

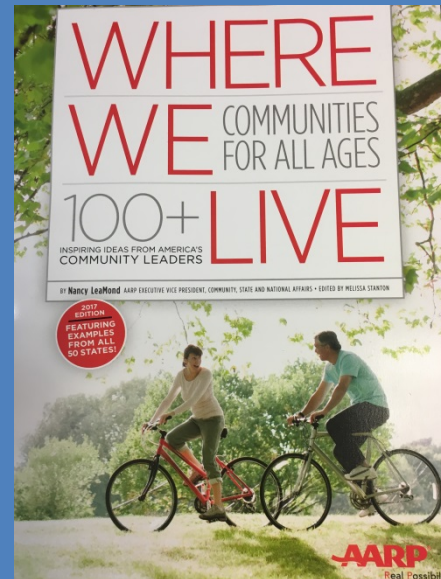


HIPhousing

HOME, HOPE, HEART

Laura Fanucchi, Associate Executive Director

# Creative Affordable Housing Solutions in San Mateo County since 1972



# Housing Challenges

Limited Buildable  
Land

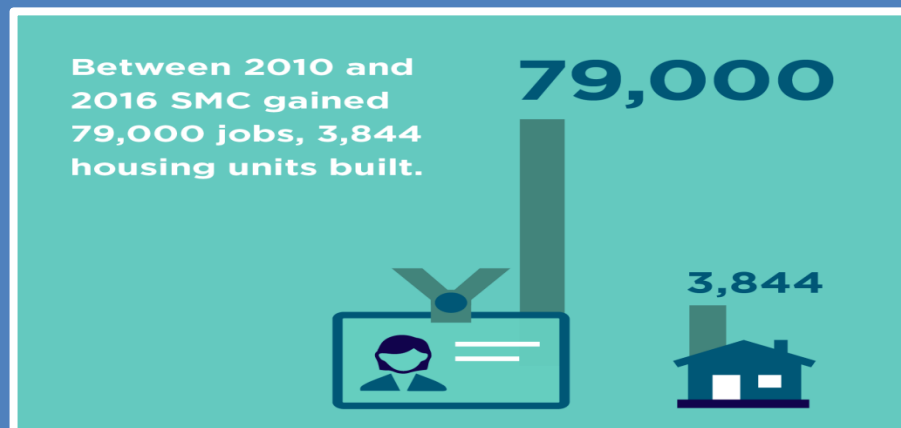


Bay Area Rents

Top 5 Cities with the Highest Rents	
City	Average Rent
Palo Alto	\$3,530
Menlo Park	\$3,502
San Francisco	\$3,430
Berkeley	\$3,146
Redwood City	\$3,121
Foster City	\$3,113
Cupertino	\$3,111
San Bruno	\$3,070
San Mateo	\$3,050
Mountain View	\$3,027

Data source: Yardi Matrix

Job Growth



Housing waiting  
list





# Housing Opportunities

- Housing I&R (3,500)
- Property Development (650)
- Self Sufficiency Program (100)
- Home Sharing Program (650)



# Housing Information and Referral



- 3,500 inquiry calls per year  
(200 from the Coastside cities)
- Housing referrals
- Community resources



# Property Division

HIP Housing Development Corporation (HHDC)

- 17 properties throughout San Mateo County
- 9 properties managed for 3<sup>rd</sup> parties
- Gateway property in Pacifica
- Eight properties have a Section 8 contract





Stafford St., Redwood City



Oxford, Redwood City



Willow, Menlo Park



Marina Vista, San Mateo



Redwood Ave., Redwood City



# Self Sufficiency Program

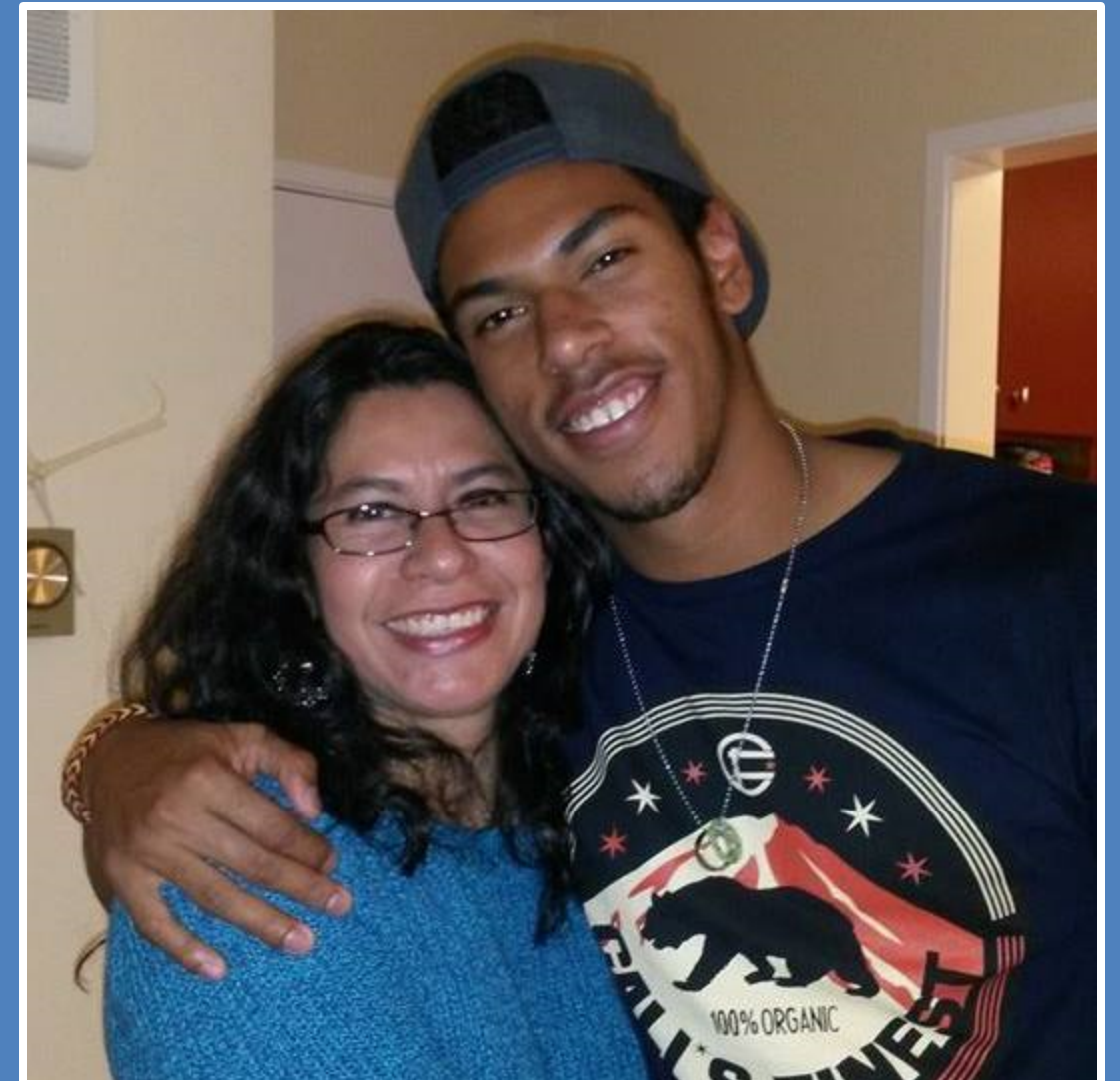
- Model welfare-to-work program
- 50-60 families
- In school/job training
- Monthly Case management
- Life Skills workshops
- Community Resources





## SELF SUFFICIENCY PROGRAM Housing Support Models

- Rental scholarship from 1-5 years
- 4 group share homes
- Independent housing
- Housing First approach









# Home Sharing



What society thinks it is



What Media thinks it is



How sometimes we think it can feel



What Home Sharing can be like





Irene & Cesar's [Video](#)





- Long term living arrangement vs. hosting
- Existing housing stock
- Shared and private space
- Rent and Exchange matches

# Home Sharing Program



- Client Profile
- Funding partners
- Total served & matched



# Stories shared by seniors



- Displacement trends
- Car vs. shelter
- Staying in the community
- Fighting tooth and nail to keep home
- Less isolation

# Applicant Screening



- Personal interview
- Background Search
- Income verification
- Character References



# Matching



- Referral Process & Resources
- Living Together Agreements
- Follow up support/mediation

# Benefits



- Promotes financial independence
- Aging in place – reduced isolation
- Allows work force to stay local
- More cost effective than building new
- One spare room can change two lives

# Program Demographics

## Home Providers Matched:

66% seniors

78% single female

Average Income \$44,000

Average rent \$856

40% of income on housing

## Home Seekers Matched:

26% seniors

50% single female

Average Income: \$39,000

65% homeless/at risk

27% of income on housing







**NATIONAL SHARED HOUSING**  
RESOURCE CENTER

# National Shared Housing Resource Center

[www.nationalsharedhousing.org](http://www.nationalsharedhousing.org)

## Homeshare International



[www.homeshare.org](http://www.homeshare.org)



# Home Sharing Programs Northern California

- Senior Network Services - Santa Cruz
- HIP Housing - San Mateo County
- ECHO Housing - Livermore and Petaluma
- COVIA - Marin, San Francisco, Contra Costa, Fremont
- Catholic Charities of Santa Clara County
- SHARE of Sonoma County - Sonoma County
- Napa Valley Community Housing - Napa
- Home Share SLO - San Luis Obispo



# HIPhousing

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