



Japan Homeshare Project

July 2011

Cologne Germany

Congress
sponsored by



bruderhaus **DIAKONIE**
Stiftung Gustav Werner und Haus am Berg



Japan Homeshare Project

What NPO & I are doing about Homeshare

2007

My first Homeshare experience run by HIP Housing

Questionnaire, Interview, and Measurement research

2008

I met NPO Heart warming house

Apply the subsidy

2009-2010

We recieved the subsidy from the gorvenment

Made the 4 trial Homeshares(2months) in Tokyo area.

2011

Partnership with Shared House Advertisement Company to start up the Homeshare program with a business skill

Homeshare research run by Housing Brue for Sinior, UMHY

Master degree

Working experience as a junior architect

phD

Japan Homeshare Project

HIP HOUSING

- NAME: Human Investment Project Inc.
- LOCATION: 364 South Railroad Ave, San Mateo, CA
- MISSION: non-profit organization that creates a place to call home
- HIP Housing's 4 programs

① HOMESHARE:

facilitates a living arrangement in which two or more unrelated people share a home.

② SELF-SUFFICIENCY:

provides housing help and supportive services to low-income families transitioning to self-reliance.

③ HOME EQUITY CONVERSION:

allows senior homeowners to convert the equity in their homes into monthly income, without giving up their property.

④ PROPERTY DEVELOPMENT:

HIP Housing acquires and rehabilitates existing housing to expand the pool of affordable housing for low-income persons and families in San Mateo County.



Japan Homeshare Project

Case study 3 3-a:Provider(♀68)×3-b:Student(♀26 my experience)



■ Expansion, change of function, and upgrade of facilities

- expansion of master-bedroom
- expansion of bathroom
- expansion of TV room

Japan Homeshare Project

Living Together Agreement (HIP Housing)


HOME SHARING AGREEMENT

1. PARTIES
The parties to this agreement are CAROL FANUCCHI hereafter called Home Provider, and MamiKO Miyabe hereafter called Home Sharee.

2. PROPERTY

a. Home Provider shares the following property with Home Sharee for the term of this agreement:
Premises located at: 305 Dwight Rd
Furniture, appliances, & other items of personal in the following areas:
Bedroom, Living room, Kitchen Bathroom

b. The following areas of the house are not to be shared except as specified:
Back bedroom - bathroom Back room, balcony

c. The following items of property are not to be shared except as specified:
Telephone

3. WE AGREE TO THE SPECIAL CONDITIONS AS SET FORTH BELOW:

FOOD

Will food be shared or bought separately? Separate food
Including condiments & supplies? Separate supplies
If shared, how will the cost be divided? Provider supplies
Who will cook? Both of us cook
Who will shop? Both of us shop
What will the cooking/dining schedule be? flexible over by 9:00 & 9:15
How will refrigerator/storage space be divided? yes

88716.doc 1

CLEANLINESS

Which areas will be cleaned jointly & when? Bathroom clean
How often should neither clean own bath? -
Who will clean bathroom if shared & how often? Both
Who will purchase bathroom supplies? Carol to Buy Supplies
When should dishes be washed? Both wash
When should dishes be run & emptied? Not waiting dishes put away

SMOKING

Is smoking acceptable by self & guests? No smoking
Where is smoking acceptable? No Smoking

ALCOHOL CONSUMPTION

Is drinking acceptable by self & guests? Social drinking only
How much & how often is acceptable? Drinks to drink moderately

USE OF DRUGS

Is use of drugs acceptable by self & guests? No drugs

VISITORS

Is notification of guests required? Yes - give Notice
Are overnight guests okay? No guests at this time
Length & frequency of stay? Emergency guests only

PRIVACY

When are quiet times preferred (any pet)? 3:30 - 5 quiet time
Establish policy on entering each others rooms? Knock on Bedroom
Establish policy on entering other areas of house? Notify if using door shared

SECURITY

Is there an alarm system & who's responsible for turning it on? shared
Who is responsible for locking doors & windows? Last one in lock's front door.

TELEPHONE

If shared: should messages be taken? No
Should long distance calls be paid for? Use own cell phone for long dist calls
If not shared: should housemate answer if ringing? No need to answer phone.

88716.doc 2

Japan Homeshare Project

Case-study 2 2-a:Provider(♀97) × 2-b:Part-time-job (♀55)



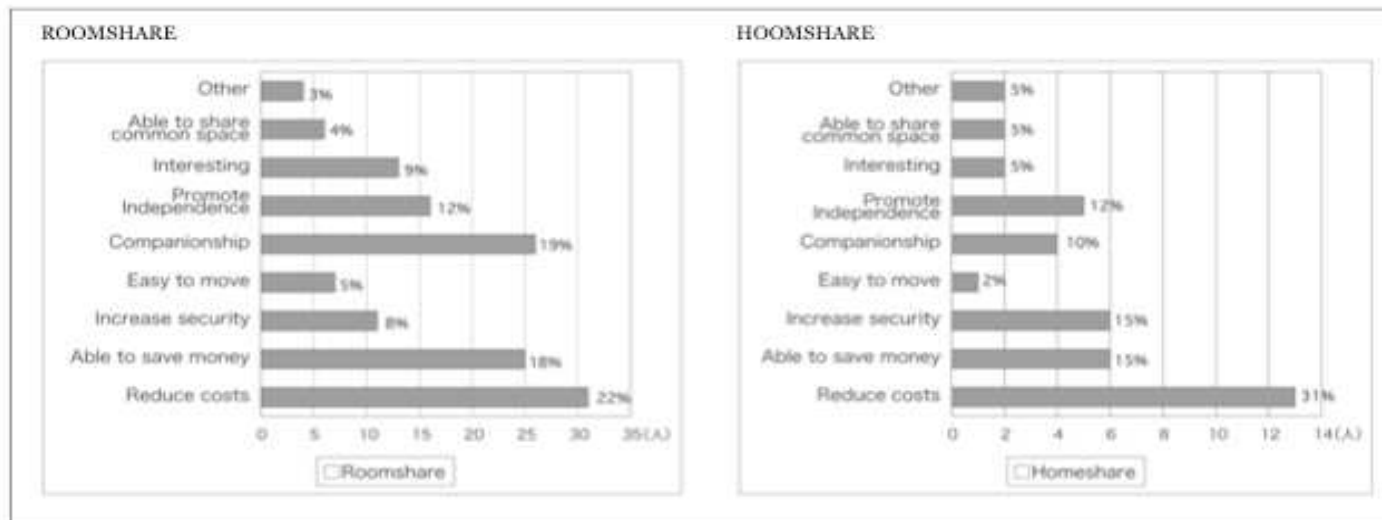
■ Expansion, change of function, and upgrade of facilities

- addition of bathroom
- extension of a ramp at the back door
- install a railing

Japan Homeshare Project

2-2. RESIDENTS' ASSESSMENT

■ The reason for choosing Roomshare or Homeshare

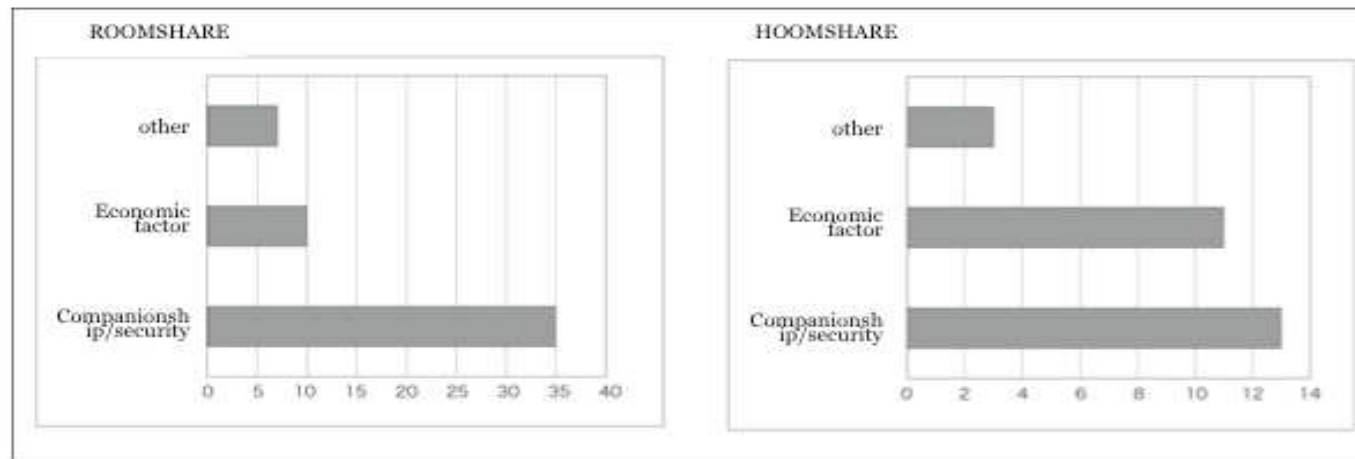


The largest reason for choosing shared living is the economic factor such as the possibility to reduce costs and the ability to save money

Japan Homeshare Project

2-2. RESIDENTS' ASSESSMENT

■ The reason for preferring Roomshare or Homeshare.



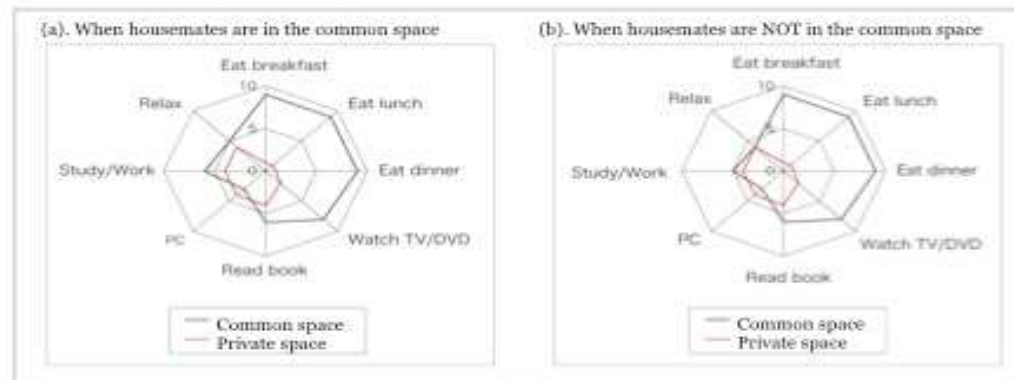
Many people who chose Roomshare and Homeshare mentioned that they prefer Roomshare or Homeshare because of “Non-economic factors” such as the ability to gain companionship and increased feeling of security.

Japan Homeshare Project

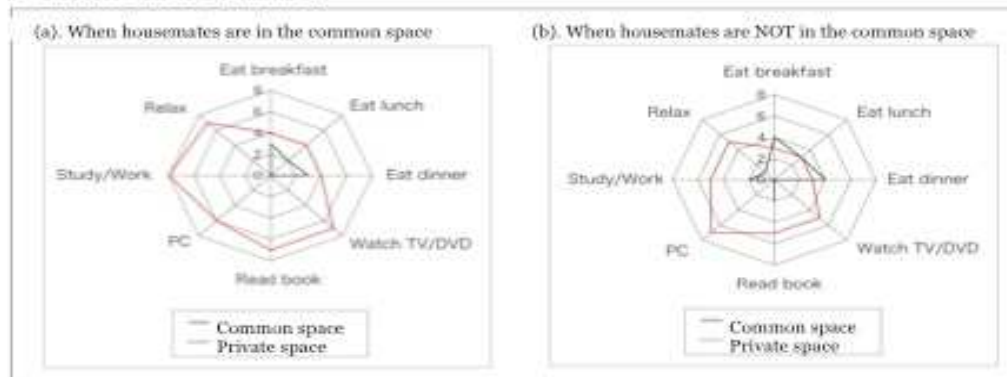
THE AREAS FOR ACTIVITIES

whether in the COMMON ROOM or in their PRIVATE ROOM

■ Homeshare (Provider)



■ Homeshare (Sharer)

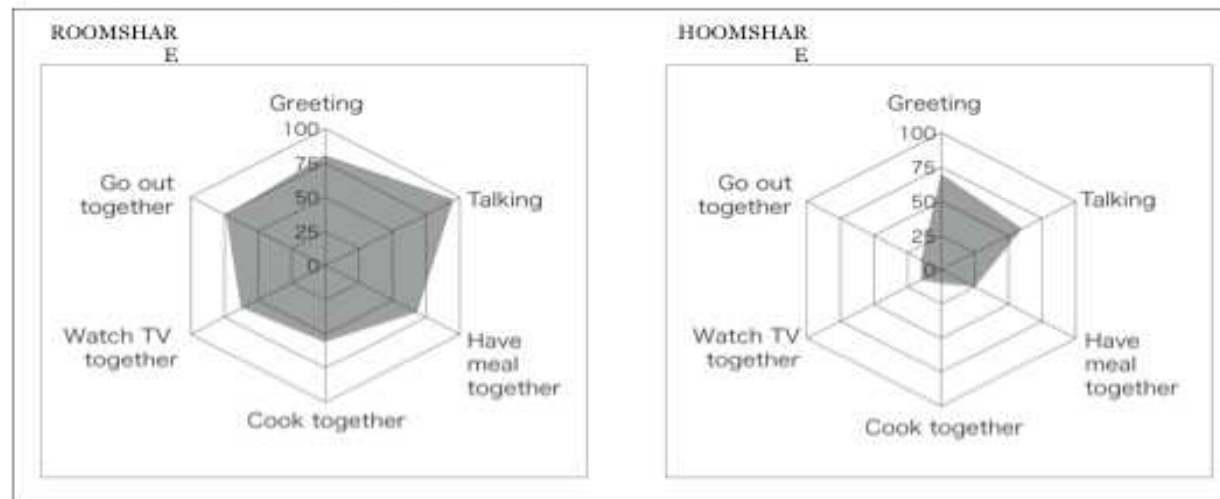


The usage is determined by status within the residents.

Japan Homeshare Project

2-4. THE COMMUNICATION AMONG THE RESIDENTS

■ Range of activities among dwellers



Roomsharers' activities show wider range, from greeting to going out together, compared to Homesharers'.

Japan Homeshare Project

What I'm doing about Homeshare

2007

My first Homeshare experience run by HIP Housing

Questionnaire, Interview, and Measurement research

2008

I met NPO Heart warming house

Apply the subsidy

2009-2010

We recieved the subsidy from the gorvenment

Made the 4 trial Homeshares(2months) in Tokyo area.

2011

Partnership with Shared House Advertisement Company to start up the Homeshare program with a business skill

Homeshare research run by Housing Brue for Senior, UMHY

Master degree

Working experience as a junior architect

phD

Japan Homeshare Project

About a non profit organization, Heart Warming House

shArE
Hou
se

Shared house



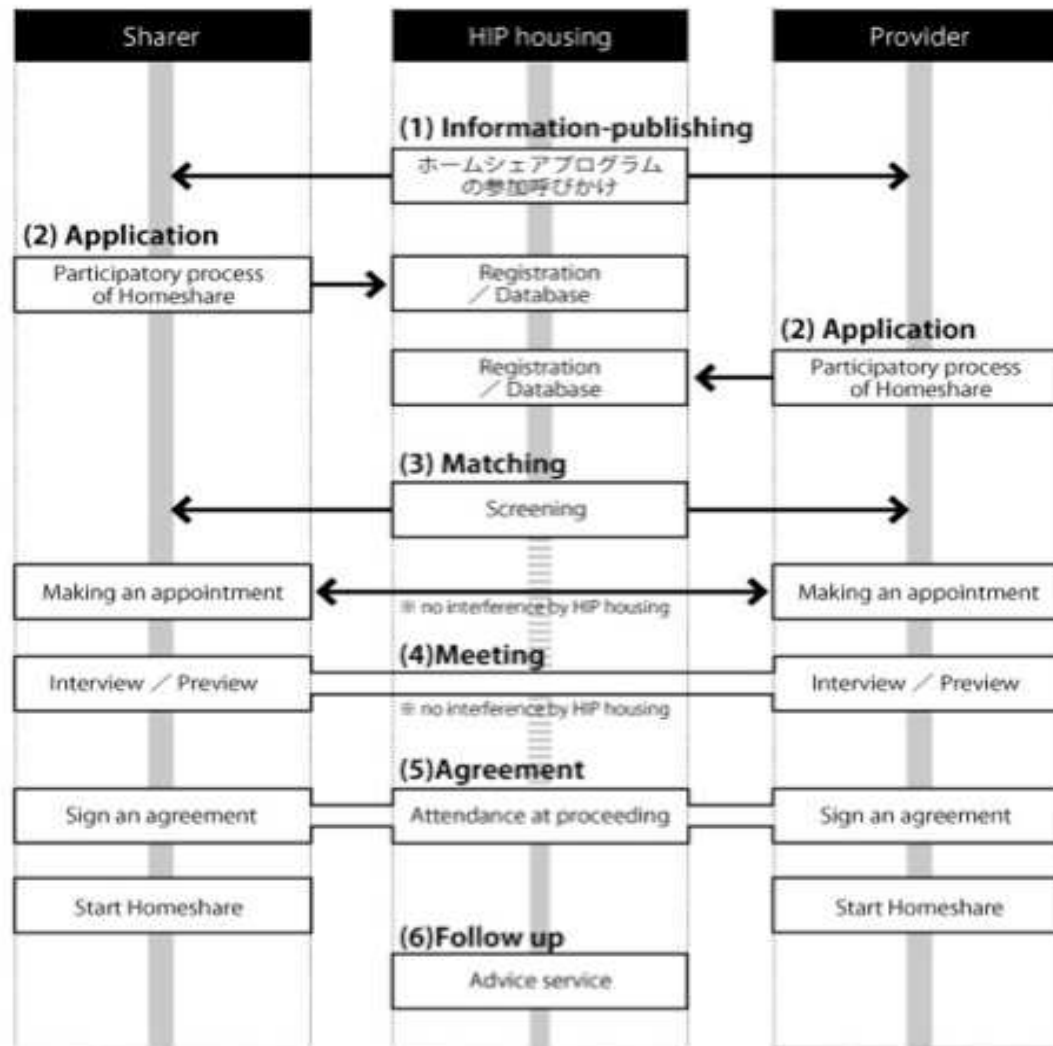
Community Cafe



Homeshare



Japan Homeshare Project



Japan Homeshare Project

About the trial Homeshare in Tokyo



Japan Homeshare Project

Current Homeshare in Tokyo



Japan Homeshare Project

What I'm doing about Homeshare

2007

My first Homeshare experience run by HIP Housing

Questionnaire, Interview, and Measurement research

2008

I met NPO Heart warming house

Apply the subsidy

2009-2010

We recieved the subsidy from the gornvenment

Made the 4 trial Homeshares(2months) in Tokyo area.

2011

Partnership with Shared House Advertisement Company to start up the Homeshare program with a business skill

Homeshare research run by Housing Brue for Senior, UMHY

Master degree

Working experience as a junior architect

phD

Japan Homeshare Project



シェア住居って何？
シェア住居の探し方
物件選びのコツ
生活の注意点

FAQ よくある質問
★ 用語集

シェア住居探し シェア住居とは？ ひふひ不動産について 不動産事業者様へ シェア住居統計資料

シェア住居検索 エリア別 住所別



入居者募集 更新情報

ゲストハウス心算 代官
代官山駅徒歩4分、赤坂有明、
中日両駅も徒歩圏です

ミナミアーナ
有明駅徒歩10分、事務室日付
マンション中！

マーブル 桜橋本町
大らかなカウンターキッチンが
ツボのシェアハウス！

マンズリー書かん 小平
原上アラスは富士山ビュー、マ
ンション風に楽しめる

ハウス 谷中
★10畳中庭が有明キッ
ン付き！

田園調布ガーデンハウス
田舎な田舎調内の住みやすさ
を、物置を暮らしに活用

グレドハウス 舟越
リビングが通気性のあるナ
チュールテキスト、女性

ビッポハウス 武蔵浦和
新築デザイナーズ、豪華な入
居費は別加算中！

Casa de Kai
新築、この子へ、新築2世、地
鉄徒歩

レジデンスシェア東京イー
1号棟+増築付2 個室42,000
円・礼金無し

ヒロヤマハウス
海や自然の中でのマイブツを
上手に探します。

Bright 調の音
大井町線駅直結徒歩3分、自
車がなくてもOK

house-review

都心居住



初台のリゾート「MuMuハウス」
やっぱり、便利なのは便利、今回のシェア
住居探検隊は「MuMuハウス」。
*2011-06-30

自然素材



川面に映る灯りは「二階堂カワモハウス」
やっぱり、静かが好き。今回のシェア住居探
検隊は、新築にオープンした「二階堂カワ
モ」*2011-06-27

大型物件



えらべる快適「コンフォートたまプ
ラーザ」
えらべる情報。今回のシェア住居探検隊は
「コンフォートたまプラーザ」。
*2011-06-23

アート魂



私のお気に入り美術館「屋根とあかり
経営」
レトロも、モダンも、クラシックも全部好
む。今回のシェア住居探検隊は「屋根とあ
かり」。
*2011-06-20

フレンズ



ペット達のソーシャル「HOUSE-
ZOO香香館」
リビングから出るとどく、パティオ型の
ドッグラン。今回のシェア住居探検隊は、
ペット *2011-06-16

special



people



シェア住居
ソーシャル-キキキキキ
調査レポート
「住まい」としてのシェア住居

Japan Homeshare Project

Business framework (under construction...)

