



Older Adults Committee Meeting

Home Sharing Discussion

September 20, 2022

Jacquie Woodruff - Department of Family Services, Fairfax Area Agency on Aging

BOARD MATTER - SUPERVISOR PAT HERRITY & SUPERVISOR ALCORN HOME SHARE PILOT PROGRAM June 28, 2022

Motion: Therefore, Mr. Chairman, I move that the Board direct the County Executive to work with staff from the Fairfax Area Agency on Aging to identify the feasibility of a Home Share pilot program, potential next steps, and potential fiscal impacts of implementing a pilot Home Share program in Fairfax County. This information should come back before the Board for discussion at the Older Adults Committee in September.

Background Summary: Many older adults live alone in large homes, but face affordability, upkeep, maintenance and general safety issues. Many individuals seek an affordable place to live including young adults entering the workforce, graduate students and independent older adults with limited income.

HOME SHARING

What is Home Sharing?

1. A homeowner offers accommodation in exchange for rent assistance with household tasks, or both.
2. Shared housing may offer companionship, affordable housing, security, mutual support and much more.

There are complexities that must be considered before moving forward:

1. Governing law and associated requirements
2. Zoning Ordinance
3. Risk Management Considerations
4. Private Industry vs Government Service

What is Home Sharing? National Shared Housing Resource Center. (2022) Retrieved July 26, 2022, from <https://nationalsharedhousing.org/>

GOVERNING LAW

1. Enabling Authority exists for a Home Sharing Program.
2. Home Sharing is governed by the Virginia Residential Landlord-Tenant Act if rent is paid.
3. Fair Housing law needs to be considered.

FAIRFAX COUNTY ZONING ORDINANCE

The occupancy standards of subsection 4102.3.A of the Zoning Ordinance allow for home sharing.

1. Occupancy is allowed by right if they are functioning as a single household (e.g., the kitchen is shared). Occupancy options:
 - Two+ people related by blood or marriage plus children plus up to **two roomers or boarders**
 - One or two people and their children
 - Up to four people not related by blood or marriage

2. If a separate kitchen is provided and an accessory living unit (ALU) is created, home sharing can be allowed with either:
 - an administrative permit that can be approved by DPD staff, *OR*
 - a special permit approved by the Board of Zoning Appeals.

RISK MANAGEMENT & SAFETY

1. Risk Management has completed an initial risk assessment of home share programs based on programs in various other jurisdictions.
2. The initial evaluation indicates the risk associated with any of the existing programs is no greater than other resident programs currently provided by the County.
3. Since the level of risk is directly proportional to the level of operational control, a full risk assessment cannot be provided until a program structure is determined
4. If Fairfax County decides to offer home sharing options, Risk Management will develop and apply a specific risk management matrix to each model considered.

TYPES OF HOME SHARE MODELS

1. Web-Based
2. Matching Service with Limited Phone Support
3. Matching Service with In-Person Case Management Support

WEB-BASED MODELS

May or may not include the following:

1. Homeowner and home seeker find each other through an existing web platform
2. Rental agreement templates may be available
3. Background checks may incur an additional fee
4. No case management or local coordination
5. Examples of benchmarked costs -
Costs for Users: \$24.99 a month for hosts; \$14.95 per month for home seekers

MATCHING SERVICE WITH LIMITED SUPPORT MODELS

May or may not include the following:

1. Customizable web-based rental agreement
2. Questionnaires to determine needs/wants for both homeowner and home seeker
3. Financial/school enrollment verification
4. Perform background checks
5. Provide for task exchange to reduce rent
6. Provide social worker phone support monthly
7. Work with local partner who provides match support counseling
8. Examples of benchmarked costs -

Costs: initial software use fee with a la carte service add-ons: \$25,000 - \$100,000

MATCHING SERVICE WITH IN-PERSON CASE MANAGEMENT SUPPORT MODELS

May or may not include the following:

1. Local support services to include rent counseling, ready-to-rent services, needs counseling, home inspections, background checks
2. Typically coordinated through a distinct role by a vendor partner (Non-profit/For profit/Government)
3. Rent agreements customized to individual situations
4. Counselors accept social workers referrals
5. Provide homeowner counseling and assistance to make homes rent ready
6. Examples of benchmarked costs -
Benchmarked cost: \$170,000.

OPTIONS FOR BOARD OF SUPERVISORS CONSIDERATION

* These options do not have to be mutually exclusive

Option 1

No direct involvement in home sharing.

- Allow public to seek resources on their own.

Option 2

Create awareness about existing resources and services.

- Post Home Share Resources on “Finding an Affordable Home” Portal on Department of Housing & Community Development (HCD) and on other relevant Fairfax County websites.
- Chairman’s Taskforce on Equity & Opportunity subcommittee (evaluating options to increase housing opportunities for public safety personnel) also exploring use of one-stop web portal for housing options.

Option 3

Conduct a feasibility assessment of home sharing in Fairfax County.

- Work with vendor to determine home share market and interest in Fairfax County.
- Cost based on vendor and scope of assessment: TBD.

HOME SHARE PROGRAM COMMITTEE BENCHMARKING DISCUSSIONS

Included the following:

- Nesterly
- Silvernest
- Montgomery County Partnership With Housing Initiative Partnership (HIP) Non-profit
- Central Ohio Area Agency On Aging In Partnership With Nesterly
- NY Foundation for Senior Citizens Home Share Model
- Boston Age Friendly
- Homematch Pima Program, Pima Council On Aging, Tucson, Arizona
- 4Stay (Northern Virginia Community College)
- HomeShare OC Program, Orange County, California
- University of Toronto (Pre-Covid)
- Win-Win (attempted)
- George Mason University (preliminary discussion)

HOME SHARE PROGRAM COMMITTEE

- **Department of Family Services (DFS)/Fairfax Area Agency on Aging (AAA):** Jacquie Woodruff, Legislative and Policy Supervisor
- **Fairfax Area Commission on Aging (COA):** Catherine Cole, Chair and At-Large Representative, and Mike Perel, Braddock District Representative
- **Office of the County Attorney (OCA):** Cynthia Bailey, Deputy County Attorney
- **Department of Finance/Risk Management (DOF):** Randy Jouben, Risk Manager
- **Department of Housing and Community Development (HCD):** Toni Clemons-Porter, Associate Director, Senior Housing and Assisted Living
- **Department of Neighborhood and Community Services (NCS):** Patricia Rohrer, Long Term Care Program Development Manager
- **Department of Planning and Development (DPD):** Carmen Bishop, Planner V, and Tracy Strunk, Director of Department of Planning and Development
- **Department of Procurement and Material Management (DPMM):** Lee Ann Pender, Director of Department of Procurement and Material Management, and Pat Wilkerson, Team 3 Contract Specialist Supervisor

Discussion