



# 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.

## Celebrating Matches #14, 15 & 16!



### HomeShare UC has made sixteen matches in three years!

It doesn't sound like a big number until you consider that those sixteen matches have touched the lives of thirty-five people. Matches end for many reasons, with life changes being the most frequent. We are excited to celebrate our first new matches in 2026 and two out of the three are with Home Providers continuing in the program after a previous match has ended. What a vote of confidence and satisfaction!

Each match is unique. Some happen quickly and others take awhile to find the right person. 2026's first match is with a new Provider and a new Seeker, neither having been in a match before. The Provider travels often for work and wanted a continuous presence in her home after a few years of rotating house/cat sitters. Our Seeker, newly out of a ten year living situation, found herself in a lovely home in a quiet neighborhood with an adventurous Provider and a chef-level kitchen. The Provider is benefitting from cat sitting, help with home repairs and gardening, as well as a friendly presence when she lands at home for a few weeks at a time.

The second match of 2026 brings a young massage therapist and a senior artist together. Our Seeker, returning to the area after moving away, is now settled in a lovely studio, separate from the home. Our Provider, whose previous match lasted almost two years, is no longer able

to drive. She continues to enjoy her independence though. She appreciates neighborly chats with her new home sharer and having reliable transportation to exercise classes and shopping. Now that it is spring, we hope they are attending art openings together too!

The third match of the year finds a young male Seeker, a student at a local monastery, in a large sunny space with a shared kitchen in an artistic home on top of a mountain. The Provider, whose previous match also lasted almost two years, is an active senior movement therapist who enjoys a bit of social interaction and can really use a strong hand to move things around and deal with her firewood. In these two matches, adult children feel the relief of having someone checking in regularly with their parent. Another benefit of a HomeShare UC match!

Our matches say it better than we ever could. Please enjoy this short video with three of our matches. [Click Here](#)



Special thanks to our Advisory Board member Ashley Spano who created the video. We are grateful to our HomeShare match participants for sharing their experiences.



## Out in the Community ...

In April, the City of Kingston in collaboration with the Kingston Housing Task Force and Ulster County, hosted a free Accessory Dwelling Unit Expo at the Andy Murphy Neighborhood Center in Kingston. HomeShare Ulster County was pleased to be among the participants that included builders, architects, designers, and policymakers. The event featured hands-on workshops and expert panels.

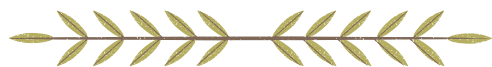
Kingston is one of the first municipalities in New York State to implement tax breaks for building ADUs and has been creative in their approach to encourage homeowners, by launching an ADU design contest, providing Kingston residents with a ready-to-go building plan for their own backyard.



Advisory Board member Christine Hunter tabling at the Kingston ADU Expo in April

ADUs and home sharing are two ways to utilize property space creatively. [Click here](#) for more information on the ADU Plus 1 program .

### ***Who will be your Plus 1 in your Plus 1?***



## HomeShare is in the News ...

### **May is Affordable Housing Month!**

Thank you to the Town of Austerlitz Housing and Aging Committees for the invitation to speak with residents at their beautiful town hall about the HomeShare Ulster County program. We're excited to share this informative article by reporter Deborah Lans . Deborah's article is filled with helpful statistics on housing and the challenges facing communities wishing to support their senior populations and assist those seeking affordable housing. [Click here](#) to read the article (beginning on page 1 - *Housing update, part 4: Planning for seniors can provide benefits.*)

*Nearly one-third of the over-60 population in New York suffer health conditions leaving them functionally impaired, making living at home, especially alone, a challenge. Individuals living in isolation are known to be less healthy, and, indeed, many now say that "isolation is the new smoking." - The Columbia Paper*

**THE COLUMBIA**  
**Paper**

Looking to apply to the HomeShare program? You can now download an application from our [website](#).

For a **Home Seeker** application packet [click here](#).  
For **Home Provider** application packet [click here](#).



## Why Home Sharing?

Why do people choose home sharing? There are many reasons. Home sharing is not necessarily a permanent housing solution, though many of our HomeShare UC matches have been in place for over 2 years. Home sharing can provide the necessary “next steps” in a person’s life. Some of our Home Sharers have been students returning to school who move on from the area once they’ve completed their degree. Home sharing provides them with a safe, affordable rental and the opportunity to share that space with another. Some Home Seekers are looking to gain financial security before moving on to independent housing. Some are new to the area and home sharing offers them an opportunity to become acclimated and to meet new people, beginning with their home sharer.



Our Home Providers come to the program often seeking companionship and enjoy the company of a housemate to share meals and social events. Having another person in the home, or on the property, offers a sense of security for many of our older Home Providers, and brings peace of mind to family members who might not live close by. Home sharing offers the ability for seniors to remain in their homes and age in place as well as to provide needed additional income and help with tasks around the home.



**Might home sharing be an option for you?**

Contact us to learn more.

Call us at : **845.331.7080 ext 162**

Email us at:

**homeshareuc@familyofwoodstockinc.org**

## Further Reading ...

*“In the second half of the 20th century, it was easy for many young Americans to imagine buying a home early in their adult lives. Then something changed: The nation kept gaining population but stopped building enough homes to keep up.” - NYT*

OPINION  
THE EDITORIAL BOARD

## AMERICA NEEDS TO BUILD MORE HOUSING

The housing crisis is not going away and we are beginning to hear more and more about the ways in which communities, legislatures and the press are recognizing the need to address the issue.

We wanted to share this opinion piece by the editorial board of *The New York Times* that appeared in the paper on May 18, 2026. Please [Click Here](#) to access the article.

## Coming Up ...

Look for us at the **Saugerties Farmers Market on Saturday, June 13<sup>th</sup> from 10am-noon** at 115 Main Street, Saugerties, NY. We’ll be there to answer any questions you may have about home sharing and have application packets available.





**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 home sharers 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 | June 2026**

## Home Opportunities

**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, and 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, snow 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. / **410H.15**

**Location:** Woodstock

**Rent:** \$900.-\$1,000. w/ utilities and tasks

**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:** 80 year old female who is interested in "everything!" She is personable, smart and active in the community. She is involved in her spiritual practices, sings, is a writer, 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 or help with some office work 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**

**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**



## Home Opportunities (continued)

**Location:** Lake Hill

**Rent:** \$850. 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**

## Home Seeker Profiles

**Home Seeker Profile:** A compassionate, creative musician working as an audio engineer, seeking new housing. Drawn to HomeShare, he values connection, community, meaningful non-monetary exchange, meditation and spending time outside. He enjoys cooking, art, reading/writing, exercise, laughter, wellness/spirituality, and self-exploration, and is grounded in creativity, communication, and social justice. A social introvert, he appreciates shared moments but also needs quiet time to recharge. He will be playing instruments at times and travelling some for jobs. He's looking to put down roots in the Hudson Valley and build social relationships as he continues pursuing a career in music.

**Affordable Rent:** \$800.-\$1200. / **440S.154**

**Home Seeker Profile:** A 39 year old woman who grew up in the area and is looking to move back after living in Baltimore. Currently transitioning from teaching into elder care and doula work. She is a musician and artist, fairly quiet, and she enjoys good conversation. Her many interests include reading, writing, film, ecology, meditation, Qigong, and learning the Croatian language. Looking for an

entirely separate space with subsidized rent in exchange for tasks. Willing to do gardening, snow shoveling, driving, pet care, errands, night presence, computer help, light housekeeping.

**Affordable Rent:** \$1000. / **440KS.71**

**Home Seeker Profile:** A quiet, caring, and sensitive person who values a peaceful lifestyle. Enjoys spirituality, personal growth, gardening, cooking, and creative pursuits. Friendly, patient, and communicative, with strong nonviolent communication skills this home seeker is looking for a clean, minimal, smoke and drug free home that accommodates a cat, with a strong priority for keeping shared spaces clean. Experienced in caring for an older family member, calm under pressure, and capable in emergencies, this home seeker is comfortable living with and supporting older individuals. She prefers direct, compassionate communication and has a solid personal support system. Prioritizes emotional well-being through outdoor time and meditation. Looking for a like-minded, peaceful housemate who enjoys occasional connection while maintaining independence. She is 42 years old and has a mostly indoor senior cat.

**Affordable Rent:** \$1200. max / **440KS.66**

**Home Seeker Profile:** A 41 year old woman with a bachelor's degree in psychology. Has worked in human services in the past. She is currently a freelance children's entertainer, writer and teacher of mindfulness to children. She values open communication, kindness, and a respect for personal boundaries and agreements. She would like a home with one or more people who would like a friendship rather than just a helper/boarder. She would like to be able to share time together both in the home, and possibly going to a movie or concert. She can cook, and would enjoy some shared meals. She has a well mannered cat who could stay in her own space.

**Affordable Rent:** \$500-\$900. / **440S.148**



## Home Seeker Profiles (continued)

**Home Seeker Profile:** Partnered male/female couple in their early 30's describing themselves as bisexual, together for 10 years. She has some college education and has been a licensed massage therapist since 2019. He has some college education, is licensed in CASAC for work with substance abusers and has used these skills at MHA and ARC with substance abusers and in a supportive employment program for over 8 years. He also does dry walling and is currently painting for Disability Services in Cairo. Together, they describe themselves as caring, creative artists, eager to help in a home sharing situation with many tasks. They like living in community and have been for many years. Since October 2024 they have been living with a disabled relative assisting him with his daily needs around the house. They are caring, community minded, eager to help, friendly and creative with skills in home maintenance, experience in caring for others easygoing and open to communicate. They have two, 11 years old, short haired, indoor cats. They both work from 9-3 daily, but he often works later and she can shift her hours as necessary. They are willing to do many tasks, interested in sharing meals occasionally, and they each have a car.

**Affordable Rent:** up to \$1200 / 440KS.59 a+b

**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. / 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. / K-HS.55

**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. / 440S.146

**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. / 410G.91

**Home Seeker Profile:** A 63 year old male, working part-time as a taxi driver while also working part-time as a writer. Values cooperation, communication, and those with a similarly flexible nature. Physically fit, able and willing to do manual chores. Has lived with others for most of his life, so has developed an innate respect for others' space and related needs. Sleeps 5-6 hours a night, so may discreetly be up and around while others are still sleeping. A light sleeper, so needs a quiet space away from trafficked roads. Has a 6 year old dog, loving and house-trained. Needs to be no more than 25 minutes drive from Rhinebeck for his taxiing job.

**Affordable Rent:** up to \$1200. / 440S.68



## Contact Us



[845.331.7080 ext 162](tel:845.331.7080)



[homeshareuc@fowinc.org](mailto:homeshareuc@fowinc.org)



[HomeShare Ulster County](#)



[Facebook](#)

- 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

STRENGTHENING COMMUNITIES  
THROUGH SHARED HOUSING



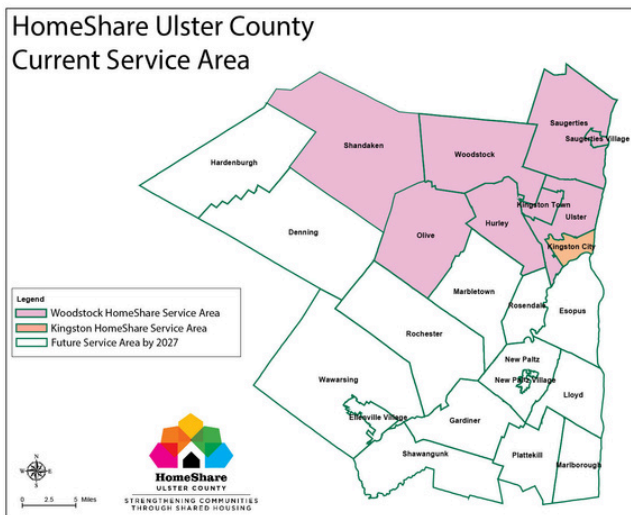
### HomeShare Ulster County Offices:

#### Kingston

31 Albany Avenue  
Kingston, NY 12401  
845.331.7080 ext 162

#### Woodstock

16 Rock City Road  
Woodstock, NY 12498  
845.679.2485



HomeShare Ulster County accepts applications from residents of Ulster County, or those with a prior connection here. Our service area covers the northern portion of the county – Woodstock, Saugerties, Kingston, Hurley, Ulster, Olive and Shandaken – where our current Home Provider properties are located. Our expansion further into the county depends on Home Provider participation, volunteer staffing and funding. Home Seeker applicants may come from anywhere in the county.

#### Program Director

Janice La Motta

#### Advisory Board

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Eliza Kunkel	Jamey Wolff
Susan Goldman	Debi Zelko

#### Intern

Andrea Theoret

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