[Draft] Home Sharing in Vermont

A PRESENTATION OF THE DRAFT CEDO WHITEPAPER
Housing Action Plan (HAP)

Section 1.6 Goal: “Review effectiveness of home-sharing model and explore incentives to expand it if appropriate”

Section 1: Expand and strategically apply municipal resources to support new low- and moderate-income housing construction and better assist those ineligible for subsidy but unable to compete in Burlington’s housing market.

Section 5: Providing appropriate housing options for an aging population.
What is home sharing?

- Connecting someone with a spare room (host) in the home to another person seeking accommodations (guest) in exchange for an agreed level of support in the form of financial exchange, assistance with household tasks, or both. Affordable Housing!

- Front line provider - has been providing a matchmaking service for 35 years
Benefits of sharing your home

84% of hosts feel less lonely
78% feel happier
71% say household chores are completed more regularly
69% feel safer
69% enjoy their home more
62% eat better
51% worry less about money
51% call family less often for help

*Results from HomeShare Vermont’s 2017 Outcomes Survey of matched hosts*
Understanding the Need in Vermont

- Housing cost burden (> 30% income on housing):
  - 45% of homeowners age 65+
  - 64% of renters age 65+

- The population age 65+ will at least double (2010 levels) in Chittenden County by 2030

- Nationwide, the number of senior households with a disability will increase by 76% due predominately to mobility disability as it pertains to housework or driving a car
AARP Survey Results (2015)

Would Burlington Residents Age 45+ Consider Homesharing? (n=500)

- Yes, 56%
- No, 37%
- Not sure/no answer, 7%

Concerns Among Respondents

- High cost of living: 48% (Very concerned), 32% (Somewhat concerned), 9% (Not concerned), 11% (Not sure)
- Being able to continue to drive: 29% (Very concerned), 36% (Somewhat concerned), 19% (Not concerned), 16% (Not sure)
- Being able to get help with household chores and personal care: 15% (Very concerned), 42% (Somewhat concerned), 21% (Not concerned), 21% (Not sure)
HomeShare VT by the numbers

Annual Clients Served (Inquiries, Interviews, Applications, Matches)

<table>
<thead>
<tr>
<th>Year</th>
<th>Unduplicated Hosts</th>
<th>Unduplicated Guests</th>
</tr>
</thead>
<tbody>
<tr>
<td>FY 12</td>
<td>214</td>
<td>510</td>
</tr>
<tr>
<td>FY 13</td>
<td>228</td>
<td>485</td>
</tr>
<tr>
<td>FY 14</td>
<td>332</td>
<td>634</td>
</tr>
<tr>
<td>FY 15</td>
<td>358</td>
<td>682</td>
</tr>
<tr>
<td>FY 16</td>
<td>321</td>
<td>732</td>
</tr>
<tr>
<td>FY 17</td>
<td>239</td>
<td>630</td>
</tr>
</tbody>
</table>

Matched Hosts

<table>
<thead>
<tr>
<th>Year</th>
<th>Burlington Hosts</th>
<th>Total Hosts</th>
</tr>
</thead>
<tbody>
<tr>
<td>FY 12</td>
<td>28</td>
<td>78</td>
</tr>
<tr>
<td>FY 13</td>
<td>24</td>
<td>68</td>
</tr>
<tr>
<td>FY 14</td>
<td>27</td>
<td>74</td>
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<tr>
<td>FY 15</td>
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<td>77</td>
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<tr>
<td>FY 16</td>
<td>17</td>
<td>76</td>
</tr>
<tr>
<td>FY 17</td>
<td>24</td>
<td>86</td>
</tr>
</tbody>
</table>

Source: HomeShare Vermont (Burlington included in Totals)
Potential Demand in Burlington

Householders Living Alone Age 55+

- Owner Occupied
- Renter Occupied

Source: 2010 – 2014 ACS
HomeShare VT Demographics

<table>
<thead>
<tr>
<th>HomeShare Matched Participants (FY 16):</th>
<th>Hosts</th>
<th>Guests</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Number</td>
<td>76</td>
<td>83</td>
</tr>
<tr>
<td>Female</td>
<td>52</td>
<td>53</td>
</tr>
<tr>
<td>Male</td>
<td>24</td>
<td>30</td>
</tr>
<tr>
<td>50% of median income &amp; below</td>
<td>46%</td>
<td>71%</td>
</tr>
<tr>
<td>80% of median income &amp; below</td>
<td>78%</td>
<td>93%</td>
</tr>
</tbody>
</table>

**FIGURE 11: GUESTS BY AGE RANGE FY 2016**

**FIGURE 12: HOSTS BY AGE RANGE FY 2016**
Home share program alternate models

- Home share programs targeting a specific group
  - LGBTQ
  - Youth
  - Homeless
  - Veterans
  - Students

- Home share programs with distinct tiers of service
  - Peer to peer vs. intergenerational
  - full rent exchange, full service exchange, partial rent & service, or SHARE Community Houses (group living)
HIP Housing (San Mateo, CA) incentive model

- Homeowner match incentive $250 (after 90 days)
- Increased funds for marketing

Year 1:
- Increased new host intake calls by 25% over the base year and applications for hosts increasing up to 16%
- At $250 the incentive was a small portion of the program budget compared to marketing and could likely be increased
- The most direct effort
Next Steps – Opportunities to Grow!

- Continue to coordinate with senior care professionals
- Place based outreach & marketing strategies
- Target specific groups for home sharing
- Connect related Housing Action Plan efforts with HomeShare VT
- Inventory households with extra bedrooms
- Create incentive program
Questions