



# HOMESHARE PROGRAM

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## HOME PROVIDER INFORMATION

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# WHAT IS HOMESHARE?

Home sharing is a 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.

**\$600**

AVERAGE RENTAL PAYMENT

**6 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 ADDITIONAL INCOME IN RENT

**\$609**

**per month (\$8,580 annually)  
with no service exchange**



## 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:

- 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, handyman, companionship, pet care, 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



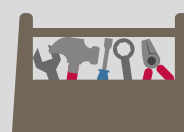
Companionship



Medication Reminders



Pet Care



Handyperson

# A SELF-QUESTIONNAIRE FOR THOSE CONSIDERING SHARING THEIR HOMES

1. Why do I want to HomeShare with someone?
2. What are your greatest concerns about bringing in a homemate?
3. Do you have a family member or trusted friend available to provide guidance and support if needed?
4. What are your expectations about sharing your home with another person?
5. What kind of relationship do you want with your homemate?
6. Do you have any particular interests or activities you would like to share with your homemate?
7. How adaptable, flexible, and willing are you to compromise if necessary?
8. Do you like the idea of eating meals together?
9. Are you comfortable with your homemate using your kitchen?
10. Are you willing and able to express your needs easily, or is it difficult for you to speak to someone when something is bothering you?
11. How do you generally resolve differences or conflicts?
12. How important is your private time? Would you enjoy someone around the house?

**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

## ELIGIBILITY CRITERIA & REQUIREMENTS

- You like the idea of a housemate and want to participate in HomeShare.
- You are able to participate in the interview and assessment process without the help of a third party. A family member or trusted friend may be present; however, you must answer all of the questions yourself.
- You are able to provide for your own personal care, or have other help in place to assist you with your personal care needs.
- You are able to transfer on your own if you use a wheelchair.
- You do not need assistance during the night, except in a case of an emergency.
- You do not need 24-hour care and/or supervision.
- You are a person of good character.
- Your home must be safe and clean
- 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).
- You can advocate for yourself and communicate openly and clearly..
- You must have private bedroom(s) for you and your housemate(s), as well as, a private or shared bathroom inside your home.
- You must be willing to share the common areas of your home, to include kitchen privileges.
- Proof of monthly income (*for statistical purposes only*).
- A signed release giving ElderHelp permission to send a questionnaire to your healthcare provider, or providers, is usually required.
- Three (3) personal references who have known you at least five (5) years and with whom you have regular contact.
  - References may not be family members, significant others, or life partners.
  - References may be friends, neighbors, professional colleagues, faith leaders, and others with whom you have regular contact with.
- Participants are responsible for contacting their homeowner's insurance company to address any questions, concerns, or to secure appropriate coverage.

## APPLICATION & ENROLLMENT PROCESS

Following are the steps involved in the process to enroll you in the HomeShare Program, which generally takes two to four weeks.

1. Complete the application online. If you need a paper copy, please contact our office. The online application can be found at our website: [elderhelpofsandiego.org](http://elderhelpofsandiego.org). Click "Solutions for Living" and select "Housing Services" from the drop down menu.

*Please note, at the discretion of the HomeShare Coordinator, a telephone interview may be conducted in lieu of the Application.*

2. The HomeShare Coordinator will schedule a one (1) hour home visit to interview you and assess your home. Interviews will only be scheduled once either an application is turned in, or a phone interview has been conducted.

3. During the home visit, you will be asked to sign various documents, as well as provide the names and phone numbers of your personal references, primary care physician(s), and any other health care providers (if applicable). You will also need to sign off on a background check.

4. After the home visit, the HomeShare Coordinator will check your references, obtain a doctor's report (if applicable), run a background check, and finish all necessary paperwork. When your file is complete, you will be advised whether or not you have been admitted into the program.

5. Upon admission into the HomeShare program, you will begin the Referral & Matching Process to start connecting with potential roommates.

"My housemate living here increased my ability to be independent. I feel like I still have a reason to live."

HOMESHARE HOME PROVIDER



## 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. We ask that both parties sign an agreement prior to moving in.*

## 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 and violates ElderHelp's core values. ElderHelp 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!*