

# Exploring Options and Opportunities for Home-Sharing in Bruce County

**Yasmine Abu-Ayyash**

Research & Evaluation Coordinator, Hub Solutions

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## Hub Solutions - COH

- Hub Solutions is a social enterprise of the Canadian Observatory on Homelessness, located at York University, and is a national leader in the fight to prevent and end homelessness in Canada.
- Hub Solutions offers research and evaluation supports to communities across Canada.

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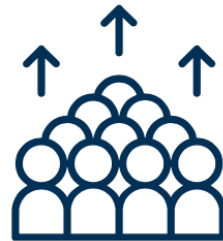
- Community Context
- Research & Data Collection
- Recommendations & Implementation
- Conclusion
- References



# Community Context

# Driving Growth: The Old & the New

65+



1/3

Adult population seniors

40,000

Employed by 2046

70,000 – 93,600

People by 2046



# Aging in Place in Empty Homes



40.9%

Two-person households



83.7%

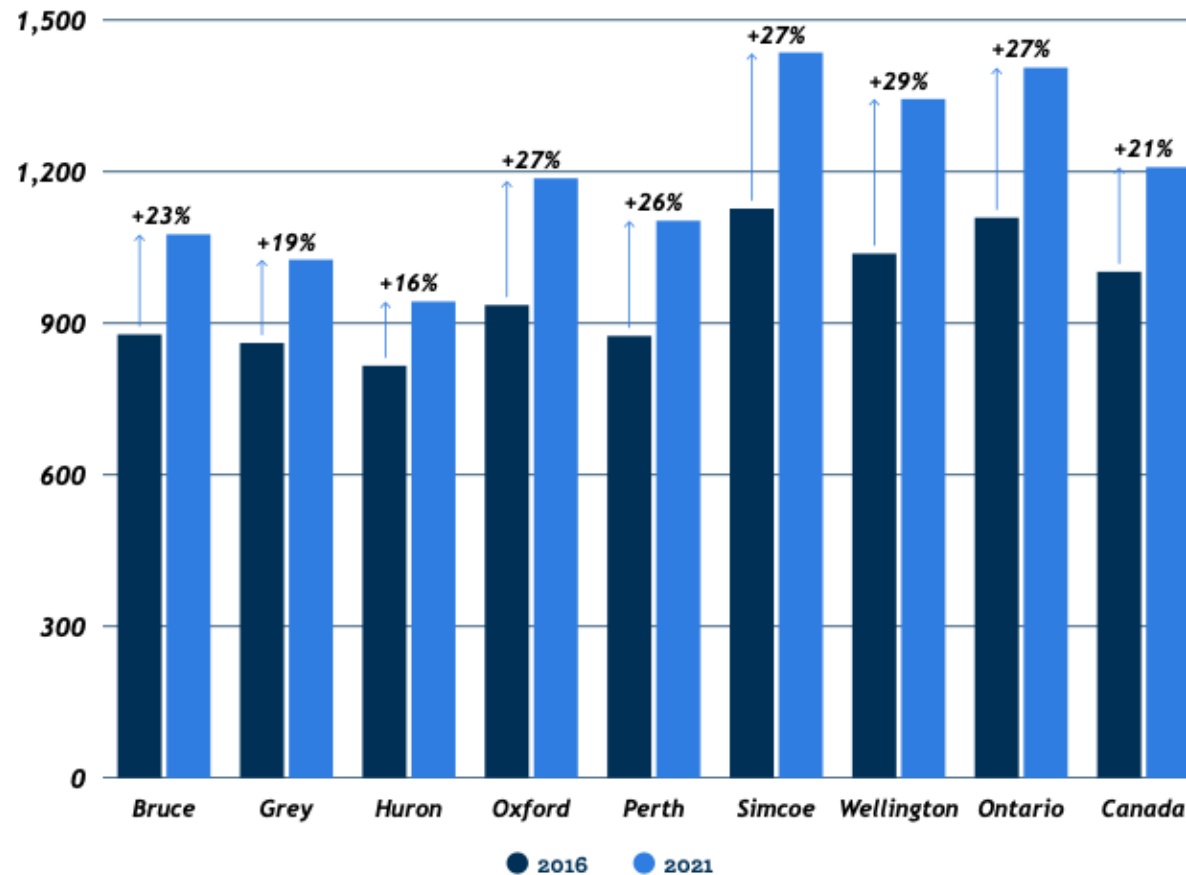
Single-detached dwellings



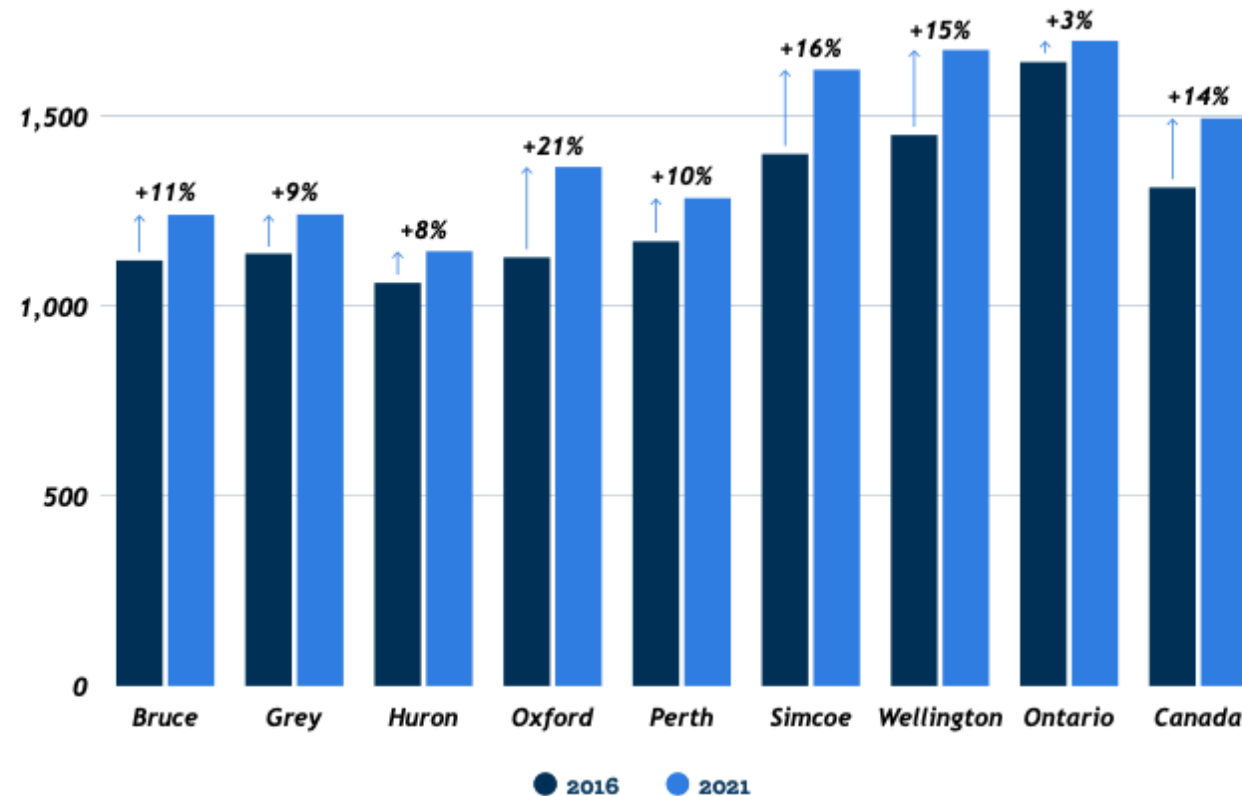
37.2%

Homes owned by seniors

# Average Monthly Cost of Housing for Renters by Regio

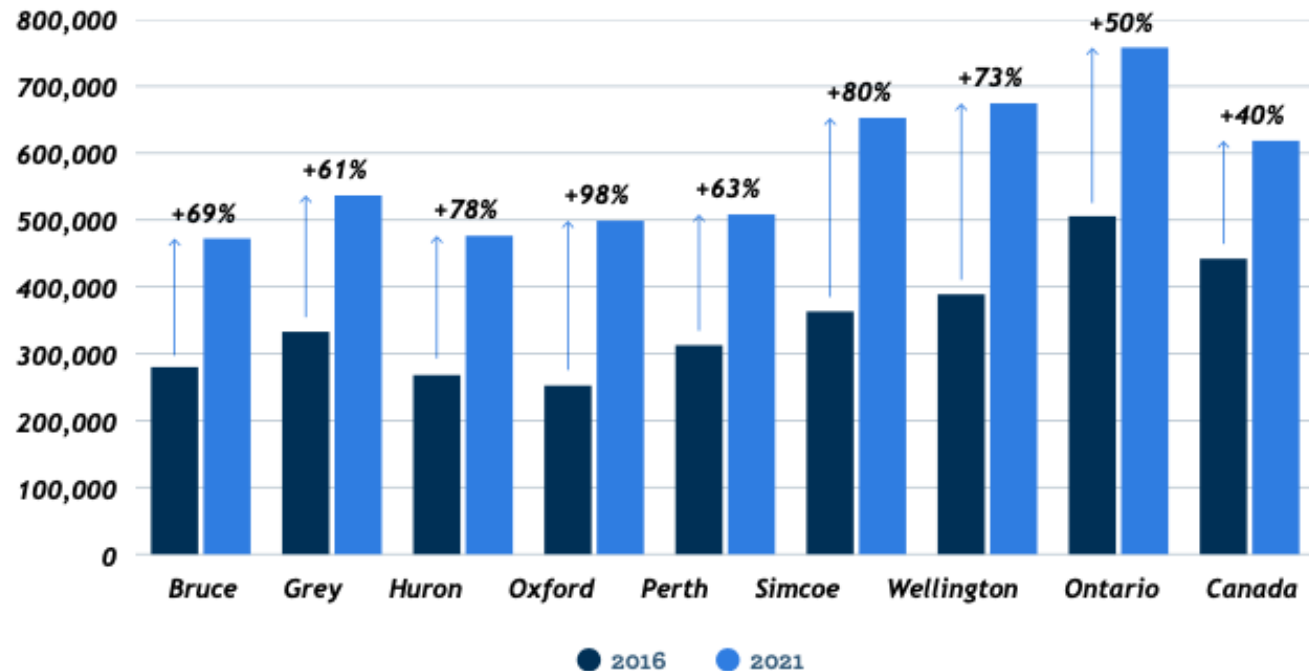


# Average Monthly Cost of Housing for Owners by Region





# Average Cost of Housing Ownership by Region



# Housing Affordability Challenge



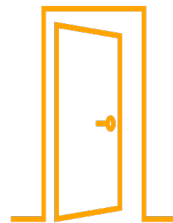
## Housing Cost

Increased  
costs in  
ownership &  
maintenance



## Income Imbalance

Between increases  
in income &  
housing costs



## Vacancy Rates

Province-wide  
decrease in  
availability



## Housing Options

Lack of diversity  
in builds &  
shortage of new  
construction

# Home-Sharing

Opportunity addresses the housing issue through **existing resources**



Affordability of  
Housing Units



Maintenance of  
Existing Stock



Gap in  
Housing Supply



Cost of  
Utilities



# Research & Data Collection

# Research Methods



## Literature Review

- Academic Literature
- Grey Literature



## Model Scan

Operating Programs



## Data Collection

- Surveys
- Interviews & Focus Groups

# Research Findings



## Benefits

- Housing affordability & stability
- Reduced social isolation & loneliness
- Decreased waiting times for housing



## Challenges

- Inter-personal conflict
- Home takeover
- Failure to protect rights of home shares

# Research Findings



## Risk Mitigation Strategies

- Screening & matching procedures
- Detailed occupancy agreements
- Follow up mediation
- Home takeover prevention strategies

# Findings: Rental Agreements



## Task Exchange

- Subsidized rent
- Help with tasks



## Free Accommodation

- No rent
- Exchange services for shelter



## Paid Accommodation

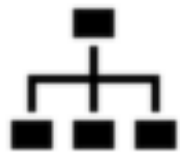
- Full rent
- Not subsidized by tasks





# Recommendations & Implementation

# Senior Home-share Program Operational Framework



**A.** Required  
Governance



**B.** Resources for  
Implementation



**C.** Steps for Program  
Intervention



# A. Program Governance

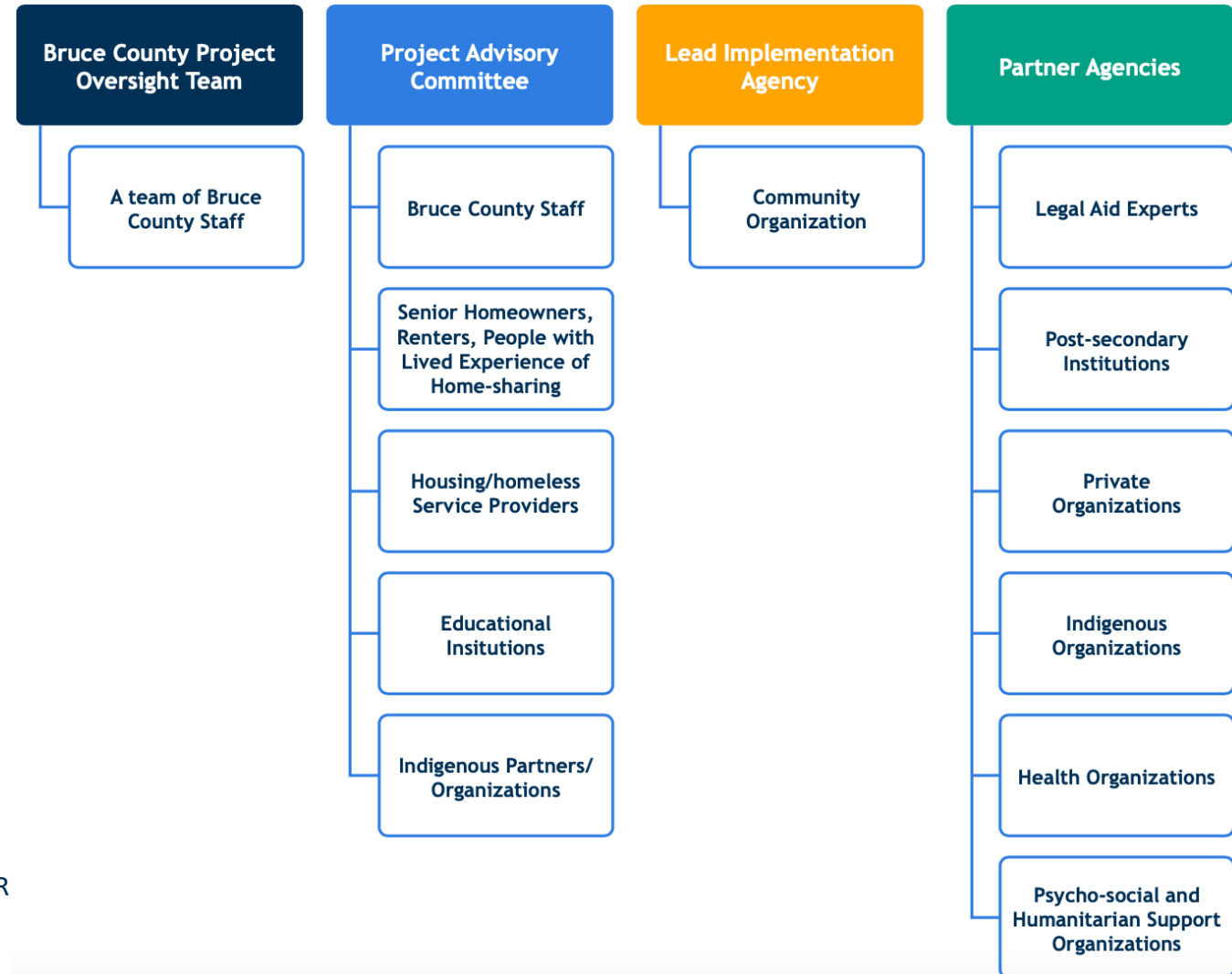
Bruce County Project Oversight Team

Project Advisory Committee

Lead Implementation Agency

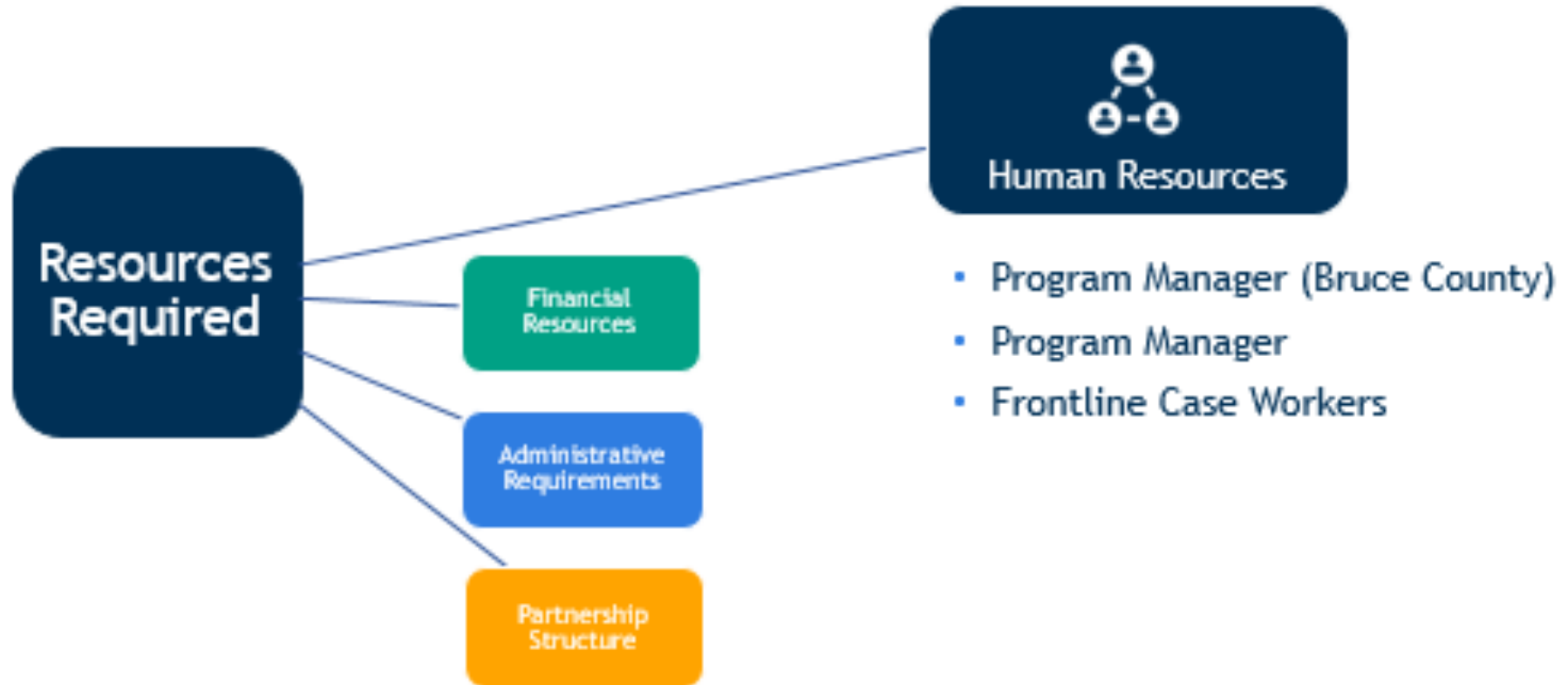
Partner Agencies

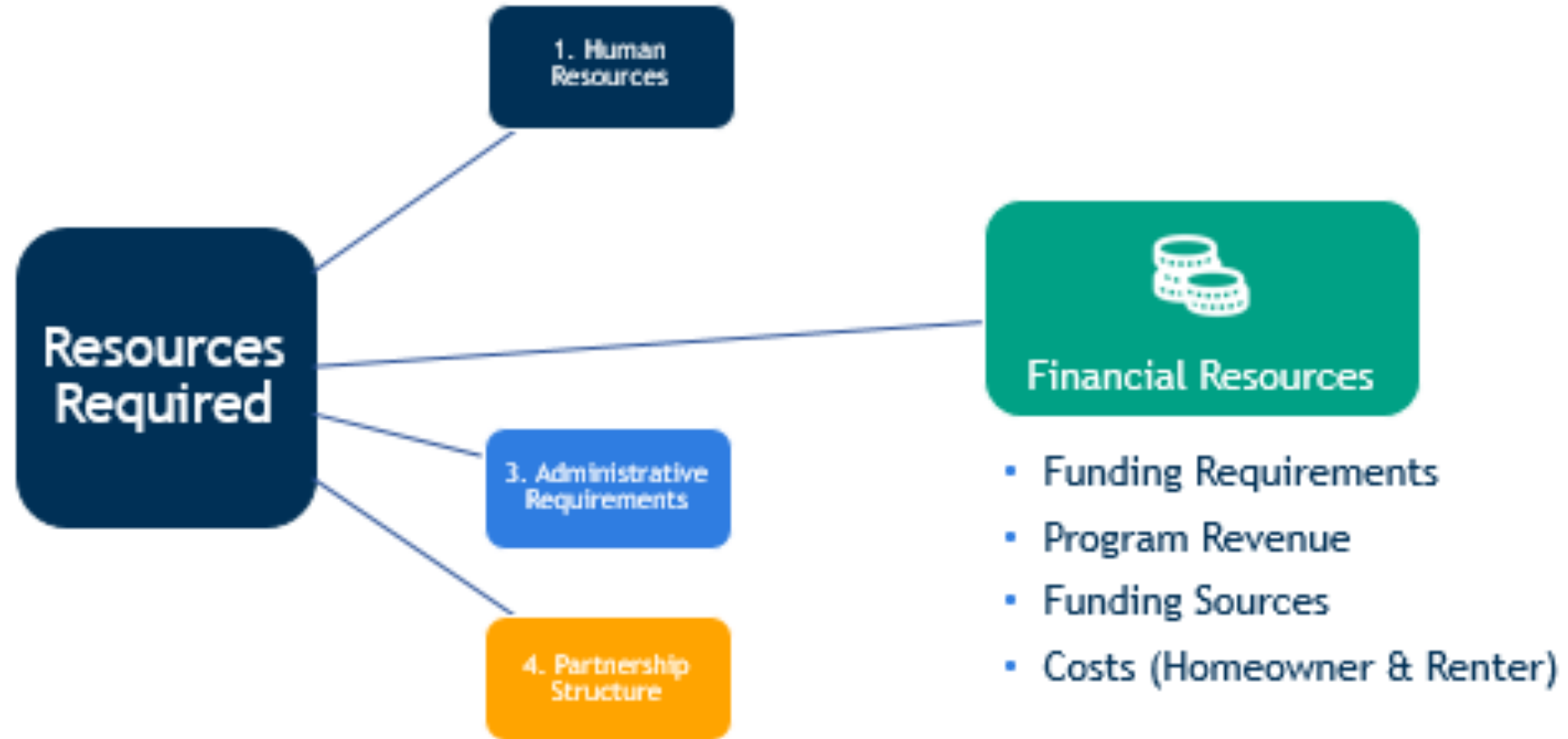
## Proposed Chart of Responsible Agencies/Organizations

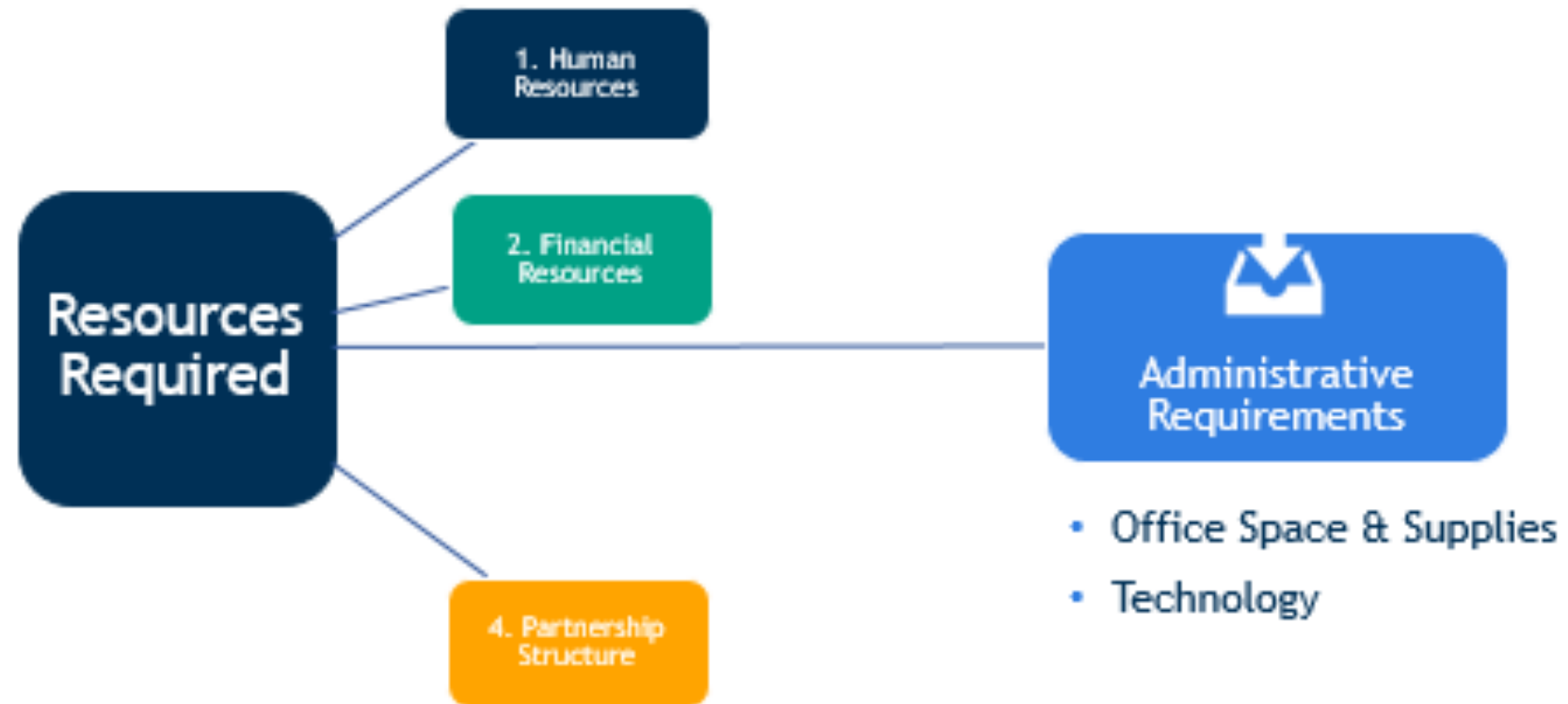


## B. Resources Required

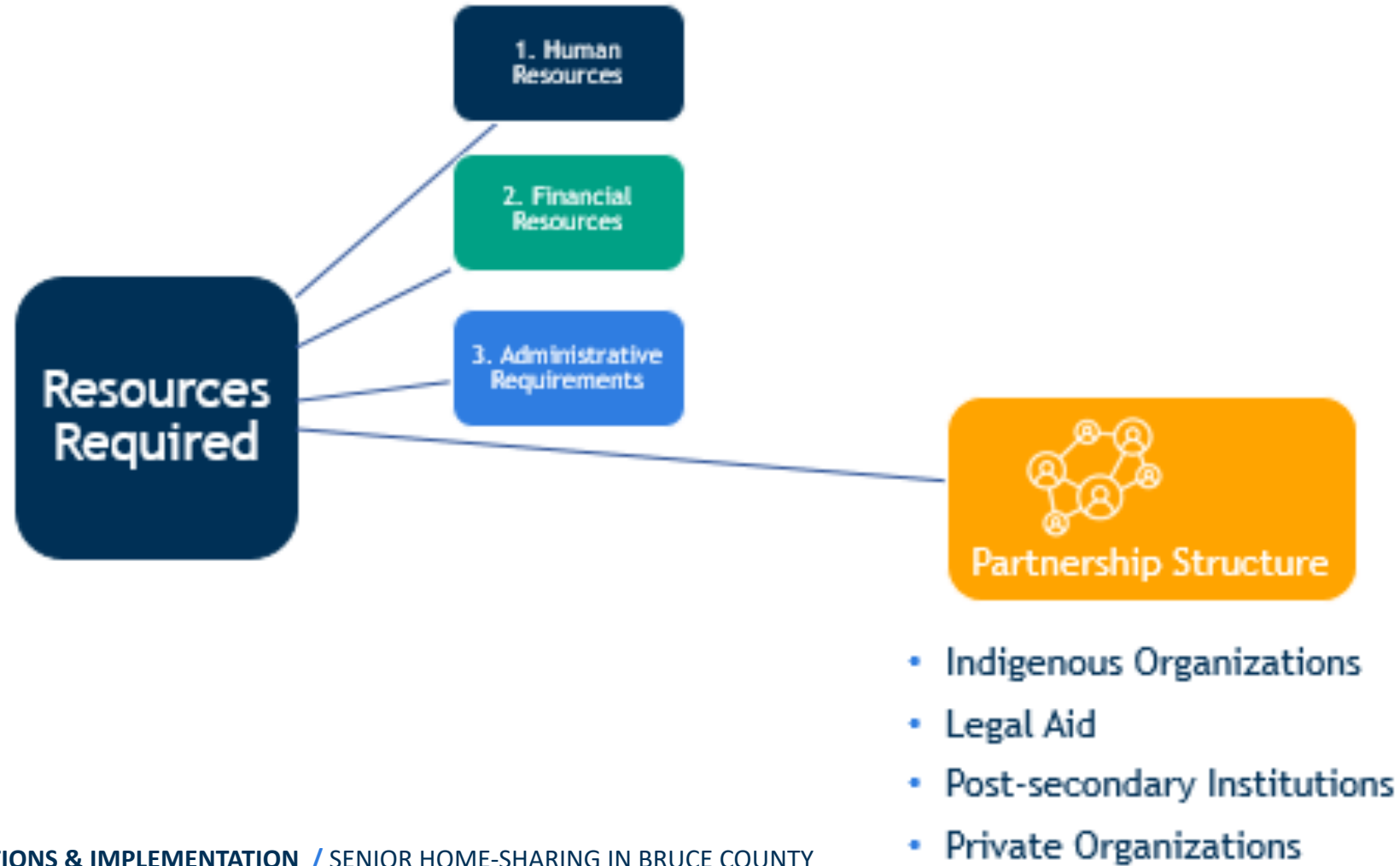












# C. Processes & Interventions



# Application & Assessment



## Application

- Application Design
- Program Marketing



## Home Assessment

- Home Requirements
- Landlord Level of Acuity



## Intake & Selection

- Background Checks
- Meetings & questionnaires

# Matching & Agreement



## Client Matching

- Match-making algorithm
- Interviews



## Occupancy Agreement

- Lease Agreement
- Contingency Plan

# Ongoing Support & Safety Checks



## Follow-Up Support

- Check-Ins
- Conflict Resolution



## Safety Measures

- Physical Safety
- Health Safety



# Conclusion

# Take Away

1

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Innovative  
Solution for  
Affordable  
Housing

2

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Task Exchange  
& Full Rent  
Options

3

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Collaboration &  
Transparency  
Among Partners



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# Contact

**Anika Shama**

Research & Evaluation Manager, Hub Solutions  
[ansh14@yorku.ca](mailto:ansh14@yorku.ca)

**Yasmine Abu-Ayyash**

Research & Evaluation Coordinator, Hub Solutions  
[abuayya@yorku.ca](mailto:abuayya@yorku.ca)