



HOME NOTES

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.

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

Looking to apply to the HomeShare program? You can now download an application from our [website](#).
For a home seeker application [click here](#).
For home provider application [click here](#).

Out in the Community ...

HomeShare Ulster County wants to ensure that the communities we serve are aware of our program and how it works. One of the ways we do this is through informational presentations to the public and community groups at libraries, faith organizations, and community centers in neighborhoods throughout our service area.

We recently met with members of the Woodstock chapter of Seniors Staying in Place at the new Woodstock Library. We were delighted with the turnout of a large group of interested seniors who came with great questions.

A concern of many was for support of building and renovation projects to make their homes suitable for home sharing. Some are looking for assistance with home adaptations to address privacy and access issues; some need assistance with weatherization; access to funds for making small improvements; and some just need a consultation with a builder to review what adaptations might be needed to make their property suitable for a home sharing situation.

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Of Interest ...

Members of the board of the National Shared Housing Resource Center contribute their time and talents to help the NSHRC in its work to provide the resources to assist home sharing programs across the country. Their recent newsletter features housing statistics from the National Association of Home Builders, Eye on Housing report, which we share here. For a link to the NSHRC newsletter [click here](#)



A record-high 6.8 million households shared their housing with unrelated housemates, roommates or boarders

in 2023. While college-age and young adults make up the largest subset of house sharers (close to 41%), this type of living arrangement is gaining popularity among older householders fastest, with the 55+ segment accounting for 30% of all house-sharing households in 2023.

The number of households sharing housing with nonrelatives had been rising steadily since the 2008 housing crash until the COVID-19 pandemic interrupted the upward trend. During that period, the count of households with at least one unrelated member increased from 5.3 million in 2008 to over 6.7 million in 2019. At the same time, the percentage of house-sharing households grew from 4.7% to 5.4%.

The count of house-sharing households in the U.S. is now at a new record-high point. This is largely reflective of a faster household formation rate since the end of the pandemic, as well as the growing popularity of home sharing arrangements.



Out in the Community (continued)

Resources available to the community include:

[RCAL](#) - The Resource Center for Accessible Living provides assistance with home remediations and accessibility modifications.

[RUPCO](#) - Offers programs to assist homeowners with health and safety repairs, accessibility modifications, and energy efficient upgrades. Their [Plus One ADU program](#) provides grants to those wishing to construct or rehab code-compliant Accessory Dwelling Units (ADU) to create affordable housing.

[NYCERTA](#) - New York State Energy Research and Development Authority offers income-eligible programs for residents and property owners.

Good Reading ...

Many participants in our HomeShare program come to us seeking companionship and a desire to age in place. This recent *New York Times* article discusses how five people are addressing this need citing that *"...during extensive interviews with several people who are actually aging in their homes, it became clear to me that the financial piece is just the beginning. Over and over, I heard that the biggest challenge people faced was whether they had access to a community. Essentially, they all told me that connection with others is a key aspect to aging well at home."* Read more about the creative solutions that others are putting in place.



[Five People In Their 60s, 70s, and 80s Share How They Plan To Age At Home](#)

Annual Report

We are excited to share with you our **2024/2025 Annual Report** updating you on the progress and accomplishments of the program over the past two years. If you haven't already received a copy, you can read the report [here](#).



HomeShare Ulster County
Annual Report 2024/2025



Match Updates

2026 marks the fifth year of the HomeShare Ulster County program. Here are some statistics on the home sharing matches that we have made to date:

Number of matches to date: 16

Number of people benefitting: 42

Length of longest match: 2 yrs + 7 mths
(ongoing)

Average monthly rent: \$614.

Age range of home providers: 54 yrs to 83 yrs

Age range of home seekers: 11 yrs to 72 yrs

of matches that are rent only: 2

of matches that are rent + task: 12

of matches that are task only: 2





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 regarding a property of interest.

(Please refer to the HSUC# at the end of each listing).

LISTINGS | March 2026

Home Opportunities

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. 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 the 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: 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: Shokan

Rent: \$1,100. without tasks. Rent reduction available.

Property Description: Small cabin in private location on a stream bounded by state land. Galley kitchen, shower in bathroom, heated with propane stove. Sleep futon. With tasks.

Home Provider Profile: Real estate professional with multiple properties in the Shokan and Saugerties area. She divides her time between Ulster County and out of state. Her properties are not classic "shares" but some offer work/exchange for reduced rent and "rent to own" programs. She is very active in the community, and her family has lived in the Woodstock area for generations. She is fast paced and likes to get things done efficiently. Properties available vary over time. / **440P.47**

Home Opportunities (continued)

Location: Saugerties

Rent: \$500.-550. including utilities

Property Description: This is a very large, furnished room with private bathroom and entrance. Room includes a mini kitchen: microwave, induction burner, fridge.

Home Provider Profile: Interesting couple with great senses of humor look forward to having you in their home. Both in their seventies, they would like to have support organizing belongings, shoveling snow, weeding small garden and cooking even one meal a week. Husband was a bio statistician and has many interests. He has Parkinsons Disease and has stopped driving. He takes the bus to exercise class multiple days a week. He may appreciate a ride. Wife works part time from home, does pro bono work and has a full life.

Theirs is a lively [not senior] community. They know their eighteen neighbors and share common land and events.

/ 410H.38

Location: Lake Hill

Rent: \$850. rent with utilities included / reduction of up to \$300 in trade for house maintenance / light repair

Property Description: 2nd floor room in historic inn which operates as a rooming house for 5 occupants. Private room furnished with bed, dresser, table/desk. Shared kitchen and shared baths (there are 2 full bathrooms, one upstairs and one down). Seeker should not have furniture to bring, there is no space for it. No pets allowed; the Provider has 2 cats. Shoes off in shared spaces. Inn is on 14 acres with gardens and hiking possibilities.

Home Provider Profile: 73 year old female with varied life experience: French teacher, nonprofit administrator, banker, fundraiser, realtor, and mother. Her adult daughter also lives on-site and assists with property maintenance. / 410H.01

Location: Woodstock

Rent: \$200-250.

Property Description: This homeowner is offering a beautiful master bedroom with vaulted ceilings and views overlooking a small pond and scenic property. The bedroom comes fully furnished. The room includes a

mostly private half bathroom. The house is nestled in the picturesque Woodstock mountains, and having a car is required due to the location.

Home Provider Profile: The homeowner is hoping to find an “adventure buddy” to share activities she enjoys, such as kayaking, gardening, painting, and participating in local community activism. She describes herself as a passionate liberal who regularly attends protests and volunteers with community rights organizations, and she would love to share these experiences with a like-minded housemate. While she is excited about finding someone to join her in activities, it’s important that the home seeker also maintains an independent and active life of their own, rather than relying on the homeowner for social connection or daily engagement. The homeowner would also like to add that they are not comfortable with smoking or drug use at all and are uncomfortable with drinking. /

410H.45

Location: Woodstock

Rent: \$1500.

Property Description: Brand new private 1 room studio attached to the main house, with its own entrance and deck, located a few minutes' walk from the center of Woodstock. Very private and perfect for one person. It is furnished with a futon sofa, a table and chairs. Additionally, wifi is available, and there’s an option to share cable TV. The Kitchen includes a dishwasher, full-size fridge, microwave, and induction stovetop. Brand new electric heat and A/C via a mini split unit, plus bathroom heating. Bathroom has a shower.

Home Provider Profile: 90 year old female clinical psychologist and retired professor, who works part time as a therapist. She has many hobbies, such as photography, reading, writing and psychology, and enjoys a rich life appreciating the arts and culture. She is a widow and enjoys reflective time alone. She is active in Woodstock arts community organizations and is politically active. In the winter she often spends two weeks at a time in NYC with her daughter. She would describe herself as, “a lady who has had a full life, is even tempered and self-sufficient but enjoys company.” Minimal tasks including some plant and house watching while she is out of town. / 410H.44



Home Seeker Profiles

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: Considerate 61 year old woman in a traditional rental. Looking for shared housing to lower rent and increase companionship. A self-employed local stone mason for over 30 years also does gardening for income. Connections to the community. She can help with many varied tasks: gardening, house maintenance, snow shoveling, driving, companionship. She seeks someone kind and health conscious who shares similar interests like art, music, and movies. Prefers a fully separate space.

Affordable Rent: \$1,000.

Description of Property Seeking: Prefers a fully separate space. / **440S.146**

Home Seeker Profile: 76 year old female seeking a companionable share in Kingston. She is quiet, clean, a clear communicator and has local friends and family. She is happy to help someone around the house and enjoy some companionship. She has a degree in retailing and is seeking part-time work. She is looking for a share with no "drama", no pets, no smoking and no stairs (she has some arthritis). Congenial with plenty of private time. She offers light housekeeping, meal prep and overnight presence. License but no car. Prefers a home share with someone over 50.

Affordable Rent: \$400-\$500.

Description of Property Seeking: Needs to be in Kingston on a bus line. / **K-HS.52**

Home Seeker Profile: A quiet, thoughtful, and respectful 20 y/o, non-binary individual with a calm, observant presence. Easygoing and naturally reserved, they find comfort in routine and peaceful surroundings. Their interests include movies, music, video games, and writing poetry, which, along with meditation, serves as a grounding practice. They are comfortable living with someone more social, provided expectations around energy and interaction are balanced.

Affordable Rent: \$1,000.

Description of Property Seeking: An ideal home environment is quiet, tidy, respectful of boundaries, and calm, particularly at night. They are seeking a stable, low-stress living situation. / **K-HS.51**

Home Seeker Profile: This eclectic Quaker home seeker is an ardent advocate for social justice who lives thoughtfully and with intention. She enjoys hiking, reading, cycling, and meditation, and maintains a disciplined daily routine that supports her health-conscious lifestyle. Clear communication and mutual respect are deeply important to her, and she values a home environment that reflects those principles. She takes great care to keep shared spaces tidy, calm, and welcoming, and hopes to find someone who shares a similar respect for common areas. She would enjoy the occasional shared meal or peaceful time together, while also appreciating a balance of personal space. As she keeps an early schedule, she would be especially comfortable with a housemate who is generally quiet in the evenings. Identifying as a Buddhist Quaker, she is active in her local community and is both grounded in spiritual practice and open-minded in outlook. While her faith and commitment to social justice are central to her life, she warmly welcomes sharing a home with someone who may not share her spiritual practices, so long as there is mutual respect and consideration.

Affordable Rent: \$500.

Description of Property Seeking: Looking for a property in Kingston. / **K-HS.55**

Home Seeker Profile: Single 45-year-old outgoing introvert woman with a regular meditation practice. A working writer who enjoys time in nature, animals, art, yoga, board games and a tidy and peaceful home. She has made a home beekeeping in Paraguay via the Peace Corp, writing at Byrdcliffe, and enjoying city life in Greenpoint Brooklyn. She would like to now settle in the Hudson Valley to be near friends and family. She is available to move immediately. She can help with meals, errands, housework, and companionship.

Affordable Rent: \$650.

Description of Property Seeking: Hoping for a room with a private bathroom. / **K-HS.04**

Home Seeker Profile: 74 year old female working artist with long term ties to the community. She maintains an art studio in Kingston where she works daily. She values creativity, compassion, quiet and intelligence. She drives and has a car. She can help with errands, meal prep, computer help, yard work and mural painting!

Affordable Rent: \$900.

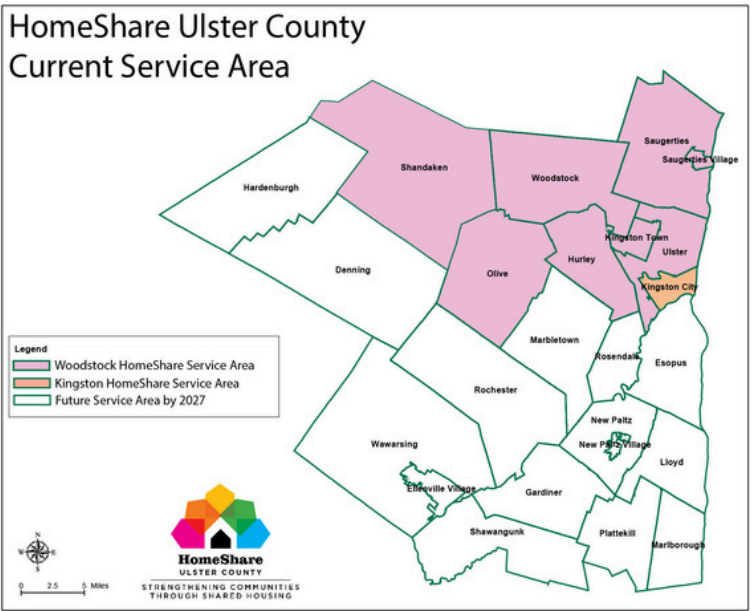
Description of Property Seeking: Ideally she is looking for a fully separate space. / **410G.91**





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!



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.



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