

HOME NOTES

Connecting home providers and home seekers to help people remain in their communities, strengthen bonds between neighbors, and create mutually beneficial, affordable housing solutions.



NEW OPPORTUNITIES



HomeShare Woodstock is busy making matches! We have just made our fifth match for this year benefitting a total of fourteen people. We are always in need of more Home Providers and we have many terrific applicants hoping to be helpful to others. All of our Home Seekers can afford some rent and our Home Providers are

flexible, each situation is unique. Here are some profiles of our current home providers and home seekers:

- This gentleman has 36 years of carpentry experience as a self-employed contractor. He is quiet, hardworking and loves chess. A great match for someone looking for assistance with home projects!
- We have several applicants who are older artists on fixed incomes who have no car so need to be close to town. They are willing to help with computers, driving, pet sitting and sometime gourmet meals. They have lots to offer!
- Separate cottage owned by an older woman who would like the security of someone else living on her property, help with computer tasks and snow shoveling. And she would love an occasional game of scrabble!

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"I don't believe anyone can lose in this program if you follow all the procedures. It is a Win Win. The home owner receives income and the renter has a place they can afford. I believe everyone should have a place to live and a place to feel safe. I could have continued to rent short term, but having a family in that house benefits me, the family and the entire community. Anyone who has extra room in their home or a separate space like I have, should join this program."

M.E., Saugerties

MATCH PROFILE



Meet Kate and Heather. Heather loves the arts and was looking for a home share where she could be of help to a home provider and that would allow pets. Kate is a busy artist who was looking for a new tenant on the property she shares with her partner Sarah. Kate now benefits from Heather's help with projects in her studio and Arrow the cat has a sweet new home! Both have been happily home sharing since the summer. Here's what they have to say:

"We love Heather and Arrow. We love HomeShare! HOMESHARE IS THE WAY OF THE FUTURE... and in Olivebridge, the best part of the past..."
Kate McGloughlin and Sarah Stitham

"I am so grateful I heard about the HomeShare program. They have been so supportive and determined in finding me the perfect housing match, and they have! Being a tenant of Kate and Sarah has been incredible and I'm so lucky to have found my new home in Olivebridge."
Heather Caulfield

WE'VE GOT A NEW LOGO!

HomeShare Woodstock serves towns within a ten-mile radius of Woodstock and this is now reflected in our new logo.

Many thanks to June Robinson for her always fabulous design work!



HOUSING STATISTICS



We learned a lot during our attendance at the recent Mohonk Consultations' Conference, **Room Enough For Both: Building Affordable Housing and Preserving Open Space in the Hudson Valley**. It was a day of informative and passionate presentations about the ways in which we can find solutions for affordable housing while also working in partnership with interests to preserve open space. We wanted to share some important statistics that were presented at the conference -

- The cost of homeownership is now out of reach for the majority of our neighbors in any of the Hudson Valley's nine counties
- The median-earning family falls \$109,609. - \$280,699. short of the mortgage necessary to purchase a median-priced home
- Prices have been pushed higher by the pandemic migration during 2018-2020
- The typical renter makes 40-60% of AMI (Area Median Income) in all of our counties

The Number of Cost-Burdened Older Adults Is at an All-Time High

- Single adults working 40 hours per week on average renter wages cannot afford a one-bedroom apartment in any of the nine counties
- Renters would need to earn anywhere from \$1 to \$26 more per hour to afford rent in their respective counties. Renters in every county are considered "cost burdened."
- Fair-market rents would need to decline anywhere from \$33 to \$1,343 per month to make them affordable for a person earning average renter wages across the region.

Source: Hudson Valley Pattern for Progress

NEWS

Thinking of home sharing but don't have the right space?

Woodstock Housing Alliance (WHA) and Bank of Greene County have launched a low-cost loan program using the Town's ARPA Funds to help Woodstockers build Accessory Dwellings for affordable rentals and for home sharing! Funding can be for kitchen, bathroom appliances, or minor construction. Participants in the A-ADU Program agree to rent their apartment at an affordable rate. Are you a Woodstocker thinking about home sharing?

Contact Kirk Ritchey kirk@woodstockhousingalliance.org or Amanda Grant at the [Bank of Greene County](http://www.bankofgreene.org), 81 Mill Hill Road, Woodstock, NY 12498.

HomeShare Woodstock receives new funding!

HomeShare Woodstock is pleased to share the news that we are the recipient of a \$5,000. grant from the Community Foundations of the Hudson Valley. The grant will be used for general operating support and to help us increase our outreach efforts.

We are grateful to the Community Foundations of the Hudson Valley - Thank you!

CONTACT US

- Want to learn more about HomeShare Woodstock? We are available to come speak to your group or organization.
- Are you considering home sharing? We are happy to answer your questions and to provide you with an application.
- Know someone who needs housing or would like to share their home? Please share this newsletter with them!

Call us at **845.679.2485** or email us at homesharewoodstock@familyofwoodstockinc.org

Follow us on Facebook at [HomeShare Woodstock](https://www.facebook.com/HomeShareWoodstock) 

Happy Holidays!

from all of us at HomeShare Woodstock!

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HomeShare Woodstock is grateful for the support of the Town of Woodstock, American Rescue Plan Act Funds

