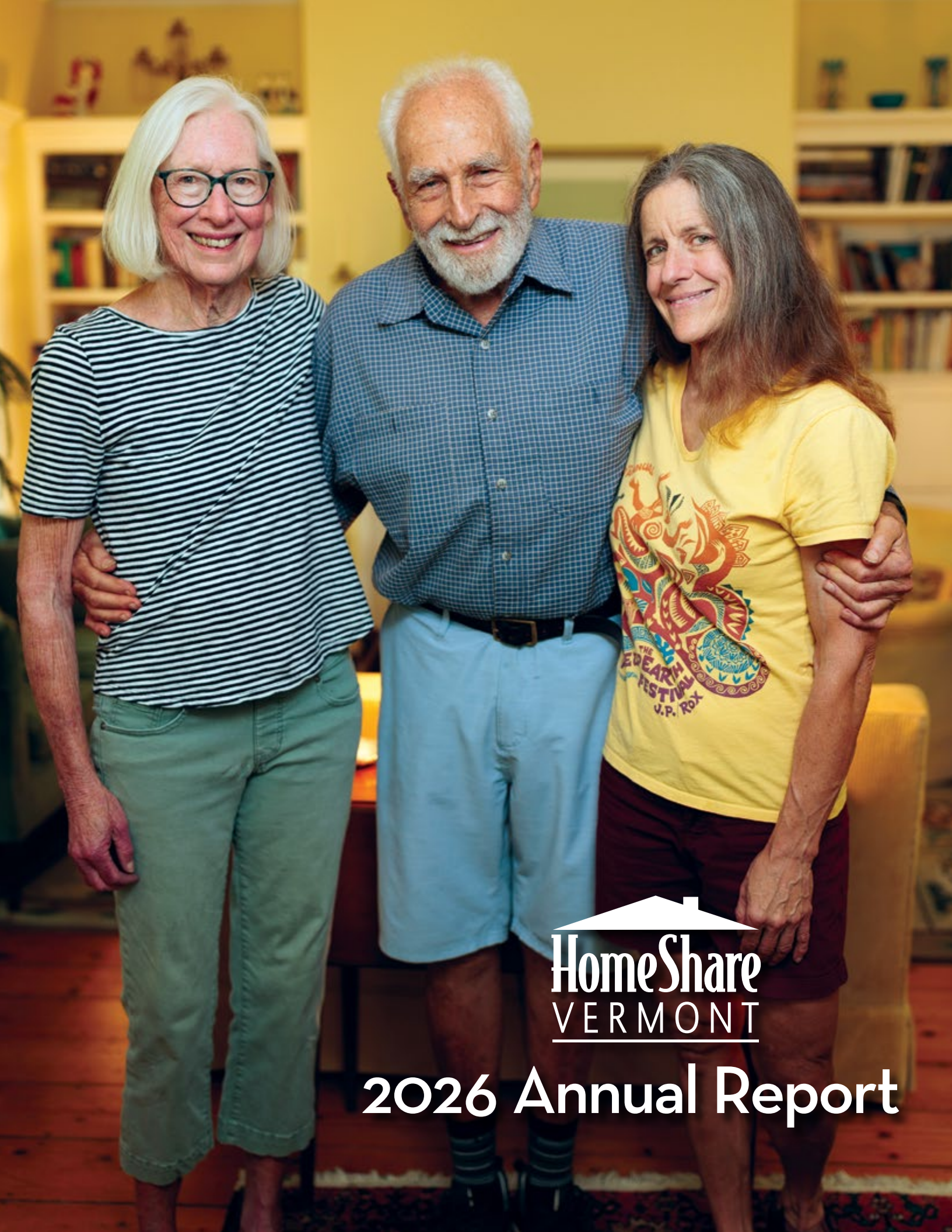





HomeShare
VERMONT

2026 Annual Report

Homesharing Has Many Positive Effects

Since 2001, HomeShare Vermont has conducted outcomes surveys with matched participants and the results have consistently shown benefits to those sharing their homes (Homeshare Hosts) and to those who found housing (Homeshare Guests).

Our survey uses a results-based accountability (RBA) methodology to assess whether matched participants benefited from our program and, if so, in what ways. Again this year we surveyed participants in matches as of April 1, 2026 and we had a 78% response rate.

HOMESHARE VERMONT'S FY26 OUTCOMES

How Much?	Unduplicated # of Persons in Match	364
	# of Housing Units Created	242 homes available to share
	# of Service Hours Exchanged	40,488 hours of assistance to hosts
How Well?	Homeshare Average Match Length	604 days or 20 months
	Participant Satisfaction	100% satisfied
		100% would recommend us to family or friends
Is Anyone Better Off?	Affordability of Housing	Average Rent \$413
	Ability of Seniors to Stay Safely at Home	30% of those sharing their home reported they would not be able to live safely and comfortably at home without a homesharer
	Improved Quality of Life: Those having someone live with them report they...	Feel Safer in Their Home 79%
		Feel Happier 78%
		Feel Less Lonely 68%
		Enjoyed Their Home More 65%
		Worry Less About Money 60%

HOMESHARE GUESTS WERE ASKED HOW HOMESHARING HAS HELPED THEM MEET THEIR HOUSING GOALS

Homesharing has helped you...	% Response Rate
to live in a safe and supportive environment	100%
obtain affordable housing	100%
to learn from elders/persons with disabilities	96%
to save money for future goals	91%
to avoid living alone	89%
to find a better housemate	88%
to have more stability	82%
to help someone in need	79%



EACH A DIFFERENT STORY

We field a lot of phone calls at our office. When you receive over 800 applications a year, the phone will ring a lot.

Callers are often pleasantly surprised to find an actual human being answering the phone (thank you Aisha and Ric!). During these calls, people tell us their specific stories and most people will refer to the unique nature of their case. And do you know what? They are all correct – each host's and guest's situation is indeed unique. It brings to mind a quote from Nancy Stone, one of HomeShare's many poets laureate, who wrote about the distinct quality of her matches: "Each a different story; Each a deeply rewarding relationship."

I'm not sure there is such a thing as a typical match, and that's just as it should be. Our case managers tailor make matches for the mutual benefit of each participant. There are so many different ways people can help one another with so many different preferences, needs and lifestyles. If you're still skeptical, flip to the back cover and review the range of hosts and guests we serve.

As you peruse the rest of the Annual Report and take in the impressive numbers that you see, keep in mind the one-of-a-kind Vermonters behind these matches. Our case managers are able to weave the threads of guests' and hosts' different stories together across an

even wider swath of Vermont because of your encouragement and support.

So, please keep referring people to the marvelous human beings answering our phones. We can't wait to hear their stories.



Connor Timmons
Executive Director

HomeShare is Open to All

Our programs and services are available to all people regardless of race, color, national origin, religion, gender identity, family status, disability, age, sexual orientation, marital status, receipt of public assistance and victim of abuse.



UNITED WAY
Northwest Vermont



UNITED WAY
Addison County



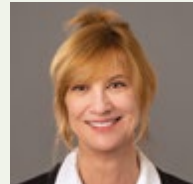
ANNUAL REPORT

July 1, 2025 – June 30, 2026

STAFF



Amy Jelen
*Program
Director*



Joyce Touchette
Office Manager



Anne Farley
Case Manager



Sarah Hudak
Case Manager



Wendy Rowe
Case Manager



Aisha Mueller
*Intake
Coordinator*



Ric Cengeri
*Outreach/
Communications
Specialist*

BOARD OF DIRECTORS

Troi Bachmann, Frank Driscoll, Ellen Flight, Alison Friedkin, Mary Harwood, Christine Hazzard, Lis Mickenburg, Erica Perkins, Meg Pond, Hobart Popick, Michael Schell, Kelly Stoddard Poor, Casey Winterson, Blair Wolston

STAFF VOLUNTEERS

Cathy Bergeron, Sally Cook, Ellen Flight, Connie Kenna, Kathy Johnson, Anne McMenamin, Radetta Nemcosky, David Ryan, Abigail Sessions, Julie Springer

Photos by Karen Pike and Ben DeFlorio



Polly Rowe SOCIETY

A Legacy of Caring

The Polly Rowe Endowment Fund ensures the long-term sustainability of HomeShare Vermont so the organization will be ready for the next generation of Vermonters. It was seeded with donations from Polly Rowe, Estelle Deane and others. Donors can earmark their gifts specifically for this fund.

A select group of supporters have also told us of their plans to include HomeShare Vermont in their will or estate. **The Polly Rowe Society honors people who have made a lasting commitment to HomeShare Vermont through planned gifts, bequests and estate intentions.** Their generosity helps ensure that future Vermonters will continue to find connection, stability and support through shared housing.

Members of the Polly Rowe Society

Becky and Stewart Arnold

Roger and Barbara Buchanan

Peter Cameron

Estelle Deane*

Libby Downer*

Kirby Dunn

Natalie Hall

Helen Head and Tom Mercurio

Diane and Douglas Jones

Margaret Little

Julie Burger Pierson and Stewart Pierson

David Porteous

Alex Ribak*

Polly Rowe*

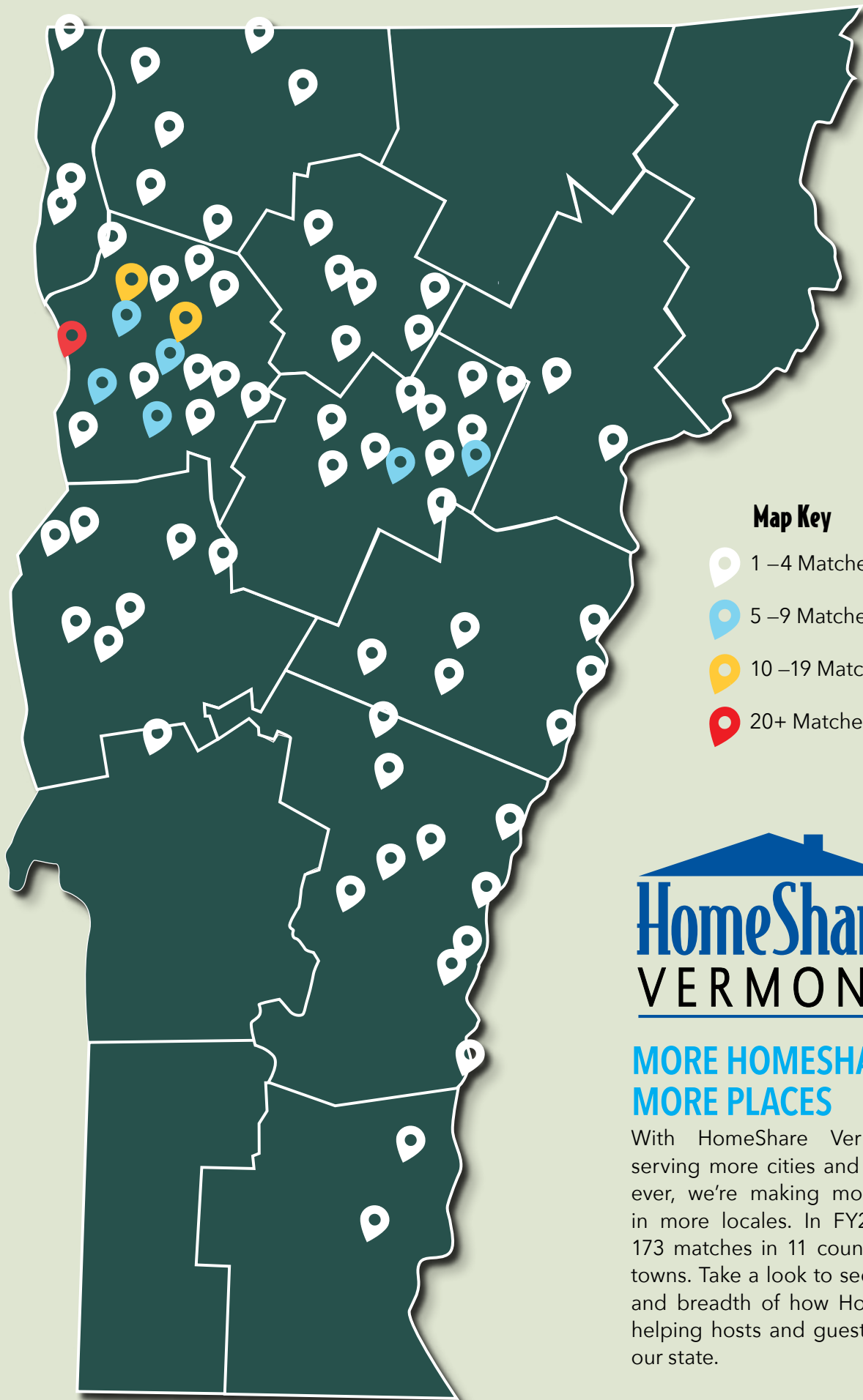
David Ryan

James Sunday*

Anonymous* (2)

**Gifts Received*

Please join us to ensure that HomeShare Vermont is here to help others share housing and create friendships in the future. Please let us know of a gift you have made or contact Executive Director Connor Timmons at (802) 865-4151 to learn more about making such a contribution to the Polly Rowe Society.



Map Key

-  1 –4 Matches
-  5 –9 Matches
-  10 –19 Matches
-  20+ Matches



MORE HOMESHARES, MORE PLACES

With HomeShare Vermont now serving more cities and towns than ever, we're making more matches in more locales. In FY26, we had 173 matches in 11 counties and 73 towns. Take a look to see the depth and breadth of how HomeShare is helping hosts and guests all across our state.

Thank You to Our Volunteers...

Since opening our doors in 1982, volunteers have been central to our mission. This year, HomeShare Vermont has benefited from 10 dedicated staff volunteers who together have contributed more than 60 years of service to our organization.

Working closely with Program Director Amy Jelen, staff volunteers help with everything from interviewing new applicants and checking references to creating successful matches. Their experience and knowledge are essential to keeping our screening and matching process running smoothly, efficiently and effectively.

As we expand our services statewide, our need for volunteer support continues to grow. If you would like to join the HomeShare Vermont volunteer team, please contact us.



Addison County Volunteers Ellen Flight, Abi Sessions, Anne McMenamin, Connie Kenna



Chittenden County Volunteers Julie Springer, Sally Cook, Kathy Johnson, David Ryan, Radetta Nemcosky, Cathy Bergeron

...and Our Outgoing Board Members

Nothing would make us happier than if our Board Members could serve forever. The brilliant and talented group of people who have committed their time, energy and direction to the HomeShare Vermont Board of Directors have kept this organization operating, thriving and expanding for 44 years. That's an incredible feat.

Carmel Ewing and Brian Stark moved on from our Board this year.

Carmel is the Human Resources Manager for Cathedral Square. She joined the HomeShare Board in October of 2022. Even before that, Carmel provided help to our organization with financial reporting and guidance as we became an independent

organization. She remains one of Connor's 'red phone' contacts, which we're grateful for.

Brian is an attorney who represents real estate clients at Stark Law, PLLC. Brian joined our Board in October 2016 and shortly thereafter, became the Board Treasurer. His diligent guidance in that role has been invaluable to HomeShare Vermont's success over the past decade. We would not be in the sound financial position we are currently without Brian's insight.

We are extremely grateful to Carmel and Brian for their generous service and support as Board Members.



Carmel Ewing



Brian Stark

Pride in Our Partnerships

This past year, HomeShare Vermont expanded its service area to 12 of the state's 14 counties through the continued support of the Vermont Department of Disabilities, Aging and Independent Living and three outstanding partnerships. The Thompson Center in Woodstock became a model for us as we expand to

the Northeast Kingdom and southeastern Vermont, partnering with the NEK Council on Aging and the Windham & Windsor Housing Trust.

We asked the leaders of these organizations to share their thoughts about the area they serve, partnering with HomeShare Vermont and what the future holds.



Deanna Jones,
Executive Director, The Thompson Center

"We are a hub for the community of older adults in our area, opening our doors for meals, programs, exercise classes, local transportation and aging at home support. The Thompson remains a daily connecting place for people who have lived here their whole lives as well as new retirees.

"We saw that homesharing would benefit the community we serve by helping people age in place and providing them peace of mind, companionship, safety and help around the house. Homesharing is an important tool in our Aging at Home toolbox. Remaining in their community keeps them healthy and whole and gives us a mechanism to take care of each other.

"Our partnership with HomeShare Vermont has increased the capacity for both The Thompson and HomeShare, improving our ability to reach people and make connections beyond the Thompson's catchment area and helping grow HomeShare's coverage throughout the state."



Darryl Washington, Executive Director, Northeast Kingdom Council on Aging

"The Council serves Caledonia, Orleans and Essex Counties, a large and predominantly rural region where communities are often separated by distance but united by a strong tradition of neighbors helping neighbors.

"Partnering with HomeShare Vermont was a natural extension of NEKCOA's mission. Our work is centered on helping older adults remain independent and connected to their communities and homesharing offers a creative solution to challenges many people face as they age in a way that goes beyond traditional services.

"As Vermont's population continues to age and affordable housing remains a challenge, community-based solutions like homesharing will become increasingly important. Ultimately, we hope that it becomes another example of what makes the Northeast Kingdom special: people coming together, sharing what they have and creating stronger communities."



Elizabeth Bridgewater, Executive Director, Windham & Windsor Housing Trust

"We function in a tri-state region and serve as a gateway to Vermont. In recent years, Brattleboro particularly has become a center for refugee resettlement, bringing increased diversity in population, the arts and businesses. Our region faces many of the challenges around housing, affordability and accessibility seen throughout the state.

"Partnering with HomeShare Vermont felt like the perfect addition for us and aligned well with our mission. This program puts a lot of rigorous structure around the most commonly understood way of living: together. It's using the homes that already exist to address housing solutions as well as aging in place, isolation and other social challenges we face in our rural environment.

"We're building momentum and we look forward to HomeShare becoming one of the first options community members consider as they think about their next steps in life."



As HomeShare enters its next phase of strategic planning, we'll be reflecting on the success of these partnerships and looking forward to ways we can deepen our engagement across the entire state.

Three Generations of Homesharing

Lee and Elvin's idyllic property in Brownsville offers wonderful views of Mount Ascutney and access to 60 miles of hiking trails. Their home includes a separate apartment, which they have rented out in the past.

A few years ago, they considered homesharing, but it wasn't available in their part of Windsor County. But then the Thompson Senior Center and HomeShare Vermont partnered to expand into their area and they applied.

"I learned about homesharing because shortly after my father died, my stepmother, Pat McDonald, homeshared in Burlington," Lee explained. "She was in her 80s and was matched with a medical student. She really liked having the company. She then joined the board of HomeShare for a few years."

Keeping the family connection to HomeShare alive is Lee's daughter, Catherine. After she had her job eliminated and had to find a new place to live during the pandemic, Catherine attended an Open House in South Burlington to learn more. "I spoke with hosts, guests, board members and some of the case managers and



Pictured at their home in Brownsville are Lee, Elvin and Catherine.



decided to apply soon afterwards," Catherine said.

She got matched with Miriam in Hinesburg, who she helps with "pretty much whatever she needs. I do a lot of gardening, some shopping, got the washing machine working again and have given her rides to appointments."

Back in Brownsville, Lee and Elvin were speaking with a neighbor at dinner when they told her about their plans to homeshare. Lee explained, "She said, 'Oh my God! My daughter and her boyfriend would love that. They are looking to move from Rutland.' We said we were going to still go through HomeShare because we really like the careful screening and matching they do." And, thus, they were matched with Kaitlyn and Joe.

"They help us when we need some muscle, attention to our animals or when our TV doesn't turn on," Elvin said. "They always come over immediately and give us the assist we need."

"Recently, I had a knee replacement and I had to stay in bed to recover. Joe kept the lawn from becoming a hay field and Kaitlyn took care of the chickens. It was such a wonderful experience for us not to have to fret about."

Lee also related that Joe and Kaitlyn got rid of the Bishop's weed in their raspberry patch. "It was humongous and they did the whole thing."

While Catherine can enjoy an affordable place in the country where she can have gardens and tinker with her beloved bikes, she also feels better about how Lee and Elvin are doing. "I worry about them less because they have people right next door. Whether they need a ride somewhere or help weeding or if they're going out for the evening and need someone to watch their dog, Dora."

And then there are surprising moments like this that Elvin shared. "Recently, we were away for a week. When we returned, our table was laden with vegetables that Kaitlyn and Joe had picked. Bushels of green beans and baskets full of cucumbers from our garden!"

With homesharing, like planting seeds, there lies the promise of a great shared harvest.

LEADERSHIP**\$15,000 and above**

The Gibney Family
Foundation, Inc.
Francis T. and Louise T.
Nichols Foundation
UVM Medical Center
State of Vermont Depart-
ment of Disabilities, Aging
and Independent Living

PLATINUM**\$5,000 – 14,999**

100 Women Who Care
Charles and Judy Bond
CATIC Vermont Attorneys
Title Corporation
Michael and Barbara
Krancner
M&T Bank
Renee S. Reiner and
Michael F. Desanto
David Ryan
SCHIP Inc
Serena Foundation
Elizabeth Steele
Sunflower Fund (Vermont
Community Foundation)
Town Fair Tire Foundation
United Way of Addison
County
United Way of Northwest
Vermont

GOLD**\$ 1,000 – 4,999**

AARP
Alma Gibbs Donchian
Foundation
Bergeron Family Foundation
Scott and Carol Boardman
Joseph and Dale Boutin
Lynne Cardozo
Concept 2, Inc.
Manya and Thomas
Dickinson
Kirby Dunn
Efficiency Vermont
Element Real Estate
Town of Essex
Abigail Faulkner and
Hobart Guion
Patricia M. Fontaine
Danita Hanson and
David Martin
Barbarina and Aaron
Heyerdahl
Glenn Jarrett and
Judy Barber
Constance Kenna
Arlene Krapcho
Langrock Sperry & Wool
Karin McNeill
City of Montpelier
Northfield Savings Bank

Northwestern Vermont
Board of REALTORS, Inc.
William Parkhill
Pathway Financial Advisors
Peet Law Group
Steve and Sandra Perkins
David Porteous and
Vicky Smith
Redduds Chartered
Foundation Corp.
William Shearer
Bruce and Lillian Venner
Mary Wheeler

SILVER**\$500 – 999**

Kathleen and Scott Baldwin
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Cathedral Square
Corporation
The Copley Fund
Charles Dinklage and
Kendra Sowers
Town of East Montpelier
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Town of Stowe
Richard and Elizabeth Swartz
Town of Williston
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Nancy Wright and
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Anonymous (1)

BRONZE**\$100 – 499**

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Steve and Kathy Alexander
Judith Allard

Ronald Allen
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Tim Ashe and Paula Routly
Ann Aspell and
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Ken Austin
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Roberta A. Baker and
Warner White
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James Beaumier
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Terry Boyle and Robin Worn
Katherine Brandeis
Mary Ellen Bridge
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Betsy Ferries
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Rose Colletti
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Corliss Driscoll

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Rosemary Sirico
Robert Duncan and
Jean Markley Duncan
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David Ellenbogen
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Ena Backus
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Joy Morse
Barbara Murphy
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Karen J. Hibbard
Deb OHara
Judy and Michael Olinick
Tamlyn Oliver
Kathy Olwell and
Wolfgang Weise

**Your Support Makes
All the Difference**



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 Rebecca Walsh
 Robin Way
 Nancy Weber
 Laura Weickert
 Miles Weston
 Susannah White
 Margaret Williams
 David Wisell
 Christine Zachai
 Sarah Zschau
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If we have omitted anyone or included anyone who would prefer to be anonymous, it is unintentional, and we would appreciate your notifying the HomeShare Vermont office. Anyone who contributed after June 30, 2026, will be acknowledged in next year's annual report.

We wish to acknowledge **Futura Design** for the design of this Annual Report and HomeShare Vermont's other printed pieces.

FY26 FINANCIAL REPORT

July 1, 2025 – June 30, 2026

A budget is a statement of purpose and nowhere is that more present than in HomeShare Vermont's financial picture. Building on years of prudent and intentional practices, we've managed another excellent financial year and more importantly (as you can see from this report) another year of making a real difference for Vermonters. We continue to reach new heights with our Experience Vermont raffle, bringing in over \$38,000 this past year and selling over 1,000 tickets.

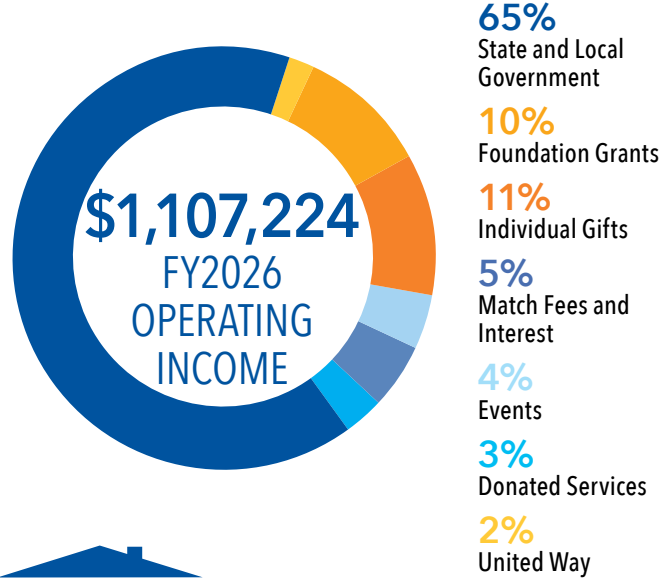
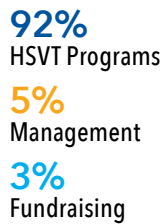


We're grateful for the continued investment from our partners at the Department of Disabilities, Aging and Independent Living. But we also know that state budgets wax and wain. Donations, large and small, continue to be a key element to our longevity and part of our strategy for the future.

As we step into a new phase of strategic planning, we will be evaluating the cost effectiveness of our expansion models and weighing that against more traditional approaches to growth. We'll also be assessing our long-term and short-term goals as they relate to the Polly Rowe Fund. None of this time, energy, and impact would be achievable without your support and we thank you for your generosity.

Mike Schell
Treasurer

OPERATING INCOME AND EXPENSES



INVESTMENT IN HOMESHARING: PAYS DIVIDENDS

State and federal support helped HomeShare hosts remain in their homes, made housing more affordable for guests and generated substantial financial benefits for Vermont communities.

In Fiscal Year 2026, Vermont provided \$550,332 in state funds and \$161,668 of matching federal funds to HomeShare Vermont, through the Vermont Department of Disabilities, Aging and Independent Living. **The investment delivered measurable benefits, allowing Vermonters to save a total of \$1,942,556 – representing a 270% return on investment.**

Homeshare guests provided over **40,000 hours of assistance** to their hosts, helping with everyday needs such as yardwork, dog walking and meal preparation. If hosts and their families had needed to hire help for those tasks, the **cost would have exceeded \$800,000**. By opening their homes, **hosts also received more than \$511,000 in rental income**, helping them make ends meet while gaining practical support and companionship.

Homesharing also created significant savings for guests. **The average rent in a homesharing match was just \$413, and 22% of guests paid no rent** at all, instead providing help around the home. Based on the difference between market rents and actual homeshare rents, **guests saved an estimated \$1.13 million** in rental expenses this year.



A Special Thank You

HomeShare Vermont is grateful to have some wonderful foundations and organizations that see the value of our work and provide support for very specific elements of our process.

SCHIP (Shelburne, Charlotte and Hinesburg Interfaith Projects) operates SCHIP's Treasure in Shelburne, an upscale resale shop that offers a well-curated selection of second-hand clothing, home furnishings and unique finds.

In this past fiscal year, SCHIP provided a \$6,000 grant to support HomeShare's work. As we serve more Vermonters, the support of organizations like SCHIP is crucial to our ability to maintain the standards we have established over the past 44 years.

We're extremely thankful to SCHIP for supporting this important element of our screening process.



5404 Shelburne Road, Shelburne, VT 05482
(802) 985-3595
<https://www.theschip.org>

If You Can Dream It...

At HomeShare Vermont, we hear from a lot of people who wonder if their specific situation might work for a homeshare. It did for the woman who had 50 head of cattle and needed a place for her – and them – to live.

Robin and Steve didn't know if HomeShare was the answer to finding someone to watch their Shelburne home when they're in Florida from November to April each year.

Steve attended an event where HomeShare had an information table. "They told me about homesharing and I thought it was a great concept. I wasn't sure housesitting was something HomeShare would work with. But we decided to apply."

Around the same time Sophie was considering applying as a homeshare guest. She said, "I thought homesharing was an awesome idea and a cool Vermont organization but I didn't think I was a great fit because I know the matches can include a fair amount of responsibility, which I wasn't able to provide." But she decided to complete an application and see what might happen.

Now, Sophie is about to begin her third winter sharing Robin and Steve's home while the couple enjoy the sunny Gulf coast.

"I was skeptical at first but was willing to give it a try," admits Robin. "Now I tell people about it. They should be open to exploring the possibility. You might find a fantastic match."

Sophie works remotely in public health. Between April and November, she stays at her families' camp in South Hero. "A lot of people my age want to stay in Vermont but have a hard time affording housing. I think HomeShare is a great opportunity for people to keep living here."

Steve loves the idea of being able to provide housing for someone. "I feel guilty sometimes about having the house sit empty. It feels a lot better that Sophie's making use of our house in the winter."

When deciding on the perfect homeshare guest, Robin thought of their own family. "We have children Sophie's age, so I imagined I would really like my daughter living here. Someone professional and responsible and tidy. That's Sophie. If you can imagine the person that you would like to have living in your home when you're not there, maybe HomeShare can actually find them for you!"



Steve, Robin and Sophie (Ellie Mae).



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FY26 Accomplishments

Numbers don't tell the whole story. But they do provide a snapshot of the impact we make every day. This past year, we were able to expand our service to four new counties – Windham, Caledonia, Orleans and Essex. Below you can get an idea of what we were able to accomplish in FY26.

806 applications processed
1,852 reference checks made
3,831 background checks performed
490 new applicants interviewed
190 in-home introductions facilitated
Resulting in **364** matched participants!



WHO WE SERVED

<i>Those Who</i>	<i>Shared Their Home</i>	<i>Found Housing</i>
# of Individuals	186	178
Age Range	32 – 101	18 – 83
Average Age	71	44
% Low Income (HUD)	71%	93%
Report Disability	22%	11%