

Seven Years AND STILL GOING STRONG

For seven years, Jean and Arthur have been housemates in Jean's 1800's farmhouse in Lincoln. Spend a few minutes with them and you immediately see why they are the longest active HomeShare Vermont match in Addison County. A true friendship has formed between the 93-year-old Jean and 73-year-old Arthur.

When Arthur, a mental health services worker and musician first arrived at Jean's home seven years ago, he ad-

mittedly was a little nervous. The house needed paint and the appliances were dated. But his worries vanished as soon as he started talking to Jean. "I knew that if this would work for her then it would work for me," Arthur said.

Both have backgrounds in academia, appreciate open and honest communication, have traveled extensively, and enjoy crossword puzzles. They believe the match has worked well because their friendship is based on common values



Jean and Arthur

Photo by Karen Pike

We Have Some Exciting News!

This has been an exceptionally productive and exciting year at HomeShare Vermont. We not only hosted the first ever national training for new programs start-ups (see page 8), but we also served the most people ever in a homesharing match (see page 5).



In addition, we have been planning a major program expansion. For over a decade central Vermont has been served by a separate homesharing program. To increase efficiencies and build long-term sustainability for our homesharing services we are working with them to bring our homeshare program to Washington, Orleans and Lamoille counties in central Vermont. To implement this service area expansion, HomeShare Vermont will be opening a new office in Montpelier on November 1st!

We would like to see every Vermonter have access to a homesharing service providing screening, matching and ongoing support. With the use of technology and working with other housing professionals, we will explore ways to help people in other parts of the state.

Margaret Cicchetti, Board President

and mutual respect. Jean does her own shopping, but needs help putting groceries away. She visits with friends regularly and volunteers at the library each week. Despite remaining active, Jean knows she can't live alone anymore.

Their arrangement has evolved over the years as conditions have changed. Now that Jean no longer winters in Arizona, Arthur schedules his workday to make sure he's home to help Jean to her car when it's slippery out, an adjustment that hasn't gone unnoticed by Jean. "If you're able to find the right match, it can be life-changing," Jean said.

Arthur, who grew up in rural New Jersey and has played the trumpet for 60 years, feels he's benefitted just as much from the match and views his "service" as anything friends would do for each other. He performs at least monthly with his ensemble group, comprised mainly of his former students, and he's able to practice his trumpet in the cabin on Jean's property whenever he wants. He also feels right at home. "I get to live in paradise. I get to have a friend," Arthur said. Jean and Arthur have certainly found their life-changing match and neither is going to give it up.



Annual Report
July 1, 2018 – June 30, 2019

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HomeShare Vermont Establishes Endowment Goal

HomeShare Vermont is supported in great part by the generosity of donors to its annual appeals. We have also been the recipient of some generous bequests from longtime supporters. These bequests, through the investment income they generate, are a key to sustainability going forward. Like many other nonprofits, HomeShare Vermont is a more stable and healthy organization due to the safety net provided by this endowment.

In 2018 the HomeShare Board of Directors analyzed our budget and income and determined that HomeShare would be wise to work

toward an endowment that would generate 15% of our annual budget. This amount would protect critical programs in case of cuts in public funding and protect HomeShare Vermont's ability to serve the lowest income participants. Today, HomeShare Vermont has raised nearly 40% of our endowment goal and has established the Polly Rowe Fund, a portion of which is invested with the Vermont Community Foundation. For HomeShare Vermont, as it is for most nonprofits, the usual and most reliable source of endowment funding is planned gifts such as bequests and annuities.



Photo by Karen Pike

(L to R) Peter, Radetta, Margaret, Kate, Elizabeth, Hobart, Brian, Julie, Alicia, Maria & Ingrid

The Polly Rowe Society: *A Legacy of Caring*

Thanks to bequests received from Polly Rowe, Libby Downer and Alex Ribek, HomeShare Vermont has been able to seed a growing endowment fund to generate income for HomeShare Vermont, now and into the future. Others have told us of their plans to include HomeShare Vermont in their will or estate. In order to acknowledge the wonderful contributions of these and future donors, HomeShare Vermont has created the Polly Rowe Society in memory of one of our founders.

Members of the Polly Rowe Society

Becky & Stewart Arnold
Roger & Barbara Buchanan
Peter Cameron
Margaret L. Cicchetti
Estelle Deane
Libby Downer*

Kirby Dunn
Natalie Hall
Helen Head & Tom Mercurio
Diane & Douglas Jones
Julie Burger Pierson & Stewart Pierson

David Porteous
Alex Ribak*
Polly Rowe*
David Ryan
Anonymous*(2)
* Gifts Received

Thanks to our partnership with the Vermont Community Foundation we are also able to offer donors not just the option of a bequest, but more sophisticated financial instruments which we could not otherwise offer as a small non-profit organization.

Please join us to assure that HomeShare Vermont is here to help future generations share housing and create friendships. For more information or let us know of a gift you have made, please contact Kirby Dunn at (802) 863-5625.

Peace of Mind *for Family*

Rita, a 73-year-old retired judge with a quick wit, has always been fiercely independent. Despite the challenges of living with a progressive disease like multiple sclerosis for the past 45 years, she had managed on her own. Household tasks take her longer these days, but she wasn't interested in moving to assisted living. However, it became clear that her two children residing out of state no longer felt comfortable with her living alone in her South Burlington condo.

Rita had always thought HomeShare Vermont was a good idea, but she tried to find housemates on her own at first. "It was less than successful," Rita explained of her previous two housemates. So she put her trust in HomeShare Vermont's process, and got even more than she hoped for when she met Lucas over a year ago. HomeShare Vermont found a "nice, uncomplicated jock who was tidy and could cook," and handles the physical chores she struggles with.

Lucas, 23, was moving from out of state to start a doctoral program at UVM. The former college lacrosse player wanted to live someplace quiet where he could focus on his studies and save on rent by helping someone at home. He spent a college semester abroad in Barcelona, has worked as a clam digger, and is into meditation and healthy eating. Rita is now eating a keto diet thanks to Lucas.

Lucas, who said he'll save over \$20,000 in housing costs during his two years of grad school, lives rent free at Rita's in exchange for providing approximately 8-10 hours a week of miscellaneous tasks – anything from going to the store or bringing

Rita to appointments, to house-keeping or walking Jack the dog on the weekends. He also makes Rita a salad almost every night. Lucas appreciates that Rita is respectful of his study time, and she saves her "Lucas list" for the weekends. Her balance and strength continue to deteriorate but "Lucas being around allows me to manage. I've finally got this place decorated the way I want. I have no desire to leave," Rita said with a smile.

They feel the match works because both are social introverts and are fine with co-existing in cheerful silence. Then there are times they enjoy long discussions on a wide variety of topics. With this experience over the past year, Rita thinks any retired person with an extra room should imagine how fun it would be to have someone living with them to help around the house, whom they wouldn't have met otherwise. "We're not related, but it's fair to say we've become friends. It's like having an adult grandson living with me, and it's worked out beautifully," Rita said. And happily, both her children approve, too.



Lucas & Rita with Jack

Photo by Karen Pike

Helping to Create Housing

We know that for many people the biggest barrier to sharing their home is that they want more privacy. Creating a separate unit, whether attached or detached, can still provide homesharing support and enable people to continue to live in their home.

In collaboration with the City of Burlington, AARP and other housing organizations, we are just starting a small pilot project in Burlington to promote the creation of accessory dwelling units (ADU's) to help people age in place or live with extended family. Special thanks to the Vermont Housing and

Conservation Board (VHCB) for a 3-year grant to work on this important project. The project will provide community outreach



and education on the creation of ADU's. We will offer our screening and matching services to help homeowners find just the right candidate for their ADU.

Volunteers Play a Unique Role

Volunteers have been a cornerstone of our service delivery since we opened our doors in 1982. This year, HomeShare Vermont benefitted from the assistance of 12 staff volunteers who each dedicated an average of 7 hours per week to our organization. Working closely with Amy Jelen, Homesharing Coordinator, our staff volunteers as-

sisted with everything from interviewing new applicants to creating matches. With about 400 active participants in our homesharing program at any given time, staff volunteers play a crucial role ensuring that our process runs smoothly and efficiently. **Thank you staff volunteers!**



Photo by Karen Pike



Photo by Karen Pike

Left photo: Marty, Julie, Cathy, Ellie, Radetta & Joan
Right photo: Judy, Connie, Manya & Rene

Welcome Marty!

Marty joined HomeShare Vermont as a volunteer this year after retiring from a 35-year career as a guidance counselor and educator. She spends time volunteering, playing with her

grandchildren, swimming, gardening, and socializing with friends. Marty is enthusiastic about this opportunity to provide a meaningful service to both hosts and guests who are looking for satisfying living situations.

Departing Staff & Volunteers

Best Wishes Lisa!

Lisa Meyer joined the HomeShare Vermont staff in 2013 as a Case Manager and in May of this year she decided to retire. Lisa helped us expand our homesharing services to Franklin County and brought to HomeShare her knowledge and experience having worked as a Registered Nurse at the VNA. In her career Lisa was always committed to helping people remain in their home and advocating for that choice. Lisa has a huge heart and did her work at HomeShare with grace and compassion. While we will miss working with her, we thank her for her six years with HomeShare and wish her and her family all the best!



Thank You Becky!

This year we thanked Becky Stratton for 11 years serving HomeShare Vermont as a staff volunteer in Addison County. As a retired clinical social worker, Becky brought the perfect skill set, combined with her warm and caring nature, to this volunteer role. She enjoyed this opportunity to meet different people including seniors and others willing to open their homes, as well as younger people inspiring in their willingness to be helpful companions!



HELPING EACH OTHER BE *Safe and Secure*

Vickie and Reggie, an active retired couple from Williston, travel to Florida for part of each winter. Because they worried about their empty home while away, they relied on neighborhood kids to check on it. However, those kids weren't equipped to handle major situations, like when Vickie and Reggie's heating system broke, leaving them panicked.

Vickie knew of HomeShare Vermont from helping an older family member. She had thought HomeShare only helped folks who were sick, lonely or frail and didn't think HomeShare Vermont could help them until she attended one of the 30-minute homesharing info sessions. "Having a homesharer living with you gives you somebody in the house while you are away. That's a lot of security for us, and that's what we were looking for," Vickie said.

Jude, a gentle and kind-hearted 28-year-old, heard of HomeShare Vermont through a friend who had enjoyed his experience in the program. Jude came to HomeShare Vermont from a difficult roommate situation that was unsafe and he never knew who would be there. He was looking for a situation where he could help out and form a friendship with a housemate, while not having to worry about coming home to strangers.

In return for a safe place to live, an affordable rent that is \$500 cheaper than his previous living situation, and somewhere his cat is welcome, Jude takes care of Vickie and Reggie's home in the winter and watches their dog, Tasha, when they go away on short trips.

Vickie, an avid volunteer, and Reggie, a history buff who performs in Civil War reenactments, were hoping to find a housemate who had their own life. Jude's work schedule allows them

to maintain their privacy, but it was his openness, honesty, and caring nature that quickly won them over and earned their trust. Despite their separate lives, Jude appreciates how Vickie and Reggie have welcomed him into their family over the past year, especially since he doesn't see his own out-of-state family often.



Jude, Reggie and Vickie with cat Callie and dog Tasha

The process of finding a housemate couldn't have been better for Vickie and Reggie and they feel more people should consider sharing their home. "The whole process HomeShare uses to match people is just so amazing. I think if you've got an extra bedroom, no matter what the reason, if you need company or if you need help, contact HomeShare Vermont and they will find you the best match," Vickie said.

FY19 *Accomplishments*

What We Do:

Homesharing is a simple idea where two or more people share a home to their mutual benefit. The home can be an apartment, condominium, mobile home, or traditional single family house. A person offers a private bedroom and shared common area in exchange for rent, help around the house, or a combination of the two. Every homesharing arrangement is unique; it depends on the needs, time, interests, and abilities of the people involved. It differs from a typical roommate situation because, at its core, it is about two people helping each other.

HomeShare Vermont provides a comprehensive screening and matching process allowing people to find the best match possible. We then stay actively involved for the duration of the homesharing match.

How We Do It:

Processed **452** applications
Made over **1,300** reference checks
Performed over **2,200** background checks
Interviewed **281** new customers (many in their homes)
Facilitated **115** in-home introductions
Resulting in **202** matched participants!

Who We Served:

Those Who...	Shared Their Home	Found Housing
Age Range	30-96	22-78
Average Age	69	48
% Low Income (HUD)	68%	91%

FY19 Results Based Accountability (RBA) Outcomes

We're Better Off Together than Alone!

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

Our survey uses results-based accountability (RBA) methodology to assess whether or not matched participants benefit from our program and, if so, in what ways. This year we again surveyed participants in matches as of April 1, 2019 and we had an 86% response rate.

How Much?

Unduplicated # of Persons in Match	202
# of Housing Units Created	127 homes available to share
# of Service Hours Exchanged	22,354 hours of assistance to seniors & others

How Well?

HomeShare Average Match Length	364 days
Participant Satisfaction	94% very satisfied
	100% would recommend us to family or friends

Is Anyone Better Off?

Affordability of Housing	Average Rent: \$296
Ability of Seniors & Others to Stay Safely at Home	37% 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 Less Lonely: 78%
	Feel Happier: 78%
	Feel Safer in their Home: 76%
	Sleep Better: 50%
	Feel Healthier: 43%



Photo by Karen Pike

Staff: Amy, Kirby, Aaron, Holly, and Kathy

Welcome Kathy!

Kathy Johnson joined the HomeShare Vermont staff as a Case Manager this year. She had previously worked for eight years providing employment services. She worked with participants of VocRehab Vermont who were experiencing barriers to employment and matched them with businesses and community partners to meet their staffing needs.

FY19 Financial Report

July 1, 2018–June 30, 2019



As my third year as board Treasurer, I am pleased to report that we have once again ended the year in the plus column. Funding from private foundations continue to play a greater role in our revenues as do investment earnings. We remain dependent on and are grateful for the support of all of our partners

including the State of Vermont, the City of Burlington and United Way of Northwest Vermont as well as individual donors at all levels. We are grateful for the ongoing collaboration and bookkeeping services provided by our neighbor, Cathedral Square Corporation.

Thank you.
Brian Stark, Treasurer

Income

United Way	\$ 20,200
State & local government grants	200,690
Donations & special events	99,286
Foundations	141,000
Fees & rental income	14,441
Donated services	19,918
Investment & interest earnings	24,958

Total \$520,493

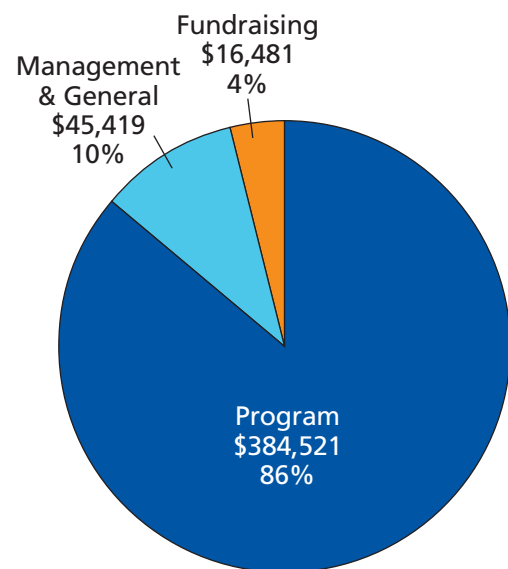
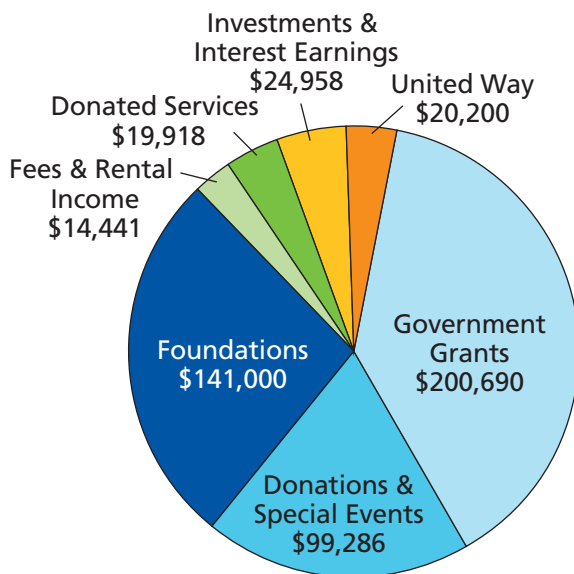
Complete Audited Financial Statements for FY19 can be found on the About Us page on our website.

Expenses

Salaries	\$230,855
Payroll taxes & benefits	61,454
Volunteer service	19,918
Outreach/marketing/video	25,873
Occupancy/depreciation	20,279
Postage & printing	19,941
Insurance/professional services	11,623
Misc.	13,895
Equipment, telephone, supplies, travel	14,254
Event	6,360

Total \$446,421

Increase in unrestricted net assets \$74,072



FY19 Financial Benefits of Homesharing

By sharing their homes, HomeShare Hosts in our program received over \$206,000 in rental income to help them make ends meet. Homeshare Guests provided over 22,000 hours of assistance to their Homeshare Host this year helping with everything from yardwork, to do walking to making meals.

The average rent of a homesharing match in our program was only \$296/month with 30% of matches paying no rent at all. Using the difference between market rents and homeshare actual rents, it is estimated that HomeShare Guests saved over \$600,000 in rental expenses this year.

Sharing Our Expertise: Building a Homesharing Network

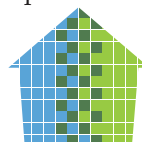
In June, HomeShare Vermont in collaboration with the National Shared Housing Resource Center hosted the first ever national training for new and emerging homesharing programs here in Burlington. Over 30 people came from around the country and Canada and spent two days discussing everything from screening and matchmaking to outreach and fundraising in order to sustain or start up a new homesharing program.

HomeShare Vermont receives dozens of calls each month from people around the country wanting information about starting a program. We know homesharing programs are difficult to start and grow. HomeShare Vermont decided to host this training to use our 35+ years of experience to help other programs succeed.

For the first time in a decade we are seeing a real growth in new homesharing programs across the U.S. California alone has experienced a tripling of programs in just a few years. Across the country 18 states now have homesharing programs.

Homesharing is also growing across the globe. Fifteen years

ago there were six countries with homesharing programs; this year at the 6th international Homeshare World Congress, 18 countries were represented. The UK has developed an amazing national association that provides training, evaluation and quality assurance standards for homesharing programs and we hope to replicate their success.



NATIONAL SHARED HOUSING
RESOURCE CENTER

National Shared Housing Resource Center is a small but growing network of independent, non-profit homesharing programs across the United States.

Our goals are:

- to raise awareness of the benefits of homesharing,
- encourage best practices and cross learning among programs,
- and to foster the development of new homesharing programs.

Learning to Tell Our Stories

As part of the June training for new homesharing programs, we included a 3-hour workshop on storytelling led by an amazing national trainer, Andy Goodman. In addition to our national and Canadian participants, 40 HomeShare Vermont board members, volunteers and supporters attended. In addition, 10 HomeShare Vermont hosts participated and shared their stories in the small group activity about how homesharing has worked for them. The workshop was co-sponsored by the Center for Media and Democracy.



One of the greatest challenges for any homesharing program is to get people to share their homes. We know from an AARP-VT survey of Burlington residents age 45+ that most people don't want to share their homes and the older they get the less likely they will consider homesharing. Yet we have four times as many people looking for housing as we have homes available. Ongoing outreach and marketing are a constant task for all homesharing programs. It is as important as quality service delivery or funding. Therefore we invited Andy Goodman to kick off this training.

Andy Goodman is co-founder and director of The Goodman Center, which teaches communications and marketing professionals how to reach more people with more impact. He publishes a monthly journal, free-range thinking, to share best practices in the field of public interest communications. Andy

is internationally known for his speeches and workshops on storytelling and has led over 500 trainings for clients including some of the biggest businesses, foundations and non-profits in the country.

Andy shared with us how to tell great stories and get people to remember what they heard. Special thanks are due to our homeshare hosts who participated, several of whom unexpectedly shared their homesharing story with the entire room! Thanks to CCTV the workshop was filmed and can be found on the HomeShare Vermont YouTube channel! Thanks also to Marriott Courtyard Burlington Harbor for hosting the two-day training and providing wonderful food and refreshments at a reasonable cost.



STORYTELLING EVENT *A Success!*

Our 3rd Annual *Stories from the Heart* event held in April, helped us raise funds for our homesharing services by mesmerizing a sold out, standing room only crowd of HomeShare supporters at the Sunset Ballroom in South Burlington.

The evening started with Tom Cleary playing jazz keyboards as people arrived. Our four amazing storytellers, Sally Ballin, Bill Drislane, Kevin Gallagher and Susanne Schmidt shared funny and heartwarming short stories around the theme, "Home Plate." Interspersed between the stories were great songs by the band, The Brevity Thing, featuring Dave Ball (guitar, harp), Jom Hammack (mandolin) and Steve Goldman (upright bass).

Thanks to the generous sponsorships and the ticket sales, we raised over \$30,000 for our homesharing program.

Local artist Bonnie Acker teamed up with Burlington potter Harold Kaplan of Rooftop Pottery to create a one-of-a-kind thank you gift of a plate to go with the evening's story theme.

Special thanks to the Fun Raising Committee led by Kate Baldwin for organizing such a fun and successful event: Margaret Cicchetti, Ali Nagle, Maria Pietrafesa-Kind, Meg Pond, and Jane Ropulewis-Shaw.

Congratulations to Alan Hunt of Burlington for winning the raffle for 4 box seats to a weekend home Red Sox game.

A special thank you also goes out to Gary and Diane Provost of Waterfront Catering and the Sunset Ballroom for the donation of this wonderful space for the celebration. Once again they went above and beyond to help us celebrate and raise funds for HomeShare Vermont.



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Thanks also to the following for their in-kind donations:

Bonnie Acker, Futura Design, Harold Kaplan, Karen Pike Photography, Mirabelles Café & Bakery, Brian Nagle, RETN, Say It Forward Productions and Vermont Tent Company



Photo by Karen Pike



Photo by Karen Pike

Save the Date!

★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★
As the event was such a success we decided to do it again next year!
An Evening of Storytelling, **Wednesday, April 15, 2020**, Sunset Ballroom

Individual Donors

Thank you to our donors at all levels of giving who have faithfully supported us this year (July 1, 2018 to June 30, 2019).
Donations account for nearly one-third of our income and are instrumental to our success.

* Signifies donations to the Polly Rowe Fund.

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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, 2019 will be acknowledged in next year's annual report.

We wish to acknowledge Futura Design and Vantage Press for the design, production and printing of this Annual Report and HomeShare Vermont's other printed pieces.

Our programs and services are available to all people regardless of race, color, religion, sex, sexual orientation, age, disability, place of birth, ancestry or national origin.



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Northwest Vermont



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HomeShare Vermont: Improving lives and communities by bringing Vermonters together to share homes.



412 Farrell Street, Suite 300, South Burlington, VT 05403

We are Growing!

Soon HomeShare Vermont will be expanding our service area to cover three additional counties in Vermont.

For over a decade, homesharing services have been provided to Vermonters by two small and independent non-profit organizations: Home Share Now and HomeShare Vermont. Each organization has had its own board, staff, office and systems.

Over the past few months, discussions have taken place between the two organizations to determine how best to efficiently and cost effectively provide strong, sustainable homesharing services to Vermonters. To achieve these goals, our organizations made the decision to have homesharing services provided by one organization.

This decision will provide more streamlined and efficient homesharing service delivery. By centralizing the administration, we can put more resources directly into client services.

Effective November 1, 2019 HomeShare Vermont will provide homesharing services to all seven counties on this map. A satellite HomeShare Vermont office will open in Montpelier.

This is an exciting, but sizable, undertaking for us. Thank you for your support over the years and we hope you will continue to support our efforts to bring homesharing to more Vermonters.

