1 Project Description

1.1 Overview

This project will be a database application that is hosted for the housing industry to become easier to manage, and provide a simplified process for finding, arranging, and dealing with these properties. Its purpose is to create a single interface that allows the best interaction experience between the renter and the rentee.

1.1.1 The goal of this project is to build a community of housing-seekers and building owners to be able to find each other and match together to find a balance between those who need rooms and others who are looking to rent out spaces and get some extra cash. The demand for such an application is strong within the area surrounding SJSU, with so many students posting on several different social applications in order to find what would be the perfect fit for them. However, using such methods is not as effective as having a single web app that could do all of the research and matching done for a user, minimizing time, struggles, and energy for the users.

1.1.2 Currently, it is not easy to accomplish trustworthy research when it comes to finding housing accommodation, especially in Downtown San Jose, CA, where many San Jose State University students spend long durations of time seeking even just a bed to use for a night, instead of commuting far away, or paying thousands of dollars for a full apartment or even studio in the area. Our motivation is our own struggles going through this hunting party to find the best match for location, price, roommates, and lease length. As the economy in The Bay Area’s Silicon Valley grows, so does the costs of living, which includes rent. Taking this into account with school tuition, and other living fees and expenses, having such an app could truly help many students save money in space that they may not be using.

1.1.3 The stakeholders for such a project idea would obviously be the students of that local university. These are the users that would get the primary benefit from having an application like this around and distributed to the neighborhoods within walking distance of the school. They would be finding the cheapest rent costs nearby and saving significant amounts of money that will add up after several months of discounted rent, minimizing some struggles related to housing and decreasing possible homelessness. The other users that would make sense to have as common stakeholders are the rentees, or the people with extra space to rent out, whether it’s just a bed or area on the floor in a room to sleep in, to full rooms in houses, to apartments in a building, to a whole mansion. The range is very wide in order to accommodate people with different housing requirements, and access based on needs and available income. The owners of these places would be able to get more income on the side, through renting out to anyone starting from a single roommate to a large number of people willing to live together to lower the rent paid by each renter, and still provide the homeowner good income.

Less common stakeholders could be neighbors of those renting out their spaces, because sometimes having so many roommates in a single space as neighbors could be very loud or messy or just uncomfortable. These people would need to adjust to the new number of people living near them, or at the very least have to come to an understanding or compromise about some rules which may involve noise levels, having friends over, and keeping parking spaces available. Another group that may also be forgotten about often times is the families of the students who are moving into housing locations on this application. Their emotions do play an aspect in how happy the students are living with strange people rather than back home with family, for the cost of commuting plus vs the rent of the apartment or room. Having worried or unsupportive family members could make the experience so much worse and harder than it should be if not all parties have settled with the issue.

1.1.4 The application domain is the housing industry in the neighborhoods in the areas near big city colleges and other places with condensed populations. This industry currently has many old school organizations successfully working in this department, and there are newer methods that are similar applications, but these either do not provide all of the options in an area, so one may not be able to find the best deal if it’s not posted onto the application, or that the greatest deals found are all from scammers, and that there is nothing realistic about how many matches are made through the application. Our workaround is to look through other authenticated housing listings and set up a reference post on our web app as well, and also make sure to have all rentees’ posted listings be authenticated and proved as a true place with accurate numbers, statistics, and rent costs.

1.1.5 As mentioned all throughout the description, this project will provide the best deals for students to find housing nearby to their colleges, and the homeowners in the area would be able to rent out parts of their houses, full rooms, or share apartments for some extra income while making use of unused space. A typical user of this application would either be someone looking to make some money and rent out a space, or someone, usually a college student, looking for housing near a university, or in a large city. For example, a rentee could be someone who owns a large house and just simply has too much space and is looking for someone to live with them and possibly be friends with, or at least provide a little extra income for. It could also be someone renting out an apartment but would like to contribute some help to the community, so they provide some housing for anyone in need. Another possibility is that a bunch of college students are rooming together, but are focusing on school, so to afford rent they need even more roommates, and manage to split it with even more people and for each to pay less. On the other hand, a renter could be a homeless person who just got a job, but does not have enough money saved to get their own place, or an international student who needs nearby housing for the time period of their student visa, or just a teenager looking to move out of their parents’ or family’s house and start living their life independently and on their own. These are all potential combinations for users to be matched up for housing with our application.