



City of Takoma Park

**Housing and Community Development**

# **Home Sharing in Takoma Park**

**Presented by:**

**Patti Mallin, Licensing Specialist**

May 20, 2021

7pm

**Home Sharing  
In  
Takoma Park  
  
Panelists**

- **Housing Initiative Partnership**  
Michele Higgs  
Carmen Castro-Conroy
- **Takoma Park Homeowner**  
Jessica Landman



# **Home Sharing In Takoma Park Program**

- **Definitions and Big Picture**
- **Home Share Program**
- **Participant Story**
- **Questions**



# ADU: Definition

Must have separate entrance, full kitchen, full bath



# Takoma Park Rental Licensing

- **After Montgomery County Permit Approved**

- **You're Almost Done**

- ✓ Send in County Approval Letter and Lead Certificate
- ✓ <https://takomaparkmd.gov/government/housing-and-community-development/rental-housing/rental-housing-licensing/> (takomaparkmd.gov search for “Rental Housing Licensing”)
- ✓ Complete Rental License Application, pay fee
- ✓ Complete Landlord Certification
- ✓ Biennial Rental License Issued
  - Regular inspections
  - Current Lead Certificates on file with City
  - Renewal application and licensing fee
  - Selling your property



# Up to Code Grants

*A grant program to help Takoma Park residents complete the last step in bringing an Accessory Dwelling Unit into compliance with Montgomery County Code.*

- Qualified applicants are eligible for a grant up to \$10,000 to bring a unit into code-compliance **in response to issues identified by County inspectors during an ADU permit application inspection.**
- The grant will be paid to the applicant as a reimbursement for approved work, or directly to the licensed contractor. Grants will be awarded on a first-come, first-served basis to those applicants fully meeting the requirements.
- Details and application at <http://takomaparkmd.gov/grants>



# Owner Occupied Group Housing: Definition

- Homeowner lives in house as primary residence.
- One or more bedrooms are rented out.
- Common areas such as kitchen, living room, bathrooms, are shared

OOGH registration with City = application, health and safety inspection every three years, \$50 registration fee





Housing Initiative Partnership, Inc.

**30 YEARS** of Housing Security | Financial Stability | Community Success





# What is Home Sharing?

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An **innovative** idea in which homeowners offer spare rooms or Accessory Dwelling Units in their home for rent to home seekers searching for **affordable, healthy and safe housing**. Home sharing can reduce social isolation, create monthly income for homeowners, and generate new affordable housing options for home seekers.

# Benefits of Home Sharing

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## Homeowners

- Increases sense of security and reduce social isolation
- Creates a new source of monthly income
- Locates a housemate to share light housekeeping or assistance with errands in exchange for reduced rent

## Home Seekers

- Creates a new affordable housing option in an expensive rental market
- Connects home seekers with homeowners to create a mutually beneficial relationship

## Community

- Strengthens neighborhoods by offering an efficient use of existing housing that helps people remain in their homes or find affordable housing





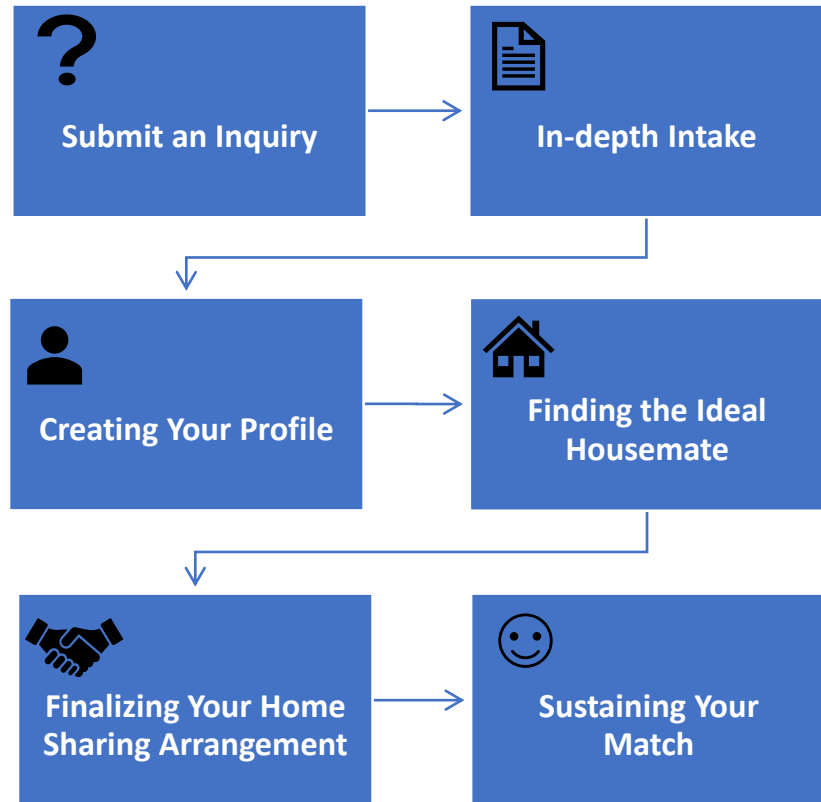
# How We Can Help

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- HIP's certified housing counselors can help homeowners and home seekers:
  - **identify** personal preferences
  - **navigate** the online matching platform, create a compelling profile
  - carefully **assess** potential matches to identify compatible housemates
  - **finalize** an appropriate home sharing agreement
- We aim to increase the likelihood of a successful match through a **thoughtful consideration** of participants' preferences, needs, responsibilities and rights.
- HIP's Montgomery County Home Sharing Program is supported by Montgomery County's Department of Health & Human Services, and offers **free access to the Silvernest platform**, which provides background checks, lease creators and home sharing insurance. No rental subsidies will be offered as part of this pilot program.



# Our Process



# Benefits of Silvernest Platform

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## Guided Profile Creation

- User sets preferences
- Verifies user identity
- Create property listing with photos
- New covid-conscious features



## Finding Your Matching

- User dashboard
- Browse listings or suggested matches
- Submit applications for listings
- Secure messaging platform protects identity



## Peace of Mind

- Background screens (Covered thru MCHS)
- Lease Creator
- Rent Auto-Payments
- Homesharing Insurance
- First two months covered (5% of rent)

# What is Silvernest ?

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## Silvernest is...

- An all-in-one online homesharing platform
- A place to find budget-friendly home and apartment rentals with compatible roommates
- A place to list space for rent and find housemates with similar lifestyles and preferences
- Available nationwide

## Features include:



Roommate matching



Background screens



Lease creation



Rent auto-pay

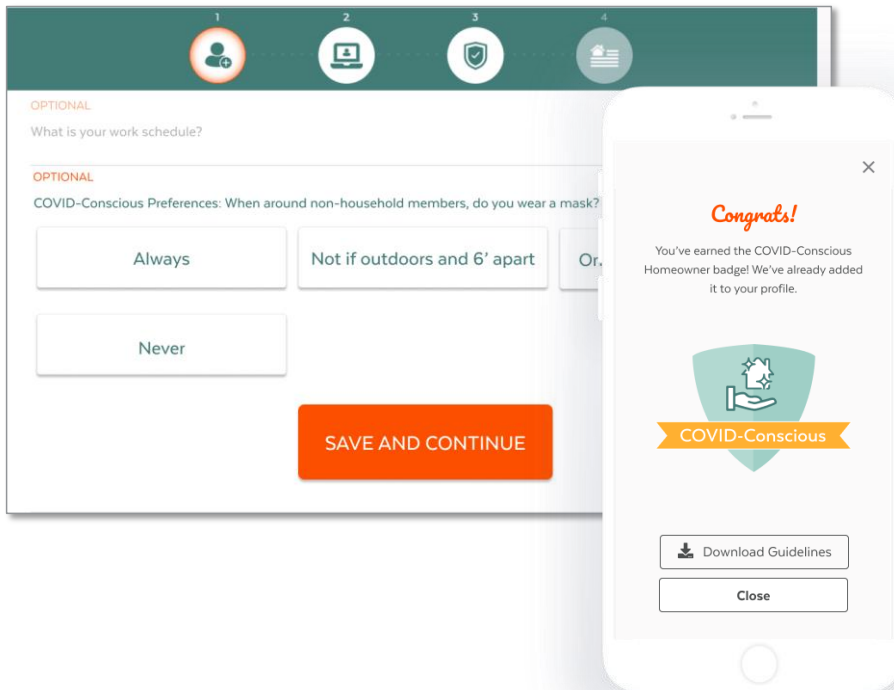


Homesharing-ready insurance



# New: COVID-Conscious Features

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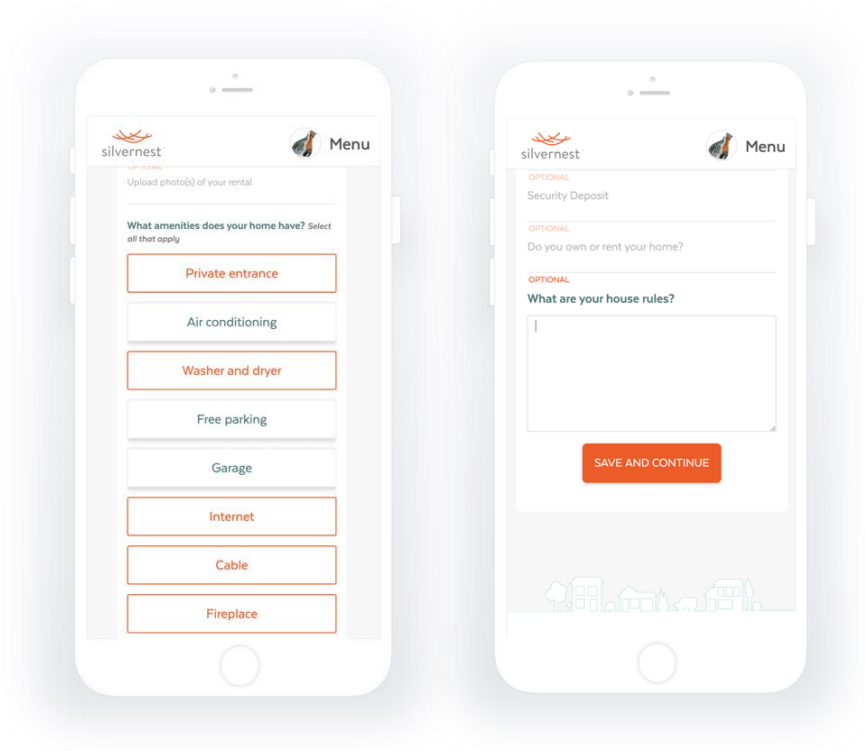


## Communication is key

- New onboarding questions let users indicate preferences and safety practices
- COVID-Conscious listing badge lets users communicate safety protocol and identify others who are like-minded

# Creating a Property Listing

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## List a space to share

- Add a property description and photos
- Select from a list of amenities
- Specify lease terms, monthly rent and deposit amounts
- Specify if open to reducing rent for work
- Include a homeowner bio



# Homesharing-Ready Insurance

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## Coverage includes:\*

- Up to \$100,000 in protection for the home against damage a housemate might cause
- Up to \$10,000 in protection for the housemate's property from accidental damage
- No deductible, no separate application process
- Coverage kicks in when first rent payment is processed through Silvernest



# Contact Us

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- ✓ Call Michele Higgs at 301-85-SHARE (301-857-4273)
- ✓ Email [homeshare@HIPhomes.org](mailto:homeshare@HIPhomes.org)
- ✓ Go to [www.HIPhomes.org/home-sharing](http://www.HIPhomes.org/home-sharing)
- ✓ Go to - <https://www.facebook.com/HIPHomesMd>

**Home Sharing  
In  
Takoma Park  
How's It Going?**

**Jessica Landman  
Takoma Park Homeowner  
Accessory Dwelling Unit**



# Questions?

## Contact Information

**Patti Mallin, City of Takoma Park**

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240-315-6721

**Michele Higgs & Carmen Castro-Conroy**  
**Housing Initiative Partnership**

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301-85-SHARE

