

Housing Initiative Partnership ~ Home Sharing Program

MONTGOMERY COUNTY



What is Home Sharing?

Home Sharing with HIP is an **innovative** idea where homeowners offer spare rooms, or Accessory Dwelling Units, in their home for rent to home seekers searching for **affordable, healthy and safe housing** for longer than six months. We help both homeowners and home seekers through the process of finding a compatible match, free of charge.

HIP's Montgomery County Home Sharing Program is supported by Montgomery County's Department of Health & Human Services.



Montgomery County Home Sharing
offers a way to have a more comfortable life.

<https://HIPhomes.org/Home-Sharing>

Benefits of Home Sharing

- Increases sense of security and **reduces social isolation** while aging in place
- Creates a new source of **monthly income** for homeowners
- **Locates and screens** compatible housemates, including the option to share light housekeeping chores or assistance with errands in exchange for reduced rent
- Creates an alternative affordable housing option in an expensive rental market
- Strengthens neighborhoods and **builds community** by offering an efficient use of existing housing stock that helps people remain in their homes, or find more affordable housing selections



Housing Initiative Partnership, Inc.



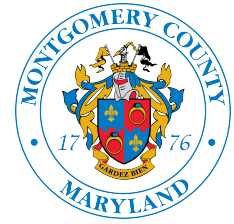
How HIP Can Help

Housing Initiative Partnership, Inc. develops innovative affordable housing, revitalizes neighborhoods, and equips people to achieve their housing and financial goals. HIP has offices in Hyattsville, Germantown and Gaithersburg.

HIP's certified housing counselors can increase the likelihood of a successful **long-term match** by employing a thoughtful process that reviews the clients' preferences, needs, rights and responsibilities as homeowners and renters. We listen to your needs and help you work through your options.



Housing Initiative Partnership, Inc.



Room Ready Fund

A grant for Montgomery County Homeowners participating in the Home Sharing Program

The Montgomery County Department of Health & Human Services has partnered with Housing Initiative Partnership, Inc. (HIP) to help older homeowners get their spaces up to code and ready to participate in the Home Sharing Program.

Eligible Applicants

- Must own and occupy a home in Montgomery County full-time.
- Homeowner must be 60 years or older.
- Must be current on mortgage payments, HOA, condo fees, property taxes, and property insurance.
- Must have Homeowner Insurance

Eligible Repairs

- Health & Safety Repairs to bring the home "Up to code."
- Accessibility features: Ramps, grab bars, railings
- Patching and painting walls
- Repairing or replacing exterior doors and/or egress windows
- Insulation for the ceiling in a basement, fire rating.
- Clean/replace carpet.
- Decluttering space and/or furniture removal
- Bathroom upgrades
- Other improvements considered.

Grant Terms & Requirements

- Maximum Grant Amount up to \$6,000
- Grant does not need to be repaid.
- Priority will be given to projects that can be completed within 2 months.
- The homeowner is required to execute a home sharing agreement and lease within 2 months of the completion of repairs.
- Agree to a rent reduction for the first 6 months of a 12-month lease.

How to Apply

1. Complete a housing counseling session with HIP Home Sharing staff.
2. Fill out the Room-Ready Fund program application.
3. Provide ID, proof of income, recent mortgage statement, proof of Homeowner Insurance, and most recent tax returns.
4. Email HIP's Claudia M. Jutila at cmedina@hiphomes.org to arrange application submission. Applications can be submitted electronically or in person by appointment.

Questions? Call Housing Initiative Partnership at (301) 985-2046

