

HOME NOTES



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

NEWS

HomeShare Ulster County is excited to announce a new partnership with Growing Homes and their *Room for a Farmer* program.



“By partnering with HomeShare, we can provide housing access for farmers and farmworkers who would otherwise not be able to afford to live near where they farm. This service will help preserve the viability of farming in this sought-after region.”- Jules Farr, Director of Growing Homes

The partnership between HomeShare Ulster County and Growing Homes' *Room for a Farmer* program allows HomeShare Ulster County to provide the necessary infrastructure for a thorough vetting of applicants that includes background, credit and reference checks. We assign a Match Coordinator that remains in contact with the applicant throughout the application and matching process and through the life of the Match. The partnership will serve the local farming community in the northern portion of Ulster County. HSUC will also be able to help any group in other farming areas served by Growing Homes to create their own services for applicants.

Listings are posted on a portal for those seeking housing and those interested in providing housing. Participants have the option of coming through the HomeShare program or working directly with Growing Homes. To learn more visit - [Pilot House Matching Program](#)

HomeShare has been in the news and hitting the airwaves ...

It's been a busy past few months getting the word out to the community. Enjoy the recent article on the HomeShare program and access the radio programs through the links provided.

Here's a great article on the HomeShare Ulster County program that was recently featured in *Chronogram* media - [Inside HomeShare Ulster County: A Community-Based Approach to Affordable Housing](#)

We appreciated the chance to appear as guests on several Radio Kingston programs that included:

- [Planet Seniors](#) with Rita Vanacore - Oct. 20th
- [La Voz](#) with Mariel Fiori - Nov. 13th
- [Good Work Hour](#) with Micah from the Good Work Institute - Nov. 11th



We also appeared on the [Cam & Taylor](#) program - Dec. 9th on WGHQ, Kingston Community Radio at 920AM

And listen for our PSA on Radio Kingston which will be broadcast throughout this and the coming new year on Radio Kingston 107.9FM / 1490AM



OUR THANKS



To the Community,

As 2025 winds down, HomeShare Ulster County celebrates new matches in our 4th year. This month, 4 people ages 21 to 80, are embarking on new home sharing relationships in 2 week "Trial Matches." We hope each trial succeeds but only the participants can say. A gardener who loves cats is matched with a home owner who often travels for work, leaving her elderly cat behind. A college student setting out on her own has found a lovely room with a senior who shares her passion for the environment. These will be matches number 14 and 15, each as unique as the ones created previously. Each includes a modest rent in exchange for neighborly tasks – not your typical rental situation.

We are grateful to our many volunteers and to our fiscal supporters including Family of Woodstock, Town of Woodstock, City of Kingston and Community Foundations of the Hudson Valley. We are indebted to Radio Kingston, Kingston Community Radio, the Daily Freeman, Chronogram, The Overlook, HV1 and UlsterCorps for continuing to spread the word about home sharing, and to everyone who shares with us their enthusiasm about our creative housing efforts.

In 2026, we are excited to be joining with Growing Homes, an advocacy group helping farmers find housing stability. We look forward to unlocking more opportunities in the Kingston area and in our rural communities as well. We welcome new local volunteers to help our expansion. Please look for our new rack card in your library or community center, visit our [website](#), check out our [FaceBook](#) page, email homeshareuc@fowinc.org or call us at Family 845-331-7080 x162.

With best wishes for a home for everyone!

FUNDING

Many thanks to the Community Foundations of the Hudson Valley for their recent award of a \$10,000 grant to the HomeShare Ulster County program. The funding will be applied toward capacity building for volunteer recruitment and retention. We are very grateful to the Community Foundations of the Hudson Valley for their continued support of the HomeShare program.



2025 Community Grant Recipient

CONTACT US

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



845.331.7080 ext 162



homeshareuc@fowinc.org



[HomeShare Ulster County website](#)



[Facebook](#)



HomeShare Ulster County is grateful for the support of our funders.

City of Kingston (American Rescue Plan Act funds); Ulster County Community Grants Fund, of the Community Foundations of Hudson Valley; Town of Woodstock (American Rescue Plan Act funds)



COMMUNITY FOUNDATIONS OF THE HUDSON VALLEY



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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 lifestyle.

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).

LISTINGS | December 2025

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 the walk. He would enjoy some companionship in his many interests. / **410H.38**

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 & tabletop, 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: West 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. She would like some brief neighborly check in most days. 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-\$800plus 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. 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**

Location: Hurley

Rent: \$700 incl utilities, internet and laundry

Property Description: We offer the largest bedroom with a half bath on the second floor in our own home. It will have a kitchenette set up, but our main kitchen will be shared, along with the full bath and the rest of the home and grounds. This helped us meet our expenses to stay in our home. Our location is exceptionally quiet with a stream across the road, natural beauty, and gardens.

Home Provider Profile: Active heterosexual couple in their 70s. Self-describe as "old hippie liberals." She is an avid gardener, both love animals and the outdoors. They have two well behaved spaniels so no other pets please. They would like an easy-going person who can help in the garden and around the house and is neat and respectful. / **410H.39**



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 Profiles (continued)

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

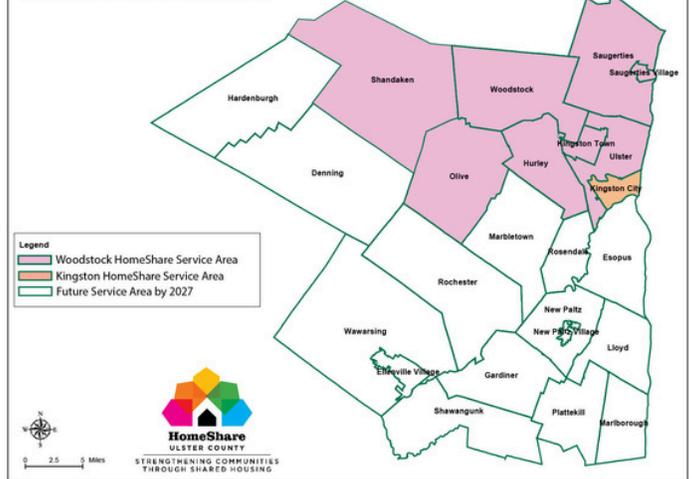
Description of Property Seeking: A completely separate space anywhere in the area. / **410G.91**

Home Seeker Profile: 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 shoveling, meal prep, light housekeeping, gardening and pet care.

Affordable Rent: \$650

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

HomeShare Ulster County Current Service Area



HomeShare Ulster County serves towns in the northern region of Ulster County. Our current service area includes the towns of Woodstock, Saugerties, Kingston, Hurley, Ulster, Olive and Shandaken.

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



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

homeshareuc@familyofwoodstockinc.org

HomeShare Ulster County

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