



HomeShare
ULSTER COUNTY

STRENGTHENING COMMUNITIES
THROUGH SHARED HOUSING

HomeShare Ulster County Annual Report 2024/2025

A program of FAMILY of Woodstock, Inc.



2024/2025 was an exciting year for HomeShare Ulster County!

- We received 140 applications
- We continued to grow the number of home share matches created
- We expanded our service area to the City of Kingston
- We launched a new name and logo
- We created new videos of our home sharers who offer testimonials to the benefits of home sharing
- We made our applications available online in English and Spanish
- 4 of our matches celebrated their 2+ year anniversaries

...and we keep growing!

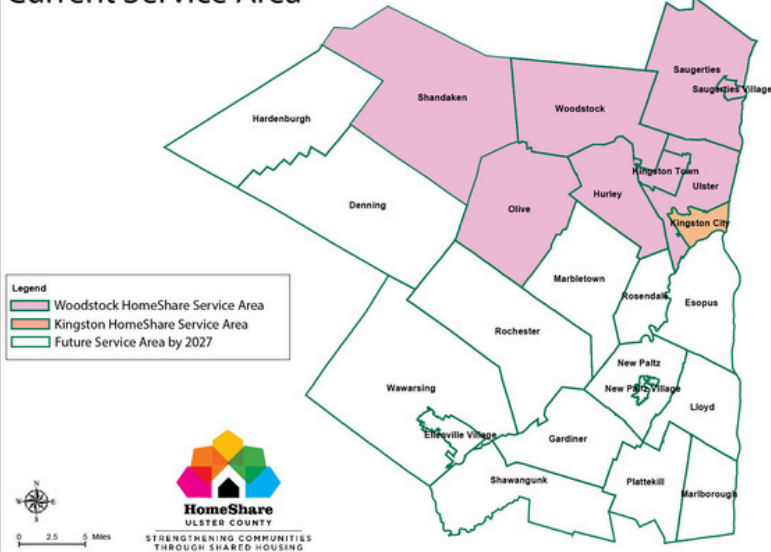
2024/2025 was a significant period of growth for the HomeShare Ulster County program.

In response to a growing interest to expand our service area to the City of Kingston, Family of Woodstock, the City of Kingston and the Kingston Housing Task Force worked together to create a community survey. The survey was distributed in February/March 2024 to gauge the interest and feasibility for bringing the HomeShare program to Kingston. We received positive results and a commitment of American Rescue Plan Act (ARPA) funds from the City of Kingston. Family of Woodstock and the HomeShare Ulster County (HSUC) program expanded our service area to include the residents of the City of Kingston. HSUC now serves the northern portion of Ulster County including the towns of Woodstock, Saugerties, Kingston, Ulster, Hurley, Olive and Shandaken.

In addition to the ARPA funds from the City of Kingston, we are grateful to the Town of Woodstock for their award of ARPA funds and to the Ulster County Community Grants Fund of the Community Foundations of the Hudson Valley for their financial support of new outreach and marketing materials.



HomeShare Ulster County Current Service Area



It has been a very busy and productive time for the HomeShare program. As our name change indicates, we hope to expand further into Ulster County over the next few years. 2025 closes our fourth year of accepting applications and we are excited to celebrate the creation of 14 matches to date, benefitting 36 people. Several of these matches celebrated 2 year anniversaries. We are a young program, but we are making a difference and impacting the lives of the people we serve. We are grateful for the continued support of our program and proud of the work that we do. As an applicant to the program recently wrote, *"I am comforted knowing you are helping others in nourishing that primal need we all have, in having a home."*

Janice La Motta, Program Director, HSUC



How Does Home Sharing Work?

HomeShare Ulster County grew out of an interest in finding a solution to the affordable housing crisis. We asked, “How do we keep our communities together with the increased cost of housing and people having to leave to find affordable housing elsewhere.” Our aim was twofold - to provide affordable housing to those in need and to allow our senior population to age in place.


According to the National Institute on Aging, social isolation and loneliness have been estimated to shorten a person’s life span by as many as 15 years, which is similar to the health risks of smoking 15 cigarettes a day. One of the great benefits of home sharing is the companionship and sense of security that seniors feel through sharing their homes. The benefits extend to family members who worry less knowing that their family member is not alone. Home sharing is a mutually-supportive arrangement. Home

providers, many who are elderly and often cost-burdened, receive assistance with tasks around the home like help with yardwork, driving or running errands, and receive additional income to help offset expenses. Home seekers are valued for the skills they can offer and in exchange receive a safe, secure and affordable place to live. Both benefit from having their needs and interests met. Although HomeShare Ulster County is not a solution for immediate or emergency housing, it can be an option to allow the home seeker to get back on their feet or to transition toward an independent living situation.


Home sharing is not a one-size-fits-all. It is a great option for those looking to age in place, for those seeking companionship and the security of having someone on the property. It allows people who are in a transitional period in their life to offer assistance to others while paying an affordable rent, allowing them to save for the next step in their lives.

Each home share match is unique.

One of our matches this year involved a home owner who had a hook-up on their property for an RV or a tiny home. A young mother and her twelve year old daughter now live on the property in the tiny home that they built!



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

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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

Safe Vetted Supported Recommended

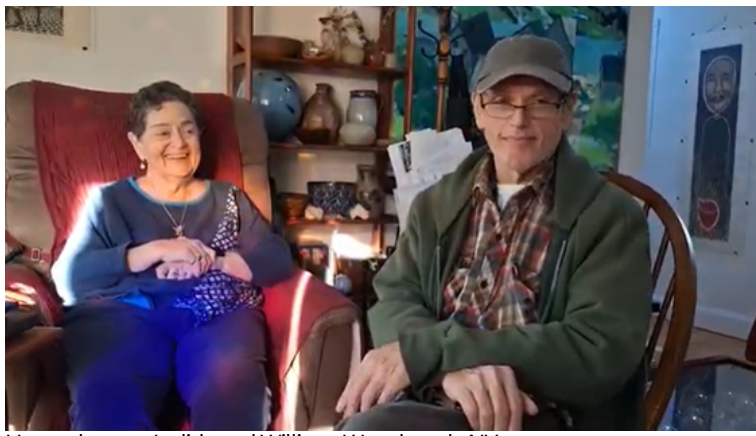
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Our homes shares included several intergenerational matches.

An octogenarian looking for someone to help with yard work and to share meals was matched with a student returning to the area for his advanced degree looking for a short commute and an affordable rent.

A three-generation family was able to move from a small, one-bedroom apartment to a home with a yard and where each now have a private bedroom.



Homesharers Judith and William, Woodstock, NY

Who were our applicants ...

- We received 140 applications
- We made 7 matches, benefitting 17 people
- We celebrated our longest running and still active match of 2 yrs + 5 mths

Each match is unique as are the living arrangements. The range of properties includes home shares with a private bedroom and bath and shared common areas; a separate cottage on the homeowner's property; an entirely separate house that accommodates a family of three; a tiny home hookup; and an apartment over a garage. Often home sharers will prepare and share meals together. Many home shares match older and younger adults who offer companionship and who socialize together. Some home seekers provide assistance to artists with a studio on their property; some assist with driving homeowners to appointments, help with grocery shopping and pet care. Many provide to the homeowner the security of another presence on the property.

Here's a profile of the 7 matches made in 2024/2025.

- Age Range of Home Providers: 56 yrs - 82 yrs
- Age Range of Home Seekers: 11 yrs - 66 yrs
- Average Age of Home Providers: 70
- Average Age of Home Seekers: 45
- Range of Monthly Rents: \$500-\$900
- # of Matches that are Rent Only: 1
- # of Matches that are Task Only: 2
- # of Matches that are Rent + Task: 4

**We are creating housing units
at a cost of
\$3,746.24 / unit**

Return on Investment ...

Home sharing saves the homeowner thousands of dollars annually in services that are provided as mutually-agreed upon tasks as part of the home sharing arrangement and the home seeker receives an affordable rent well below the market rate. Home sharing uses existing resources and costs a fraction of what it would cost to build a single affordable housing unit. Of the 7 matches created in 2024/25 here's what the cost of housing through the HomeShare program looks like and the savings accrued to the homeowners and the home seekers.

Annual Cost of the HSUC Program	\$63,686.00
# of People Benefitting from a Match (stable housing)	17
Program Cost per Match Participant	\$3,746.24
Cost of Processing and Supporting each Applicant	\$459.90
Annual Rental Savings to Home Seeker (market rent vs HSUC rental range) <small>Based on Ulster County FMR for 1 BR apt @ \$1371. and HSUC rent range of \$500-900.</small>	\$6,000. - \$10,800. vs \$16,452.
Annual Savings to Home Provider if they had to Hire Help for Tasks (range of 6-10 hrs/wk) <small>Based on Ulster County hourly rate @ \$28./hr</small>	\$8,736. - \$14,560.
Annual Benefit to Home Provider if they had to hire help for overnight presence and friendly companionship	Priceless



Community Outreach

One of the best ways for us to reach the community is through our tabling events and informational presentations. HomeShare Ulster County was out and about in the community tabling at community fairs, farmers markets, faith organizations and libraries. We were among the presenters at the Growing Homes Convening last fall that brought together a cohort of organizations and programs serving the housing needs of the region's farming community. We appeared on several local radio programs including those serving the senior and Spanish-speaking communities. Click on the links below to access our radio guest spots.

- [Radio Kingston, Planet Seniors](#)
- [Radio Kingston, La Voz](#)



Growing Homes Convening, Fall 2025

HomeShare Ulster County in the News

Coverage in our local and regional newspapers reaches a broad audience and is one of the places most sited when we ask how people hear about the HomeShare program.

- [Survey shows strong support to expand home-sharing program to Kingston officials say](#)
- [HomeShare Expands Beyond Woodstock, Rebrands as HomeShare Ulster County](#)
- [HomeShare Ulster County partners with program to provide affordable rentals for farm workers](#)



Advisory Board member Christine Hunter, Kingston Farmers Market, Summer 2025

Thanks to our Funders

The HomeShare Ulster County program received generous support in the 2024/25 calendar years. The Town of Woodstock provided a second year of funding through American Rescue Plan Act funds. The Community Foundations of the Hudson Valley provided general operating support through their Community Grant program. The City of Kingston supported our program expansion to Kingston through American Rescue Plan Act funds.

We are extremely grateful to all our funders in helping us to continue to do the work of providing affordable housing for our community and in helping our senior population to remain in their homes to age in place.



Community Foundations of Hudson Valley grant recipient reception

Thank you Volunteers!

HomeShare Ulster County relies on the work of our volunteers who provide assistance across all areas of our program. Volunteers help with outreach to the communities that we serve through tabling at events at farmers markets, library fairs, concerts and informational sessions. They comprise our Advisory Board and our Match Team that works to create home shares for our applicants. Volunteers contributed a total of over 1200 hours to the HomeShare program in 2024/25. We are grateful for all of their time, energy and support.

Thank you!

Advisory Board

Michael Berg
Tamara Cooper
Maria-Elena Conte
Peggy Eifler
Susan Goldman
Beverly Harris
Christine Hunter
Sue Koppenhaver
Kai Lord-Farmer
Desirée Lyle
Andrea Rodriguez
Ashley Spano
Jamey Wolff

Match Team

Nancy Abrams
Joan Alley
Jenny Bates
Sheila Beall
Susan Books
Rachelle Chambers
Noelle Devine
Gai Galitzine
Susan Goldman
Gayle Jamison
Sue Koppenhaver
Eliza Kunkel
Maddy Miller
Francesca Ortolano
Nancy Schafer
Rachel Weiss
Jamey Wolff
Alan Yount
Debi Zelko

Volunteers & Interns

Mimosa Gordon
Nancy Kantor
Carly Shumaker
Madeline Friedman

"I am delighted to have welcomed my new housemate into my home, as his contributions extend beyond mere assistance; he has become a genuine pleasure to be around. The Homeshare program has not only facilitated a mutually beneficial living arrangement but has also enriched my life with a compatible and amiable companion. Kudos to Family of Woodstock for orchestrating such a well-organized and supportive program."

- Home Provider, Whittenberg, NY



Volunteer Coordinator Susan Goldman, Woodstock Library Fair, Summer 2025



Contact us ...

As the first home sharing program in New York State, outside of one in NYC, HomeShare Ulster County is engaged in efforts to help the community understand how home sharing works and how it might be of benefit to you. If you are considering home sharing we are happy to answer your questions and provide you with an application. We are also available to come speak to your community group or organization. And if you know someone who needs housing or who would like to share their home, please have them contact us.



845.331.7080 ext. 162



homeshareuc@fowinc.org



HomeShare Ulster County



[HomeShare Ulster County webpage](#)



SCAN ME

"I don't believe anyone can lose in this program if you follow all the procedures. It is a Win Win. The homeowner 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."

-Home Provider, Saugerties, NY



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A program of FAMILY of Woodstock, Inc.

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