

STAFF REPORT

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: MATTHEW BRONSON, CITY MANAGER
BRUCE BUCKINGHAM, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: FUNDING REQUEST FROM HOMESHARE SLO

BACKGROUND

The City has received a letter from HomeShare SLO requesting a funding contribution in the amount of \$7,000. Staff is requesting that the Council consider the request and take action as determined by the Council.

DISCUSSION

As indicated in the attached letter (Attachment 2), HomeShare SLO is a new non-profit organization that is seeking to start a home sharing program that links “providers” with an extra room with “seekers” who need secure, affordable housing. HomeShare SLO is requesting funding of \$7,000 to support the program in the city. The Council typically considers funding requests from non-profit organizations as part of the annual budget process. However, the Council may fund requests at any time by identifying the source of funds and making the appropriate budget amendment.

ALTERNATIVES

The City Council has the following alternatives to consider:

1. Adopt the Resolution allocating \$7,000 in funding for the HomeShare SLO Program; or
2. Modify the Resolution allocating a different amount of funding as determined by the Council;
or
3. Do not adopt the Resolution and suggest that HomeShare SLO submit a funding request as part of the FY 18 budget process; or
4. Provide alternative direction to staff.

APPROVED FOR FORWARDING



MATTHEW BRONSON
CITY MANAGER

Please Review for the Possibility of a Potential Conflict of Interest:

- | | |
|--|----------------------------------|
| <input checked="" type="checkbox"/> None Identified by Staff | <input type="checkbox"/> Bright |
| <input type="checkbox"/> Shoals | <input type="checkbox"/> Nicolls |
| <input type="checkbox"/> Lee | <input type="checkbox"/> Shah |

Meeting Date: October 17, 2016

Agenda Item No. 10

RECOMMENDED ACTION

It is recommended that the City Council consider a funding contribution for the HomeShare SLO Program in an amount as determined by the Council, and adopt the Resolution allocating the funds.

FISCAL IMPACT

The recommended funding source for this contribution would be the Successor Housing Agency that currently has a balance of \$268,000.

PUBLIC NOTIFICATION

The agenda was posted in accordance with the Brown Act. HomeShare SLO was sent a copy of the meeting agenda and this staff report.

ATTACHMENTS

1. Draft Resolution Allocating \$7,000 from the Successor Housing Agency
2. HomeShare SLO Letter Dated August 2, 2016

RESOLUTION NO. SA-16-____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GROVER BEACH,
SITTING AS THE SUCCESSOR HOUSING AGENCY, APPROPRIATING
\$7,000 TO THE HOMESHARE SLO PROGRAM**

WHEREAS, the City of Grover Beach desires to support the HomeShare SLO Program;
and

WHEREAS, the Grover Beach City Council has determined that the Program will assist in providing affordable housing within the City by linking “providers” with an extra room with “seekers” who need secure, affordable housing; and

WHEREAS, the Grover Beach City Council finds that Successor Housing Agency funds are an appropriate use of the funds because it will provide affordable housing within the city.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Grover Beach, sitting as the Successor Housing Agency, does hereby appropriate \$7,000 to the HomeShare SLO Program.

		<u>Sources</u>	<u>Uses</u>
A/C No.: 26-000-30000-000	Fund Balance	\$ -0-	\$ 7,000
A/C No.: 26-928-52000-000	Dues and Membership	<u>\$ 7,000</u>	<u>\$ -0-</u>
Total Successor Housing Agency Fund		\$ 7,000	\$7,000

On motion by Council Member _____, seconded by Council Member _____, and on the following roll-call vote, to wit:

AYES: Council Members -
NOES: Council Members -
ABSENT: Council Members -
ABSTAIN: Council Members -

the foregoing Resolution was **PASSED, APPROVED, and ADOPTED** at a regular meeting of the City Council of the City of Grover Beach, California this 17th day of October, 2016.

JOHN P. SHOALS, MAYOR

Attest:

DONNA L. McMAHON, CITY CLERK



Advisory Board

- Jo Oliver, RN:**
President (SLO)
- Julie Kliegl:** *Vice President (Morro Bay)*
- Scott Smith-Cooke:** *Financial officer (SLO)*
- Nancy Castle:** *Secretary (Morro Bay)*
- Dena Gustafson,** *MSW (Los Osos)*
- Martin L. Meltz,** *PhD (Shell Beach)*
- Barbara Nicolls** *(Grover Beach)*
- Sharon O'Leary** *(Morro Bay)*
- James Patterson** *(Atascadero)*
- Stevan Rosenlind** *(Cambria)*
- Noah Smukler** *(Morro Bay)*
- Chuck Stoll** *(Morro Bay)*
- Tim Waag** *(SLO)*

August 2, 2016

City of Grover Beach Mayor Shoals and City Council
154 S. Eighth Street
Grover Beach, CA 93433

Re: Request for affordable housing funds for HomeShareSLO

Dear Mayor Shoals and Councilmembers Shah, Nicolls, Bright and Lee:

HomeShareSLO respectfully requests funding for the upcoming year in the amount of \$7,000 to support provision of affordable housing efforts in the City of Grover Beach. As you are aware, a large number of Grover Beach households are overpaying for housing based on their income levels. Affordable housing for seniors is an increasing challenge, especially the 439 Grover Beach single person senior households and the 6% of Grover Beach households, which are comprised of single senior women.

The average senior female received approximately \$12,500 per year in social security in 2012, a little over \$1000 per month (just over \$16,000 per year for men), and estimates suggest almost half of single seniors rely on social security alone for over 90 percent of their income. Seniors who own their own homes may be "house rich," yet many are "cash poor," struggling to maintain their homes—and also often suffering from isolation with reduced mobility. As a consequence, seniors struggle to safely age in place. Meanwhile, as rental costs increase faster than incomes, housing challenges continue to increase for residents—particularly lower-income senior women renters— while funding and land for the construction of new "affordable housing" units is limited.

Given challenges to new construction and increasing need to bridge the gap between housing costs and income, creative solutions to make more efficient use of existing housing resource are needed. Homesharing is one such creative solution. It can effectively create new housing units within existing ones by matching home sharers—"providers" with an extra room and "seekers" who need secure, affordable housing. Homesharing has added benefits: providing a mechanism of support for seniors to age in their home; health benefit with bolstered sense of community and security; and social benefit, countering isolation. Homeshare programs often match seniors struggling to maintain their own housing with other senior renters in need of affordable housing, creating a direct win-win, along with other less direct benefits.

A recent survey of 150 senior residents of San Luis Obispo County (taken by organizers of SLO Village.org) indicated that 20 percent would be willing to homeshare in order to stay in their homes as they age. Morro Bay has 2425 seniors 65 and older, 24 percent of the population. Further, 46 percent of Morro Bay's nearly 5,000 households are non-family households and 37 percent of households—more than 1 in 3—are people living alone. If just twenty percent of Morro Bay's 2425 seniors would consider homesharing, HomeShareSLO could effectively generate an estimated 480 affordable homes in the city.

HomeShareSLO joins over 60 "Home Share" programs throughout the Country, which have affordably provided housing opportunities via a secure matching system connecting compatible homeowners and renters. Several programs have operated for over three decades and successfully matched thousands of clients in safe, affordable shared housing. Shared living makes efficient use of housing stock, provides income to the homeowner while increasing affordable housing units, creates an option for seniors to age in their homes—and has a proven track record of working with tens of thousands of successful matches.

HomeShareSLO, a 501(c)3 non-profit (EIN 81-3331474), under the fiscal sponsorship of Ecologistics, employs a proven effective, low cost method to create affordable housing of existing stock and build community connection. The program serves San Luis Obispo County, partnering with other non-profits, healthcare providers and with all seven incorporated cities and the county. HomeShareSLO will efficiently and effectively serve Grover Beach residents with shared housing options and will minimize wasteful duplication of effort by partnering with other housing agencies.

Thank you for your consideration and support. While the HomeShareSLO program is new to San Luis Obispo, similar programs have proven their worth nationwide. We look forward to partnering with you to provide safe, decent, affordable housing and added sense of community and higher quality of life for residents of the City of Grover Beach.

Sincerely,



Anne Wyatt
 Program Coordinator, HomeShareSLO
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anne@homeshareslo.org