Smart Share Housing Solutions, Inc. operates 3 housing programs in San Luis Obispo County: 1) HomeShare SLO program, creating safe, affordable housing by assisting persons with extra rooms find and successfully live with housemates; 2) ADU SLO/tiny house consulting assists County residents with construction or conversions to create small accessory dwelling units and assists the County and 7 jurisdictions with policy and outreach activities to enhance construction of safe, affordable ADUs and where allowed tiny houses on wheels (THOWs); and 3) Co-Living Collaborative program, which is in the process of construction of Waterman Peace Village, an adaptive reuse project, adding up to 22 low-income affordable homes to a city owned historic adobe home site.

Mission & Purpose:
Smart Share Housing Solutions mission is connecting people and homes. The agency started in 2016 to help provide safe, affordable housing for San Luis Obispo County residents, particularly low-income seniors, by finding ways to make use of existing housing resources.

Programs & Services:
With its three housing programs, Smart Share serves a wide range of primarily low-income San Luis Obispo County residents.

Local Housing Needs:
San Luis Obispo County consistently lands among the least affordable housing markets in the nation. County residents face a severe housing cost burden. More than one half of renters are cost burdened, and low-income senior homeowners often struggle to pay increasing utility and home maintenance costs on fixed incomes... At the same time, the threat of not being able to age in place can further impact health and well being. COVID isolation has added challenges and impacts to health and socialization.

Accomplishments:
Despite limited outreach in 2021, due to COVID safety concerns, the HomeShare SLO program matched 22 clients in 14 homeshares and ended 2021 with a matched client portfolio of 51 persons in 26 homeshare matches (*24 screened client matches/2 “off-program” unscreened matches/1 home provider with 2 separate housemates). 2021 saw income to providers of $169,150, rent savings to seekers of $142,450 and benefit from household help to home providers in task exchange of $145,600 (7,280 hrs. @ $20/hr). Average rents paid for housing are $625, with some no rent.

The HomeShare SLO program celebrated 5 years of client services at the end of 2021, with a total of $1,473,600 in benefits to home providers and savings to home seekers; 83 total matches serving 134 unique clients with housing and creating an estimated affordable 58 housing units that would otherwise not have been available. Given under $100,000 per year average annual program cost, this is a return on investment of more than three to one–just in direct client benefit.

Waterman Peace Village, a project initiated in 2020, started to come to life in 2021, with city council
approval of an exclusive negotiating agreement, laying out rough terms for project development and partner responsibilities, site plans and neighborhood information gatherings to share plans with neighbors. Neighborhood support for the project suggests more progress toward development plan finalization in 2022.

**Operating Support:**
Smart Share programs operate from three primary funding sources: 1) fees for services; 2) government housing grants; and 3) private and foundation donations.

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**With thanks to Donors & Funders:**
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**Financial Summary:**

Income:
- Program fees - $3,875
- Grants - $2,400
- Donations - $29,184
- Government - $90,463.05
  (CalHome: 49,000.00; CA Covid Grant: > 15,000.00; Other Govt: 26,463.05)
- Misc
  Total: $125,922.05

Expenses:
- Client screening - $5,648.04
- Admin - $12,929.12
- Program staff - $83,849.03
- Program/outreach - $5,481.35
  Total: $107,907.54