



# HOMESHARE PROGRAM



HOME SEEKER INFORMATION

# WHAT IS HOMESHARE?

Home sharing is simple concept in which two (or more) people share a home for mutual benefit. Our HomeShare program is a roommate matching service which connects individuals who want to share their homes with others who are seeking alternative housing options. Each person has a private bedroom and access to a bathroom (which may or may not be shared), along with access to the common living areas (i.e. kitchen, living room, etc.). HomeShare staff helps potential roommates to negotiate the terms of a match and to develop a shared living agreement to seal the deal.

Home sharing can be a rewarding way to find housing, reduce expenses, or even make a new friend. For over 25 years, our HomeShare program has served as an innovative solution to San Diego's affordable housing shortage, and has offered great benefit to the clients we've served.

**Home Providers** are individuals who want to share their homes and have a spare bedroom to offer. Home Providers may reside in a house, apartment, manufactured home, condominium/townhouse, or senior community, and they may rent or own their residence. Many Home Providers are seniors or adults with disabilities. They may be working (or retired) professionals, couples, or even students. Some Home Providers are looking for a companion to chat with or someone who can lend a helping hand. Other Home Providers may not require any assistance at all, but may charge rent.

Home Providers must be mentally, emotionally, financially, and physically self-sufficient, or have help in place to address any caregiving needs. (Note: When Home Providers require personal caregiving or hands-on care, it is never the responsibility of a Home Seeker to serve in this capacity, and Home Providers must arrange to receive that care from another source.)

**Home Seekers** are individuals who are looking for housing and are interested in moving into someone else's home. They may be students, working or retired professionals, or other adults who don't wish to live alone or are unable to afford to do so. Home Seekers must be mentally, emotionally, physically, and financially self-sufficient.

The Home Seekers who tend to have the most success finding a match through HomeShare are those who are: flexible, agreeable, willing to help, and able to allow time to find the right match.

**\$650**

AVERAGE RENTAL PAYMENT

**4.9 YEARS**

AVERAGE LENGTH OF MATCH

**70**

AVERAGE AGE OF HOME SEEKER

**80**

AVERAGE AGE OF HOME PROVIDER

# Types of HomeShare

## RENTAL

For Home Providers who would like to supplement their income, a rental arrangement can greatly increase their financial stability and help them to continue living independently at home.

For Home Seekers, renting a room in someone else's home can be a much more affordable housing option than having a place of their own, especially with the rapidly increasing rental rates throughout San Diego.

In rental arrangements, Home Providers establish the rental rate and the cost of any utilities, which may include cable, telephone, and/or internet service. In some cases, a security deposit may also be required.

Once a match has been initiated, HomeShare staff will provide a Match Agreement which upholds California's fair housing laws and is meant to protect both parties. The Match Agreement outlines the rental amount, move-in date, and other relevant details of the match, including agreed upon house rules and the responsibilities of each roommate.

**AVERAGE  
SAVINGS  
IN RENT**

**\$715**



**per month  
(\$8,580 annually)**

# SERVICE EXCHANGE

For Home Providers who are in need of help around the house, a service exchange offers the opportunity to receive help from a Home Seeker, in exchange for a reduced rental rate.

Some home providers may offer free rent in exchange for services, while others require a mixture of both rent and services. Every service exchange arrangement is unique and requires finding “the right fit” in order to create a lasting, successful match.

You and your housemate will negotiate all aspects of your arrangement directly with one another. Here are some guidelines that may help you to do so:

- Over 20 hours per week in services = a rent-free room
- Personal time is negotiated between the parties
- When transportation is provided in a Home Seeker’s vehicle, the parties should determine whether mileage/gasoline costs will be reimbursed by the Home Provider.

*Note: These are not set rules. They are merely guidelines to help with the negotiation and matching process. All aspects of a HomeShare match are to be negotiated between the Home Provider and Home Seeker, prior to moving in together or completing a match agreement.*

HomeShare is not meant to be a home health service, and Home Seekers are not expected to provide personal care services. Therefore, Home Seekers are *not* authorized to help with:

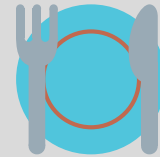
- Dressing or grooming
- Bathing or assistance with bathing
- Bathroom assistance
- Turning, lifting, or transferring
- Services that involve contact with bodily fluids
- Medical service (i.e. injections or administering medications)

Home Providers are responsible for arranging to receive any caregiving help they may need.

# MIXED ARRANGEMENT

The Home Provider will offer a severely reduced rent in addition to services such as transportation, cooking, housekeeping, laundry, running errands, yard work, handyperson, companionship, pet care, hands-on care (transferring, etc), or medication reminders to name a few.

## SOME EXAMPLES OF THE SERVICES YOU MAY PROVIDE IN EXCHANGE FOR FREE OR REDUCED RENT



Meal Preparation & Cooking



Transportation & Errands



Housekeeping & Laundry



Yard Work



Companionship



Medication Reminders



Pet Care



Handyperson

# ELIGIBILITY REQUIREMENTS



- Physically, mentally, emotionally, and financially self-sufficient
- No evictions within the last two years (applications with three or more evictions are not eligible)
- Reside in the County of San Diego with a valid telephone number and local mailing address
- Photo identification and Social Security number
- Proof of income (2 recent bank statements, paycheck stub, letter from Social Security Administration)
- Pass a criminal background check (no convictions of any felony, misdemeanor crimes involving bodily injury, assault, elder abuse, sexual offenses, possession or distribution of an illegal substance, or theft of personal property)
- Signed statement confirming sobriety for at least one year
- Healthcare questionnaire signed by healthcare providers including physician, psychiatrist, social worker, or therapist
- References (supervisor, landlord, and personal references not related to you)
- Copy of driving record from Department of Motor Vehicles
- Must be able to afford at least \$650 per month in rent

**63%**

feel less lonely than they used to

**89%**

feel their quality of life is better

**75%**

feel happier than they used to

**89%**

believe they are able to live more affordably

# APPLICATION & ENROLLMENT PROCESS

*Following are the steps involved in the enrollment process for the HomeShare Program:*

1. Complete the “Home Seeker Application” and submit by mail, fax, or drop off at one of the locations listed on the Application.
2. HomeShare staff will review your application and use your responses to gauge your eligibility and suitability for the Home Providers that are available. Once the review is complete, you will receive a letter (via mail) informing you of the status of your application.
3. If your application is approved, you will be added to the Home Seeker Interest List, while HomeShare staff works behind-the-scenes to locate a housing arrangement that fits your needs.

*Note: We will not contact you regarding any next steps until we have a home provider in the program who may be a compatible roommate for you. Also, there is no need for you to contact us during this stage of the process, unless you’d like to make changes or updates to your application.*

4. Once you are identified as a potential match for an available home provider, you will be contacted by HomeShare staff to schedule a one-hour personal interview at the nearest ElderHelp office.

During the personal interview, you will be expected to submit all relevant information and documentation to satisfy the Eligibility Requirements. To avoid delays in the process, it is important that you review the list of requirements thoroughly, and arrive at your interview prepared.

5. Following the personal interview, HomeShare staff will work to complete your file and contact you regarding any status updates along the way. Once the vetting process is complete, HomeShare staff will inform you of the final enrollment decision—whether your enrollment has been approved or denied.
6. Upon acceptance into the HomeShare program, you will begin the Referral & Matching Process to start connecting with potential roommates.

***Please note:*** Home Seeker candidates greatly outnumber the amount of homes that are available in the program. Therefore, enrollment in HomeShare does not guarantee that you will find housing through the program.

## REFERRAL & MATCHING PROCESS

*During the referral process, enrolled Home Seekers connect with compatible Home Providers to begin exploring their roommate options. This is an opportunity for both parties to build rapport and get to know one another, in hopes of finding a suitable match. Although HomeShare staff will assist with this process, it is the responsibility of the Home Seeker to contact any Home Providers they are interested in to learn more about the housing opportunity. Once both parties believe that a match may be a possibility, HomeShare staff will help with finalizing the arrangement and drafting a roommate match agreement.*

## GRIEVANCE POLICY

*If your enrollment in the HomeShare Program is terminated or denied and you wish to dispute the decision, please submit a signed letter outlining your concerns and address it to the HomeShare Program. Any written complaints will be reviewed by the HomeShare team and responded to within 10 business days.*

## NON DISCRIMINATION POLICY

*ElderHelp of San Diego does not discriminate based on sex, race, color, religion, sexual orientation, national origin, ancestry, citizenship, pregnancy, marital status, age, physical disability, mental disability, medical condition, genetic information, or any other consideration made unlawful by federal, state or local laws, ordinances, or regulations. All such discrimination is unlawful. ElderHelp of San Diego is committed to complying with all applicable laws providing equal housing opportunities.*

## DONATION-BASED SERVICES

*ElderHelp offers services with a donation-based option. We believe that our members should determine their price points for our services and pay what they can, knowing that your donations are responsible for us being able to continue doing what we do.*

*There are a variety of ways that you can make a contribution for the services you receive. Some members make periodic donations or contribute on a monthly basis, and others may donate a vehicle or make a bequest. Once you are enrolled into the program, we will periodically mail you information about donation opportunities that you are welcomed to participate in. If you would like to donate on a monthly basis, we would be happy to send monthly gift reminders or set up an automatic gift using your debit or credit card. All donations directly support the program and allow us to continue to provide you with services at no cost.*

*Thank you in advance for your support!*