



Anne Wyatt,
Executive Director

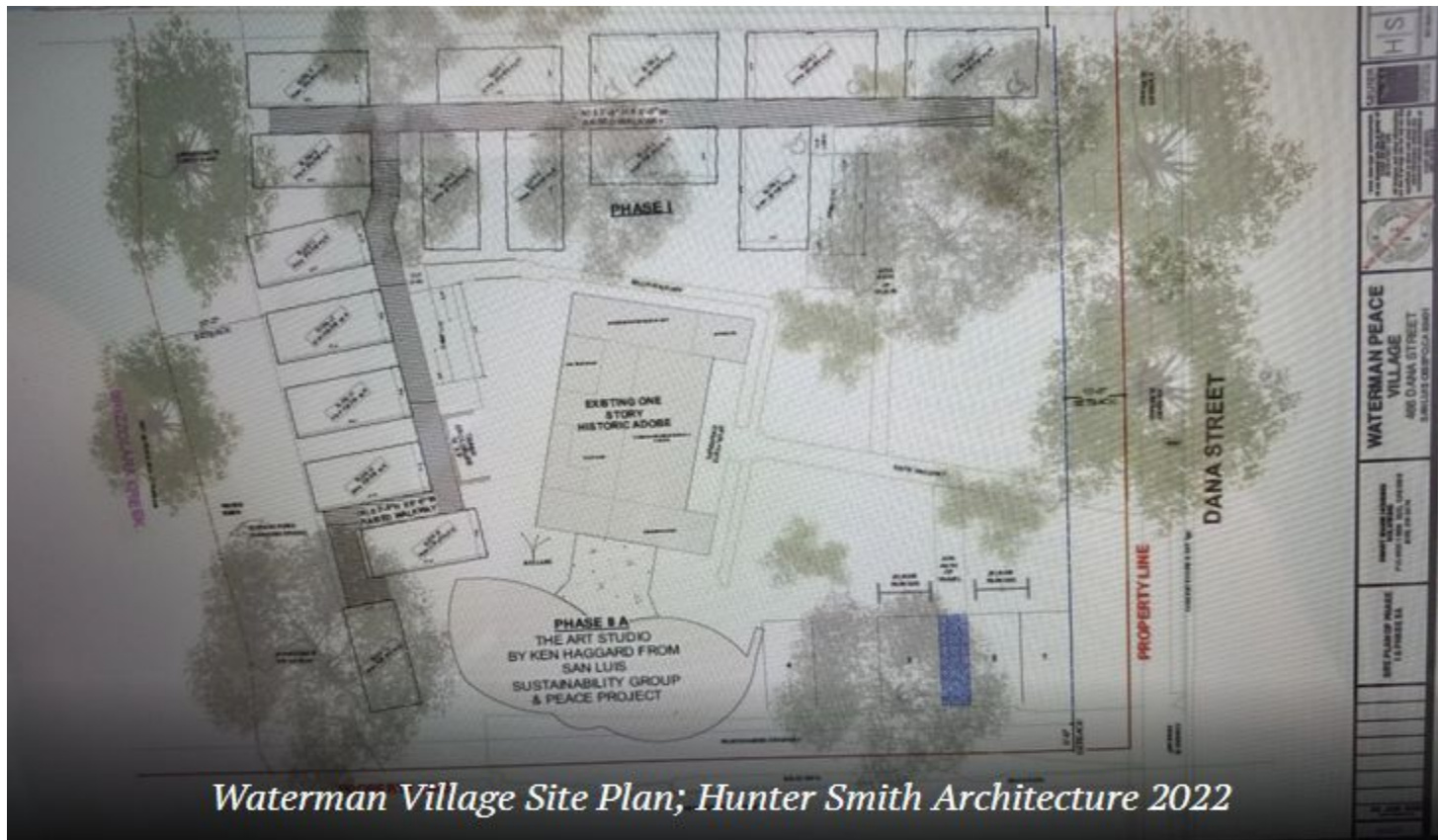
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Smart Share

- History
- Programs
- **Waterman Peace Village SLO**



Waterman Micro-Village



Waterman Village Site Plan; Hunter Smith Architecture 2022

Purpose

- **Better understanding** of Housing Options
- **Expand the pie: house all**
- **Inspire Action** to protect & create safe, affordable & supportive housing for San Luis Obispo Seniors

Changing Demographics

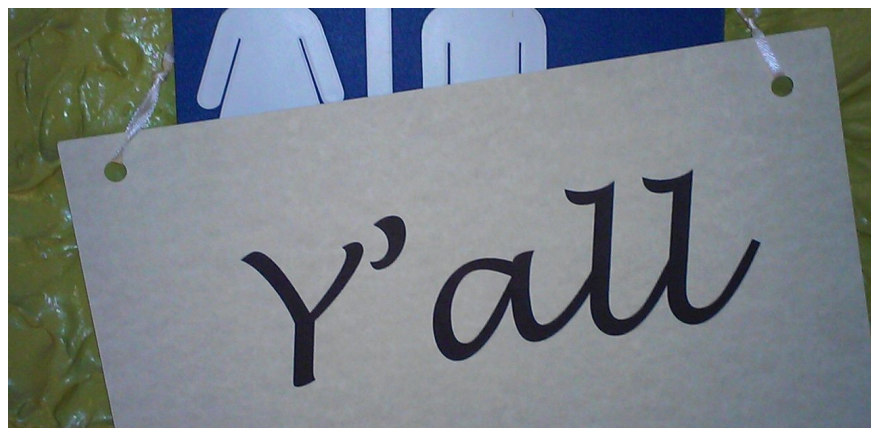
- Fewer family households
- More Non-family households
- More Single person households (24%-36%) + more senior households

= MORE SINGLE SENIOR WOMEN
(1 of every 8-12 households)

- mobility limits > isolation, challenges to provision of health care & other services

Solutions

- **Typical Response:** Build more
 - **Inadequacy of Response:**
cost, who, what, where???
- many locked out



Thinking Differently: Bigger & Smaller

- Existing structures & developed lots
- New thinking on New Development
- Effective policy: inclusionary ordinances, taxes, bonds, incentives & allowances for diverse types—tiny homes on wheels, ADUs, JADUs, RVs, etc

Existing Structures & Developed Lots

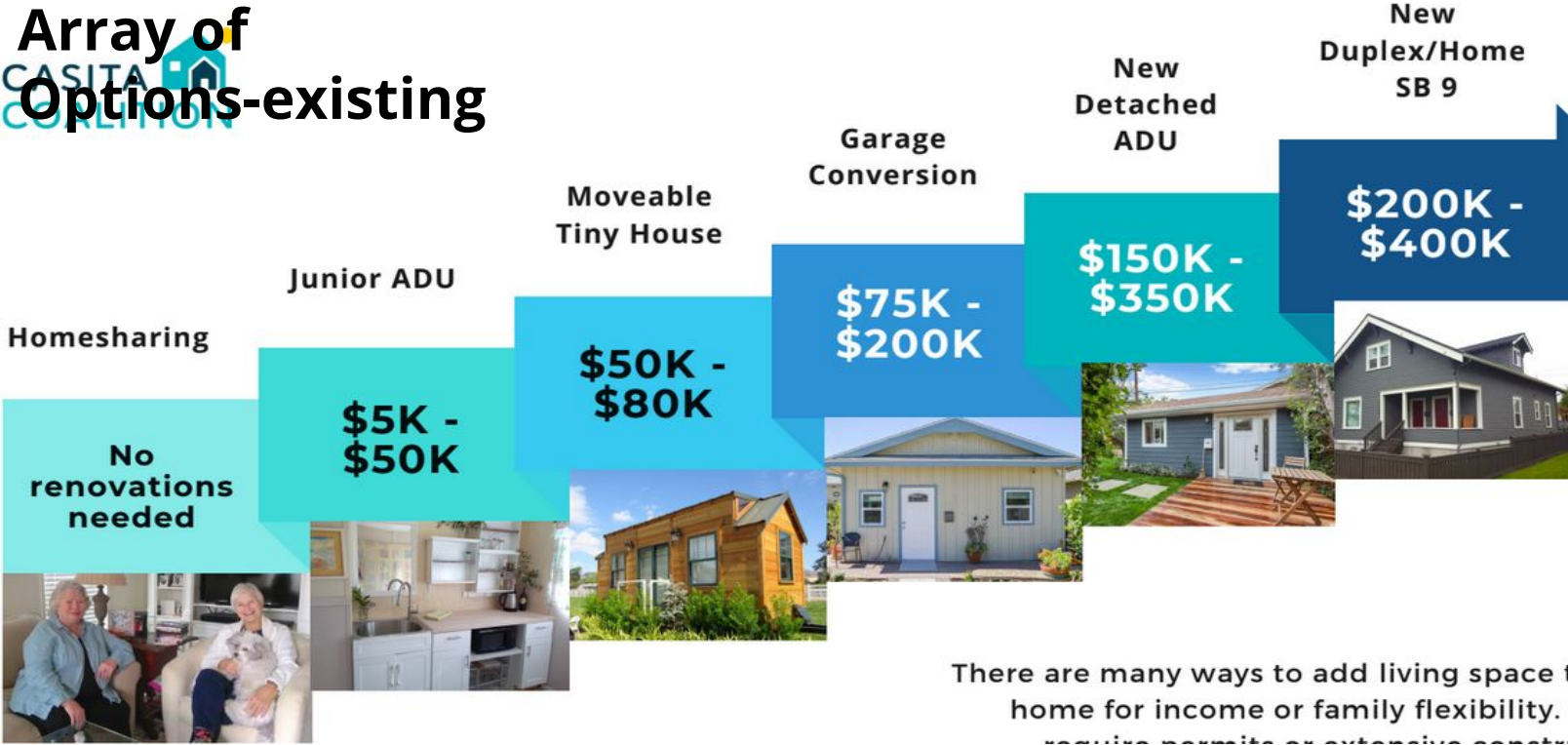
- HomeShares
- JADUs
- ADUs
- tiny houses & RVs
- live/work commercial



Existing Structures & Developed Lots

Continuum of Affordable Housing Options

Array of Options-existing



There are many ways to add living space to your home for income or family flexibility. Some options require permits or extensive construction.

What is homesharing?



- **Unrelated people sharing living space**
- **Provides a private bedroom, a shared or private bath and a shared kitchen or own kitchenette**
- **A win-win-win solution that empowers our community; direct program client benefit at \$1.5M; community benefit**

Homesharing Flexibility & Security



Other options: Existing stuff

Junior ADUs:

Making new private living area out of existing space in home or attached garage

under 450 square feet

electric cooking; bathing; separate entry

Other options: Existing stuff

Accessory Dwelling Units (ADUs):

Part of main house, attached to main house, garages, new structures

Cambria moratorium: water service

Other options: Existing lots

Tiny houses on wheels & RVs

Type of ADUs, but on wheels rather than fixed foundation; May be grid connected or off grid



THC: Granny Units/Second Units/Accessory Dwelling Units (ADUs) & Tiny Houses on Wheels



- **Smaller units affordable by design**
- **Rental opportunity**
- **Opportunities for multiple-generation and in home care**
- **Attached or detached from home; garage conversions**
- **City SLO among 1st to allow THOWs**

Other options: Existing stuff

Commercial as mixed use and Residential

Zoning history of exclusion and separation of uses: time for change?

Is Main St. USA better off lived on or with empty commercial structures?

Co-Living: Residential hotel, Boarding House



- **Motels now housing off-season “Weekly rental”**
- **Residential hotels - work with provision of common area**
- **Central locations - efficient space for singles, non-drivers**

Live-work

Combined living and work space



- **Historical tradition of work in home**
- **Cottage industries: artist lofts, bed & breakfasts, small restaurant, hair salons**

Residential Hotel/Boarding House Shared living residence/Co-living



- **Short-term option**
- **Rental housing**
- **Efficient, small units carved out of existing house/hotel**
- **Often in central location**
- **May be furnished**

Hipster PODS!

We used to call this
dorm beds in a
hostel...



Supportive Housing and Group homes



- **Shared experience toward recovery**
- **Supportive services provided on-site**
- **Counseling and guidance**

Tiny house villages

- **Multiple homes**
- **Community components--bringing multiple people together for community support**
- **Utilization of shared community amenities, e.g. common kitchen, community rooms, bathing**
- **Temporary or permanent**



Independent & Assisted living/Skilled Nursing/Dementia Care



- **Housing with services for the aging**
 - **meals, housekeeping, medical and other assistance**
- **Shared facilities and organized activities**
- **Medical and protective support, as needed**

RV Storage Yard Conversions: SLO City 8; County 30?



Other options: Existing stuff

SB9 lot splits: 1 to 4

May allow effectively up to 4 units on residential lots

Higher density allowing more people to live affordably & closer to services

New Thinking about New housing

What's a home?---size, type, style
tent? yurt? RV, mansion, tiny house on
wheels (THOW); boondocking & off
grid living; simple living, scaling down,
access, aging, affordability... *more
space for car storage than human
habitation? cooking & kitchens; **no one
size fits all approach; try it all***

New Thinking about new housing: size/mobility/off-grid



Remote
workers–untethered

DIGITAL
NOMADS–VanLife/RV
and Airbnb living

NOMADLAND–working
seniors

Angles to work:

Off-grid options & solar

Churches & YIGBY: SB 1336

Caretaker quarters pilot project

Allow people to live in THOWs and RVs

RV storage yard conversions?

Create more safe parking, camping areas for long term use, such as Oklahoma Ave.

Allow residency in commercial –see Main St.



Housing Policy may put you to sleep...

Effective policy guides what we get or don't

Pay attention and weigh in:

inclusionary housing ordinances

vacation rental ordinances & enforcement

tax systems that incentivize basic housing

legalize smaller more efficient homes and diverse types—tiny homes on wheels, ADUs, JADUs, RVs...

Contact & Events:

Check our website

www.SmartShareHousingSolutions.org

Write your supervisors:

<https://www.slocounty.ca.gov/Departments/Board-of-Supervisors/Contact-the-Board-of-Supervisors.aspx>

Call for a site visit is you may have a space that could be shared (805) 296-0013

Thank you!

Thursday, August 4th

3:30pm – 4:30pm

Moonstone Cellars – Upstairs Meeting Room
812 Cornwall St, Cambria

PLEASE JOIN US!

For A Community Outreach Featuring:

SMARTSHARE HOUSING SOLUTIONS

You are invited to learn more about a HomeShare program serving Cambria!

General backyard requirements City of SLO

- owner-occupied primary residence or tiny house
- permitted utility connections to main & tiny house (water, sewer, electrical)
- ANSI, NOAH or other certification (similar to RV's) & DMV registered trailers
- on wheels (no self-propelled RV's)
- look 'similar to a traditional home'
- placed toward rear or side of lot with 5-foot setbacks
- insulation: floor, walls and ceilings
- No nightly stays/Airbnb, etc. More info:
<https://www.slocity.org/how-do-i/apply-for/tiny-home-on-wheels>

Tiny Tiny

**Personal hauling = <8.5 feet wide
150-300 sq. ft. Loft sleeping quarters;
Tumbleweed, often personalized or
self-built; TV shows**



Park Model

**Commercial hauling =8.5+ ft. wide
350-399 sq. ft (2-5 feet wider; allows
ADA access; downstairs sleeping:
Champion & other factory
manufacture; standardized across
USA; Avila hot springs; KOA, etc.**



What's the difference between an RV & a tiny house?

- Looks--"general appearance, siding, roofing of traditional home"--wood siding, framing, typical
- Insulation--energy efficient; 4 seasons
- RV: primarily light, movable--thin finishes
- Tiny Home: made to live in--heavier, often 7-8 tons

NOMADLAND: KIFT–VanLife

<https://www.bloomberg.com/news/features/2022-07-14/van-life-startup-kift-pitches-remote-work-in-national-parks>

More than 15 million Americans now call themselves “digital nomads,” according to consulting firm MBO Partners



**ADU=Accessory Dwelling Unit
2nd unit on residential lot**



Benefits: “free land,” existing infrastructure=roads, services, power, water, etc.