

HOME NOTES



HomeShare Ulster County is a program of FAMILY of Woodstock, Inc.

NEWS



Looking for affordable rent?



Let us help you find your next home.

HOW?

- Tell us what you're looking for and how you might help someone in their home.
- We'll introduce you to someone who's a good fit.
- You decide together if it feels right, and we're here to support you through the life of your match.

Being given this opportunity was a dream come true, a space for me to live for a time, free of crushing financial pressure...I'm so thankful.
Home Seeker matched since 2023



LEARN MORE

Safe Vetted Supported Recommended
STRENGTHENING COMMUNITIES THROUGH SHARED HOUSING

HomeShare Ulster County
A program of FAMILY of Woodstock, Inc.
(845) 331-7080 homeshareuc@fowinc.org



Looking to turn your extra space into income?



Let us help you stay in your home

HOW?

- Tell us what you're looking for – a modest rent income, a bit of help, some companionship - or all three?
- We'll introduce you to someone who's a good fit.
- You decide together if it feels right, and we're here to support you through the life of your match.

...having someone in the house benefits me, the family and the entire community.
Home Provider matched since 2023



LEARN MORE

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LOOK FOR OUR NEW RACK CARD! HomeShare Ulster County is excited to announce a newly designed rack card! The two-sided card provides a brief overview of how we serve home seekers looking for affordable housing and the benefits to those wishing to become home providers in the program.

We will begin distributing the cards across our service area which covers the northern portion of Ulster County including the towns of Woodstock, Kingston, Saugerties, Olive, Shandaken, Hurley and Ulster. A QR code will take you to our webpage where you can download and complete an application.

A big thank you to Advisory Board member Ashley Spano and interns Maddy Friedman and Hailee Knadle for their great design work! ❤️

OPPORTUNITIES

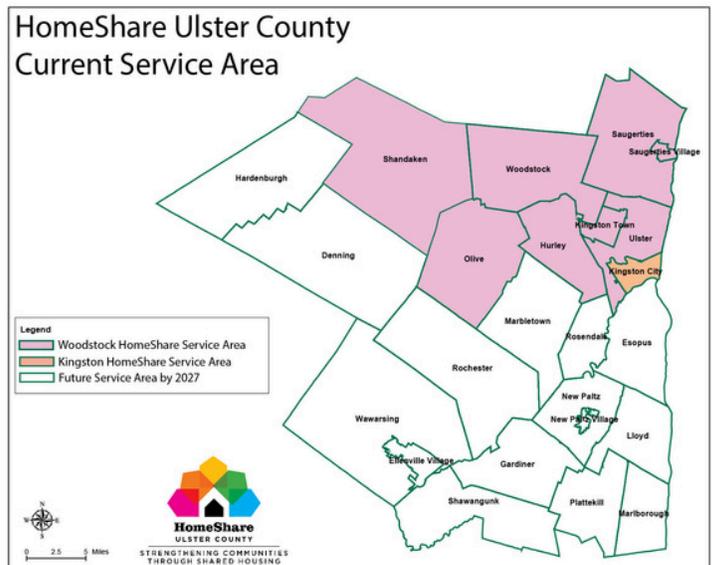
☀️ NEW LISTINGS FEATURE ☀️

Each month HomeShare Ulster County will be publishing a listing of properties currently available in our program along with a list of profiles of some of our home seekers.

HomeShare Ulster County is careful to take time to ensure the best possible match. Through our intake interview and thorough vetting process we match homesharers based on mutual interests, needs and lifestyles.

When you apply you will be completing an application for the HomeShare Ulster County program and not a specific home. If you are already an applicant in the program, please contact your Match Coordinator for further information. (Please refer to the HSUC# at the end of each listing).

See page 3 for the **Listings | October.**





LISTINGS | October 2025

HomeShare Ulster County is pleased to share this listing of properties currently available in our program along with a list of profiles of some of our home seekers. HomeShare Ulster County is careful to take time to ensure the best possible match. Through our intake interview and thorough vetting process we match homesharers based on mutual interests, needs and lifestyles.

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Home Seeker Profiles

Home Seeker Profile: This quiet, hard-working 81 y/o male has spent close to 30 years renovating and building homes in the area. He is also an artist and values alone time. Personable, with a very dry sense of humor, he is organized, responsible, and articulate.

Affordable Rent: \$300-500

Description of Property Seeking: Looking for a totally separate space in the Woodstock/Saugerties area. He smokes and is willing to smoke outside. He's happy to offer 10 hrs/wk in tasks or more to reduce the rent further. "If you need things fixed in your house, I would love to help you!" / **410G.09**

Home Seeker Profile: 50 year old man who has had a varied career. A retired Air Traffic Control Manager, he is also a skilled handyman. "I am an empathetic listener with a diverse skill set to offer. I am humble and very engaged in my church. I am serious about the commitments I make." He has joint custody of his 12 year old son who spends part of the week with him.

Affordable Rent: \$600

Description of Property Seeking: He would like to find a place with separate sleeping area for his son, somewhere in the Rondout School District. / **410G.138**

Home Seeker Profile: 74 year old female artist willing to offer errands, meal prep, computer help, yard work and mural painting! Quiet and well organized.

Affordable Rent: \$900

Description of Property Seeking: A completely separate space anywhere in the area. / **410G.91**

Home Seeker Profile: Very pleasant, calm, self-aware and capable 80 year old female. . She is a psychotherapist and still practices part-time. She is very active in her community. She enjoys having friends visit. She enjoys a healthy and active lifestyle (no drinking, no smoking, very little meat eating). She handles disagreements directly and calmly and prefers to talk things out. She describes herself as flexible in dealing with others preferences / quirks. She has a strong buddhist practice, enjoys quiet, does not watch tv or listen to the radio.

Affordable Rent: \$900

Description of Property Seeking: Wishes to have space for an upright piano as she plays daily. She is very open and flexible regarding tasks. She is fit and is fine to do "light" housekeeping, snow shoveling, etc. She cooks and drives and is fine with doing this for the Provider. She prefers Kingston area. / **K-HS.43**

Home Seeker Profile: 55 year old male is hard working, very neat and eager to have his own place. He is currently living in a motel. Seeking work at various places. He is happy to help in a variety of ways. He was incarcerated for 8 years. He has excellent local work references covering many years and a strong positive landlord reference as well. Has many skills and is offering yard work, cooking, pet care, driving, shovelling.

Affordable Rent: \$420-\$550 (until employment begins)

Description of Property Seeking: He would like a place that gives some privacy but willing to share kitchen and if needed, bathroom. / **410G.130**

Home Seeker Profile: 26 year old female working full-time in Kingston. She has a cat. Cooks her own food, spends time w/ boyfriend at her apt and also his, mostly on weekends. She does craft projects, wants to be able to leave work in progress out in living space. . Listens to music w/ headphones. She is a balance of outgoing and introspective. Spends time with family. Loves gardening, many hobbies. Good listener, empathetic. Provider should not need nighttime presence. Should be kind- this is important. Balance of interaction and respecting boundaries. Tasks offered are computer help, snow shovelling, meal prep, light housekeeping, gardening and pet care.

Affordable Rent: \$650

Description of Property Seeking: Kingston, Ulster, Hurley. No male providers. / **K-HS.08**

Home Seeker Profile: 60+ year old female who teaches yoga and meditation. She is a vegetarian. Is willing to do errands, pet care and computer help. Volunteers at local buddhist monasteries. Vegetarian. Intelligent, well-read, interested in the arts and culture. Love plants and animals.

Affordable Rent: \$800

Description of Property Seeking: Seeking fully separate space, furnished in Woodstock or Kingston. / **410G.29**

Home Seeker Profile: 68 year old male with a varied career- drummer, videographer, bookkeeper, magazine distributor, and actor. He is willing to do garden work, shovelling, pet care, and meal prep (vegan only).

Affordable Rent: \$650

Description of Property Seeking: A furnished shared space, preferably a private bathroom in Woodstock, Kingston, Saugerties or Hurley. / **410G.143**

Home Seeker Profiles continued

HomeSeeker Profile: 28 year old male, quiet and artistic. Works full time but willing to do yard work, meal prep, shovelling. Not seeking too much social interaction but a good communicator.

Affordable Rent: \$900 plus utilities.

Description of Property Seeking: Willing to share a space as long as it is clean and neat. Anywhere in the area. / **K-HS.40**

Home Opportunities

Location: Saugerties

Rent: \$500-\$550 Incl. utilities

Property Description: Home is one of many in a long-standing co-housing project which includes shared grounds and a central gathering space. Available space is a large sunny room with a private entrance on the lower level of the home. There is a refrigerator, microwave and mostly private bath. Can be furnished or unfurnished.

Home Provider Profile: This husband and wife in their late 70s enjoy life. Husband has Parkinson's disease but still goes to the gym 4 times/wk. Wife is involved in many community programs. They would like help with household chores and one shared meal a week (prepared in the main kitchen), trash removal and help shoveling walk. He would enjoy some companionship in his many interests. / **410H.38**

Location: Mt Tremper

Rent: \$650 incl utilities

Property Description: Home is in a lovely mountaintop setting. Available space is a large ground floor sunny room with a separate entrance. Room has a mini-kitchen in it. Shared large kitchen and living area. Separate bathroom on 2nd floor with shower.

Home Provider Profile: Very active 80 year old massage therapist and healer. She is involved in many community activities and sees a few clients in the home each week. She is open minded and curious. She is not seeking companionship but is open to sharing some meals. The important task is keeping the large wood stove on in the winter months. Person must be able to carry and stack wood, chop if possible, and make the morning fire. Cleaning shared spaces, especially kitchen, and maintaining their own space. Occasional errands. / **410H.11**

Location: Cottekill

Rent: \$550-\$650

Property Description: Older home on a large property, south of Kingston. UCAT bus runs a short walk from the house. SUNY Ulster is nearby. The available space is a large attic room with a window, door closing it off from the stairway and a closet. Mini fridge, convection hotplate and microwave in the space. 2 twin beds. Shared bathroom on first floor.

Home Provider Profile: Very active 80+ year old female who is generous and likes clear communication.

environmental organizations. She would like a quiet responsible home sharer willing to do minimal tasks like shoveling the walk, occasional package lifting and taking out garbage. Person must be sober. She would be happy to have a student. She has a pet cat so would not want anyone with pets. / **410H.18**

Location: Kingston

Rent: \$750

Property Description: Older home on a quiet street. Available space is 1 bedroom on 2nd floor with sloped ceiling (max 6' headroom) with private bathroom. Shared kitchen, and LR/DR. Bedroom has a small space attached, which could be used as an office or walk-in closet.

Home Provider Profile: Female couple in their 50s live in an attached unit with "all the essentials". They are friendly, respectful and live an unusual lifestyle due to the work schedule of one (out very early AM to early afternoon). Other than the kitchen, they (and their 2 dogs) are rarely in the shared spaces of the main house, other than the kitchen. They would like to share "with an older person that likes to keep common areas clean." One has health issues and wears a mask when around people. They would like some yard work but no regular tasks involved other than keeping the home clean. / **410H.32**

Location: Shandaken

Rent: \$450 no utilities/ \$650 utilities included

Property Description: Contemporary home with open space concept with kitchen/living room. Big outdoor deck and gardens. Available space is on the lower level (basement) with private entrance (glass door and large window making it sunny) Furnished with ceiling max 7'. Twin bed, chair, mini refrigerator, built in shelving & table top, closet. Shared bathroom and kitchen. No cell service on the property but good wifi (included in rent). Owner has a friendly 2 year old rescue mutt, Tasks include maintenance of shared spaces, stacking firewood, shoveling, some gardening and dog walking when owner is out for day.

Home Provider Profile: 62 year old female, creative and energetic. Self-employed illustrator, painter, writer and certified integrative health and nutrition coach. Teaches some classes in the home a few times a month in the house. / **410H.15**

Location: Saugerties

Rent: \$500

Property Description: Large separate studio with bathroom and kitchen. Heated with mini-split. Closet area and bed.

Home Provider Profile: 80+ year old female artist and poet with deep ties in the arts community in the area. She has lost her eyesight and requires some driving to classes and shopping. She has a dry sense of humor and is curious about the world. She would love to have someone who enjoys occasional art openings, movies etc. Otherwise she is not looking for daily companionship. She would like occasional computer and filing help. / **410H.19**

Home Opportunities continued

Location: Woodstock

Rent: \$800-\$900

Property Description: Almost brand new one-bedroom adjacent to the main home. It is entirely self-contained with a separate entrance on a quiet residential street not far from town.

Home Provider Profile: 79 year old female who is interested in "everything!" She is personable, smart and active in the community. She is involved in her synagogue, sings, is a publisher, and does all kinds of crafts. A music lover, she attends concerts regularly. She is looking for someone to share some of her interests and activities, to do yardwork and cook some meals. / **410H.28**

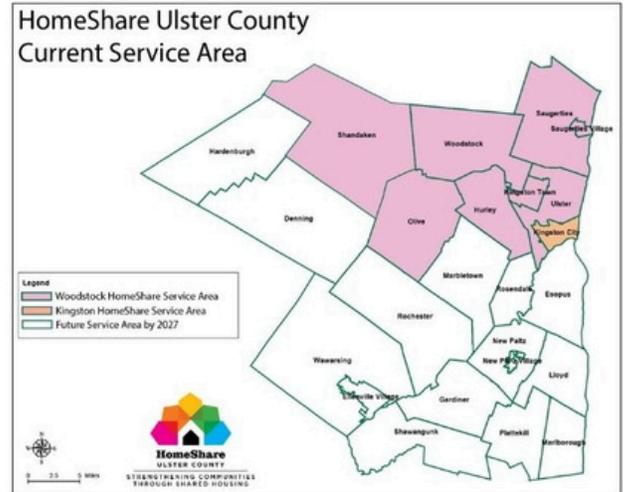
Location: Phoenicia

Rent: Rent negotiable depending on tasks / skills. \$650-\$800 plus utilities

Property Description: Large contemporary home with nice outdoor space. Driveway off Rt 28. 2 rooms on top floor (bedroom & large bright extra space with vaulted ceiling). Private & renovated bathroom. Shared kitchen, livingroom, laundry, deck &, outside areas. She is on 3 acres. Garage parking for car. Property has no cell service. When the electric / internet has a problem, sharer needs to drive to a place with service and resolve the issue. This is the primary task- to drive to where there is service and report the outage etc.

Home Provider Profile: 71 year old female is frail. Typically stays home in her room. Intelligent person with multiple degrees. Interested in art and has created her own. Spends her time on the computer and reading. Relies on friends and a weekly person to help with errands. Wants someone Calm & Quiet. Okay if Seeker has a well behaved pet (does not like little dogs though). If sharer could garden or perform basic home repairs, this would be a plus. Sensitive to perfumes. / **410H.40**

HomeShare Ulster County serves towns in the northern region of Ulster County. Our two current service areas include: Kingston and Woodstock (serving the towns of Woodstock, Saugerties, Ulster, Hurley, Olive and Shandaken).



For further information or an application please contact us at
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845.331.7080 ext 162

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