



Home Sharing Program – Housing Offered

HIP Housing is a non-profit, affordable housing organization in San Mateo County. Do you have a room to rent in your home? Contact HIP Housing at 650-348-6660. If you find a housemate through HIP Housing, 90 days later you receive \$250!

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Partial list of rooms available as of November 2016

Daly City: Furnished bedroom or living room available for rent in a two bedroom one bathroom condo. Area is close to public transit, and most conveniences. Laundry is available on site. Head of household is male with two cats. No smoking or other pets allowed. Rent for the one bedroom is \$1200/mo with a deposit of \$1200. Living room space is \$800/mo with a deposit of \$800. Includes Utilities.

Daly City: Furnished one bedroom available in a two bedroom one bathroom home. Location is near public transit and shopping. Laundry is available on site. No smoking and pets. Rent is \$800/mo with a deposit of \$800. Utilities shared.

Belmont: Furnished living room space available for rent in a two bedroom one bathroom apartment. Location is near businesses and public transit. Laundry is available on site. Rent is \$650/mo with no deposit. Utilities included.

Burlingame: Living room space available in one bedroom apartment. Head of household is a male who has lived in the apartment for 3 years. Shops and transportation close by. Unfurnished space. Rent will be \$600 with a \$600 deposit. Utilities included. Nonsmoking and no pets.

Daly City: One bedroom one bathroom available for rent in a three bedroom three bathroom house. Location is near public transit and in a good neighborhood. Small dog is at home, and no laundry is available. Very limited kitchen use at home. Rent is \$850/mo with a deposit of \$850. Utilities included

East Palo Alto: One furnished bedroom available in four bedroom two bathroom house. Location is near public transit. Laundry is available. No smoking. Head of household is couple and their child. They have a nice dog but cannot accept additional pets. Rent is \$900/mo with a deposit of \$400. Utilities included.

Millbrae: Two furnished bedrooms available in a five bedroom three bathroom house. Location is near public transit. No smoking or pets. Head of household is a couple. Looking for an honest and dependable housemate. Rents for rooms are \$850/mo and \$800/mo both with deposits of \$400. Utilities included.

Half Moon Bay: One furnished and one unfurnished bedroom available in a three bedroom two bathroom house. Location is near public transit near the Ocean and highway. Laundry is available. No smoking accepted. Head of household is male with one cat. Rent for furnished room is \$1000/mo with a deposit of \$1500 and unfurnished room is \$800/mo with a deposit of \$1200. Utilities not included.

Pacifica: One furnished bedroom available in a five bedroom two bathroom house. Location is near public transit and in a quiet neighborhood. Laundry is available. Head of household is female. No smoking or pets. Rent is \$750/mo with a deposit of \$600. Utilities not included.

San Mateo: Two bedrooms available for rent in a three bedroom two bathroom house. Location is near public transit and in a quiet neighborhood. Laundry is available on site. Head of household is male. No smoking or pets. Rent for bedrooms are \$1100/mo and \$900/mo both with a deposit of \$300. Utilities not included.

South San Francisco: One bedroom available for rent in a two bedroom one bathroom in-law. Laundry is available on site. Close to public transit and in a safe and quiet neighborhood. Head of household is male. Smoking is allowed outside. No pets. Rent is 1,250/mo with a deposit of \$1250.

Home Sharing ♦ Self-Sufficiency for Families ♦ Property Development

Thank you for referring your clients, friends, family, neighbors, employees and others in need of housing



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Home Sharing Program – Persons Seeking

HIP Housing is a non-profit, affordable housing organization in San Mateo County. Do you have a room to rent in your home? Contact HIP Housing at 650-348-6660.

Partial list of persons seeking housing as of November 2016

Male seeking housing anywhere in San Mateo County. He can pay up to \$800/mo. He is a student and works. He likes reading. Smokes only outdoors. He is looking to live with someone who is understanding of space.

Female seeking housing in Mid County between San Mateo and Belmont. She works full time during the day and can pay rent of \$1,250 per month for a furnished or unfurnished room. She does not smoke or drink, but can live with a smoker. She enjoys both indoor and outdoor activities. Her ideal housemate would be friendly and empathetic.

Female seeking housing in Mid County between San Mateo and Belmont. She works full time and can pay \$700 monthly rent for a furnished or unfurnished room. She does not smoke or drink and wishes to live with a non-smoker. She is a student and volunteer who enjoys indoor and outdoor activities. Her ideal housemate would be respectful, clean and reliable. Works at SFO.

Male and teenage son seeking housing in Colma or Daly City. Can pay up to \$1500/mo in rent. They are non-smokers and are willing to live with an outside smoker. They would like a housemate who is nice, respectful, and clean. Son attends school all day.

Female seeking housing in North, Mid or South County between Millbrae and Atherton near public transportation. She is employed and can pay \$1,500 monthly rent for a furnished or unfurnished room. She is a nonsmoker and desires a respectful, considerate and reasonably quiet housemate who is also a nonsmoker.

Female seeking housing anywhere in San Mateo County. She is self-employed and can pay \$1,200 for an unfurnished room with some storage space. She enjoys outdoor activities and is a nonsmoker. She desires a pleasant, easygoing housemate who is also a nonsmoker.

Female seeking housing in North County between Millbrae and Daly City. Can pay up to \$1000/mo. Is looking for someone easy to get along with. She is a non-smoker willing to live with an outside smoker. Works 4 days per week at the dentist office, and goes to school 2 days. Usually is not home during the day and comes home late at night.

Male seeking housing in North or Mid County between Burlingame and South San Francisco. Can pay up to \$800/mo. He is a non-smoker willing to live with an outside smoker. He is willing to help a housemate if any household chores are needed. He works graveyard Wed-Sun (10pm-630am) and sleeps during the day. Active in church and spending time with son.

Female seeking housing between East Palo Alto and Millbrae Can pay up to \$600/mo in rent. She is a non-smoker willing to live with an outside smoker. Has a pet and is willing to live with pets, She is looking to live in a happy environment. Spends time working, with family and volunteering with SPCA.

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Home Sharing

Get a \$250 signing bonus!



Home Sharing - Safe & Easy

HIP Housing screens, interviews and follows-up to help you find and keep an ideal housemate. Here are some benefits home providers say they love the most:

- Save money
- Increase independence
- Share utility costs
- Reduce financial stress
- Increase security
- Provide mutual assistance

How does Home Sharing work?

All you need is a spare room. We then help you match with someone who is looking for an affordable place to live. Some of our renters are also willing to exchange household chores for a reduced rent.

Who is HIP Housing?

HIP Housing is a local nonprofit that has provided free Home Sharing services in San Mateo County since 1972. Everyday we dedicate our expertise and bilingual services to helping people find creative, affordable housing solutions.

“Thank you for the \$250 incentive to rent out my room. It was a big help to me.”



“HIP Housing did all the work of finding the right people. I just needed to interview them.”



“The Living Together Agreement means there are no surprises.”



“It’s amazing how one spare room can change two lives.”

Contact us today! We’re here to help.

A local nonprofit
HIPhousing.org | 650.348.6660



1. How does home sharing work?

HIP Housing is a nonprofit organization which since 1972 has been connecting Home owners or renters (Home Providers) who have a residence with one or more bedrooms, with persons seeking housing (Home Seekers) to pay rent or exchange activities for reduced rent. HIP Housing's Home Sharing program is not a short-term vacation rental type program.

Home Providers must live in San Mateo County. Persons seeking housing must either live, work or attend school in San Mateo County or have a housing voucher for San Mateo County. In this housing market, rents in the Home Sharing Program typically range from \$600 on up with occasional lower rents. Some rents include utilities and others pay a portion. Reduced Rent Exchanges involve non-medical care such as helping with meals, shopping, cleaning, companionship and doing errands. There are generally more rent exchanges than reduced rent exchanges. Each person has their own space and share common areas. Sometimes clients share a one bedroom unit with one person taking the living room space and the other taking the bedroom. After clients are interviewed by a HIP Housing coordinator, clients are given referrals and contact potential housemates on their own using a guide provided by the agency. HIP Housing's Home Sharing Coordinators help complete Living Together Agreements between housemates and provide follow-up support.

2. What are the benefits of Home Sharing?

Whether a home provider or home seeker, one of the reasons persons decide to home share is because they find it difficult to afford housing costs on their own. For those hoping to find an affordable or low-income housing unit, they may encounter long or closed waiting lists. The reality of getting low-income housing within a short period of time isn't likely. That's why home sharing can be a unique housing option. Some clients home share until they are able to find subsidized or low-income housing while others choose home sharing as a way to keep their housing costs affordable on a long-term basis.

For home providers, with someone else living in the home they are able to continue living in their own home and neighborhood. Additional benefits of home sharing allow home providers to save money, put the extra income toward other personal or housing expenses, experience a sense of security, enjoy companionship and maintain independence. With market rents unattainable for many, home sharing gives home seekers an affordable room in a home atmosphere. Many home sharers receive mutual benefits of companionship and security, the opportunity to help the home provider and being able to save money, reduce debt and keep housing & utility costs affordable.

3. What type of client applies to the home sharing program?

HIP Housing interviews clients of all walks of life including those who are working, seniors, single parents, persons with disabilities, persons exiting from a shelter, students and others who receive benefits such as unemployment, TANF, retirement or disability income.

4. What information do we need from the person applying for home sharing?

Applicants are asked to provide proof of ID, names and phone numbers of three persons they would like to use as a reference (preferably employment, residence and personal) and proof of their income. Income information is confidential and used only for statistical purposes. If you are seeking housing, you will be required to provide a current or former landlord or housemate as a reference. **Provided the information is available, HIP Housing will conduct a criminal background search through Superior Court databases and a National Sex Offender database check. Information obtained may disqualify someone from the program or may require disclosure on the application and to potential housemates.**

5. How long does it take to place someone in home sharing?

Clients are encouraged to keep in regular contact with their home sharing coordinator to receive referrals of potential housemates and then to follow-up with the referrals given by returning calls and making appointments to see potential housemates. The number of referrals given to clients of potential housemates depends on a number of factors: family size seeking housing, amount of rent charged/able to pay, location, pets, smoking and other personal preferences. HIP Housing's staff will work with clients for the duration of the time they are searching for a housemate whether the client finds a placement through our agency or something on their own. HIP Housing cannot guarantee a housemate placement.



6. How long does the typical match last?

If both parties are happy with the match & circumstances do not change for either side, matches can last for many years, with great friendships being formed. The average length of stay is nearly three years with some matches lasting a shorter or longer period of time.

7. Do you match people of different ages, interests and genders?

Yes. Clients are asked to complete a questionnaire giving them the opportunity to share with us their ideal home share arrangement, personal characteristics and other factors regarding living with another person. Clients have the opportunity to interview and select their own housemate and to check the references of clients.

8. How do you complete a match?

The two parties in a home sharing match are offered the opportunity to put their understandings in writing by completing a Living Together Agreement with the assistance of the housing counselor. Each participant is encouraged to review the agreement periodically to make any adjustments or changes. HIP Housing is available to help housemates work through any issues or concerns once the housing arrangement begins. If the match needs to end, each participant is expected to give the other party a written notice as agreed upon in the Living Together Agreement.

9. What can you do to help encourage persons to home share?

People may not consider home sharing an option because they believe they can find their own place, find a housemate on their own or may have had a negative experience home sharing on their own. For those seeking housing, finding independent housing may be a longer term goal and clients should take into consideration their ability to pay a first and last month's rent and deposit, credit and debt situation and paying a rent that may be beyond their means. For Home Providers, they may have had a negative experience sharing with someone in the past. It's possible they were not provided with the guidance and support needed to help make a successful shared living arrangement (i.e., how to interview a housemate, checking references, completing a Living Together Agreement, follow-up support). HIP Housing provides one-on-one support to clients to help create a positive shared housing arrangement.

10. How do people apply to the Home Sharing Program?

Persons can call our staff to discuss home sharing as a possibility for them. Contact HIP Housing at 650-348-6660 for information and to schedule an interview. The interview will last approximately 45 minutes and will involve meeting with one of HIP Housing's Home Sharing Coordinators to complete an application and interview. HIP Housing has 4 offices throughout San Mateo County and staff bilingual in Spanish.

11. Where are the offices located?

The main office is at 800 S. Claremont in San Mateo. The Redwood City office at the Fair Oaks Community Center is open on Tuesdays & Thursdays. The South San Francisco Office at the Magnolia Senior Center is open on Tuesdays. The Daly City Office at the Daly City Community Center is open on Thursdays. Persons can call our main office at 650-348-6660 to schedule an appointment in any of our offices. It doesn't matter which office the client has their interview in. Each housing coordinator has the same referrals. If a client is home bound, a home visit will be arranged.