) is a pilot shared housing program that matches older adults, aged 55 years and older, who are looking for housing (home-seekers) with appropriate homeowners or renters (home-providers) with an extra bedroom. The goal of this program is to establish a stable house-sharing option for older adults aged 55 years and older. SHOAP objectives are to prevent homelessness, reduce the burden of housing costs, support aging in place, and increase social integration and offer a means of companionship for the region's older adults. This will be achieved through:

- Assessing needs and goals of home-seekers and home-providers to coordinate appropriate matches;
- Ensuring affordability of rent; and
- Creating long-term housing solutions with supports including tailored housemate agreements, mediation services, and regular check-ins with housemates.

## II. Program Design

### Eligibility

Home-Providers must:

- Have a home located within San Diego County
  - Home may be rented or owned, but home-provider must be able to provide proof of ownership or lease agreement
  - Home must have private bedroom(s) for all housemate(s)
  - Home-provider must allow for access to shared common areas in the home including kitchen
  - Utilities, property taxes, and mortgage/rent payment must be in good standing and the home cannot be in jeopardy of foreclosure or eviction
- Have photo identification and Social Security/Taxpayer Identification Number
- Pass a criminal background check
- Allow program staff to complete a home visit, as applicable
- Be able to advocate for themselves without a third party, as well as care for themselves both physically and mentally without the help of a caregiver

Home-Seekers must:

- Be age 55 years and older
- Be a resident of San Diego County
- Have photo identification and Social Security/Taxpayer Identification Number
- Pass a criminal background check
- Have an annual income below 120% of Area Median Income
- Provide proof of income and/or ability to pay rent
- Be able to advocate for themselves without a third party, as well as care for themselves both physically and mentally without the help of a caregiver

### **Matching**

Home-providers and home-seekers participating in the program will complete a comprehensive assessment to determine their goals, housemate criteria and preferences, lifestyle, finances, health, and other factors that will be used to match housemates. The program administrator will develop this assessment and use the information to determine compatible matches. Information gathered in the assessment may also provide information the program administrator can use to make referrals to appropriate services.

Once a match has been made, the program administrator will work with both parties to develop a housemate agreement to which all parties must adhere. All matches are required to receive at least an annual check-in by the program administrator. Depending on the needs of the individuals, additional check-ins may be required. The program administrator will also provide mediation services and referrals to other services, as appropriate and needed.

### **Determining Affordable Rents**

To support the goal of reducing the burden of housing costs, the program administrator will work with matches to ensure a cost structure that is affordable and equitable. For the home-provider, rooms may not be offered at more than the share of one bedroom for the home-provider's unit size Fair Market Rent (FMR). FMRs are an estimate of the amount of money that would cover gross rents (rent and utility expenses) on 40% of the rental housing units in a specific zip code. For example, if a home provider is offering a spare room in their two-bedroom unit in Fallbrook, they can charge half of the FMR for this unit. If the FMR is \$2,140, then the room cannot be rented for more than \$1,070. Home-seekers' monthly payment on rent should not exceed 30% of their total monthly income. The program administrator will need to take these parameters into consideration when identifying matches.

In some cases, a service exchange model in which rent is reduced in exchange for household services such as gardening may be utilized to offset the costs and ensure affordability. Rates for service exchange models will be determined by the program administrator and will comply with all local, State, and federal laws.

## **III. Program Costs**

The total cost to set up, operate, and evaluate the pilot is approximately \$311,000. This includes \$200,000 for a contract to provide outreach, matching, and other services for approximately 50 housing matches over a period of two years, in addition to \$96,000 for program administration and \$15,000 for program evaluation.

## **IV. Evaluation**

The evaluation for SHOAP will assess whether the pilot is able to operate as planned and achieve its objectives among program participants. A Performance Measurement and Evaluation Framework is detailed in Attachment B.

## **V. Timeline**

If approved, the competitive solicitation process and ramp up will take approximately one year. The pilot program itself will run for approximately two years. At the completion of the pilot program, an evaluation report will take approximately six months to complete.