

HARBOR OF HOPE

SB 1045 will give cities and counties an option to create affordable housing without hammering a nail

Problem

The current housing market is particularly hard on those with fixed incomes, such as Oregon's senior citizens.

Seniors living alone are:

- twice as likely as those with housemates to be unable to meet basic expenses.
- three times as likely to be living in poverty as those with a home companion.

We need to build more affordable housing, but Oregon can't build all the units we need. We need additional strategies. **We can house thousands of individuals by maximizing the use of homes already in our communities.**

Home Sharing: A proven model

San Mateo has housed 55,000 people in a Home Share program since 1980. They've done so without the use of technology which would accelerate finding matches and "creating" many affordable housing units in a short period of time.

How it can work in Oregon

The Oregon Harbor of Hope (OHOH) vision is to organize a state-wide Home Share program working in collaboration with local non-profits, innovative technology and local governments.

Home Sharing will utilize the tens of thousands of under-utilized homes in Oregon, where the owner has extra space and needs the extra income provided by a long-term renter who cannot otherwise afford housing.

Extend the benefits of Home Sharing to low-income Oregonians

In order for this arrangement to serve people on fixed income, the rent must be affordable to those with low incomes. SB 1045 is designed to do just that.

SB 1045 will give cities and counties a tool to expand the benefit of home sharing to low-income Oregonians

A strategy to address both of these challenges is to provide cities and counties that want to facilitate home sharing an option to provide a property tax exemption to home sharers that participate in a qualified home share program. With such a program in place, home owners receive a break on their property tax bill in return for providing an affordable place for someone to live.

Local options with statewide side-boards

Implementing jurisdictions have flexibility to design a home sharing program that works for them within the following statewide parameters.

- Statewide participation will be capped at 500
- Statewide cap on reduction of AV
- Income cap set at 60% AMI

The role of new technology

- Home Share will utilize sophisticated preference-matching software to match home sharers and home seekers that have a high rate of compatibility.
- Non-profits will educate Home Sharers and Seekers to create the foundation of a successful home sharing experience.

Working with local groups (non profits, churches, local governments and those promoting affordable housing solutions) home sharing can become an important part of Oregon's housing solution