

Trusting IN THE Process

Richard, an easy-going man in his 70's, had shared his rural Williston home on and off over the years with people he knew who needed short-term housing. Those temporary situations seemed to work well, so Richard began considering how to find someone to live in his home longer term and thought HomeShare Vermont sounded perfect.

Working with HomeShare Vermont made the process much easier. "It's nice to have someone else vet candidates and not have to do

that myself," said Richard.

Before she came to HomeShare Vermont, Erin lived in Huntington, but the location was too remote for her liking. She wanted to live closer to work and everything else. She liked the idea of working with HomeShare rather than taking a chance with a random person on Craigslist. She also knew she would pay a reasonable amount for rent.

Richard and Erin were introduced by a HomeShare staff volunteer in February. The match got off to an un-



Richard and Erin

Photo by Karen Pike

lucky start when less than a month after Erin moved in, Richard was unexpectedly hospitalized for two weeks. Without any nearby family, Richard relied on Erin to watch his home in his absence. Erin, a cook, welcomed Richard home with some scrambled eggs and soup. Richard is still nostalgic for those eggs and happy to be able to get out and go on bike rides again after his health scare. He's looking forward to returning to performing in community theater again, once these events restart.

Richard was originally only looking for some extra

rental income and to use the extra space in the home he's lived in for nearly 30 years. But he's enjoyed what Erin's presence brings to his home. They're both introverts and meet to chat occasionally and then go their separate ways. Erin is also a great cook and Richard has become a big fan of her baked goods. He even likes rhubarb now.

For Erin, she has cut her commute in half. She enjoys the peace of mind of knowing Richard is a responsible landlord, and that her cat, Ferdinand, doesn't have to spend the day alone since he enjoys being around people.

What a Year it Has Been

Vermonters know how to come together and find common sense solutions to problems. We care about our neighbors and know what it means to have a sense of community. When a challenge arises, we face it head on. This year, unexpectedly, HomeShare Vermont was asked to provide homesharing services in three additional counties in Central Vermont. We adjusted how we provide our services to keep people safe during COVID. We are exploring other kinds of housing options like accessory dwelling units (ADU's) for families and friends to "age in place." We continue to host a national network of homesharing programs around the country to encourage best practices and help new programs get started.

Thank you to all the volunteers, homesharing participants, and supporters who help this little organization do such amazing things. We look forward to when we can again gather and share our stories in-person.

Margaret Cicchetti, Board President





Annual Report

July 1, 2019 – June 30, 2020

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The Polly Rowe Society: *A Legacy of Caring*

Thanks to bequests received from Polly Rowe and Estelle Deane among others, 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
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Kirby Dunn
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Stewart Pierson

David Porteous
Alex Ribak*
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David Ryan
James Sunday
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 to let us know of a gift you have made, please contact Kirby Dunn at (802) 863-5625.

Friends *for Life*

Joe, 82, lives in a location he describes as a “piece of heaven.” Tucked away in the woods in rural Addison County, Joe sees all sorts of creatures wandering up to his home. With more than a dozen birdfeeders, he can sit and enjoy the songs of birds for hours when he’s not working around the house. And while his dog Brembo is a trusty companion, there was one thing missing – someone to share this peace and tranquility. So, Joe turned to HomeShare Vermont to find a housemate who would also appreciate his home.

When Wayne, 66, came to visit Vermont more than 10 years ago, he loved it so much he never left. He found seasonal housing through various jobs, but he didn’t find stable affordable housing until he applied to HomeShare Vermont four years ago. Wayne shared a home in Addison for two years, but he hoped to find something a little quieter and with more privacy. He certainly found what he was looking for at Joe’s home. “I like the quiet. You have a sense that you’re almost on a different planet because it’s so secluded. How could you not like it here,” Wayne explained.

Joe, who retired after driving 2.25 million miles during a 39-year career as a long-haul trucker, makes sure he’s involved with all the work that happens around the house in order to

stay in good shape. It’s a common sight to see Joe and Wayne cutting and stacking wood together or clearing the quarter mile long driveway of snow and ice in the winter. The two don’t just spend time working together though. They’ll sit and chat for

hours or play cards occasionally. Wayne even sometimes joins Joe when Joe visits his son in Shrewsbury.

And that wood Joe and Wayne cut and stack, Joe generously gives away some of it to people who can’t afford to heat their homes in the winter. That generosity also extends to his homeshare arrangement. Wayne lives rent-free in exchange for the help and companionship he provides. Living on a fixed income, Wayne said he wouldn’t be able to

afford to pay market rent for an apartment in the area unless he gave up eating or went back to work. Joe was never looking for extra rental income though. He just wanted someone to spend time with, working on his land together.

The two reached their two-year match milestone in June, and Joe couldn’t be happier. “I told HomeShare that he’s going to be here forever. We couldn’t get along any better. He helps me tremendously. I can’t give him enough credit. He’s as responsible as you can get, and he treats my place like his own. You can give him an A+++,” Joe said.

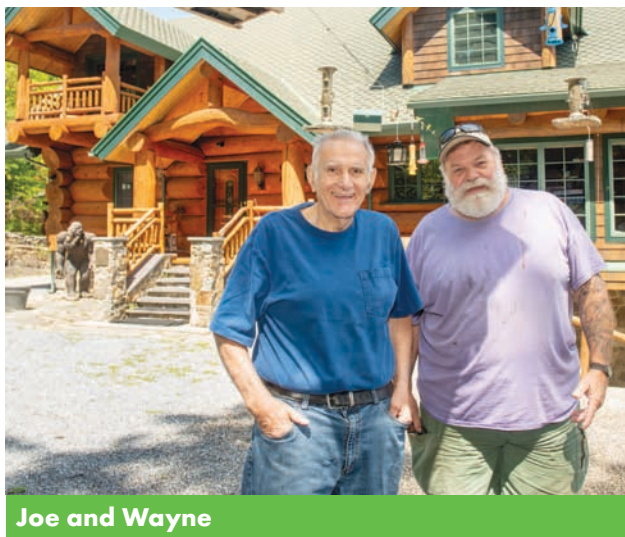


Photo by Karen Pike

Joe and Wayne

Estelle Deane 1930-2020

This year, HomeShare Vermont lost a great friend and advocate, Estelle Deane. In 1996 Estelle joined our board of directors. Estelle had also been extremely active in many other non-profits over the years including Cathedral Square Corporation, the Visiting Nurse Association, The Madison-Deane Initiative and St. Paul’s Cathedral and yet she always found the time to offer her support and unwavering commitment to HomeShare Vermont.

Estelle’s dedication to HomeShare Vermont was evidenced by the many hours she gave us and the multiple roles to which she gave her time. She served as president of our Board and was on all our committees at one time or another. She was always thoughtful with

her input and dedicated to our mission. HomeShare would not be where we are today if not for her efforts.

In 2013, in recognition of Estelle’s incredible contributions to HomeShare Vermont during her sixteen-year tenure on the board, the Board of Directors appointed Estelle Deane to be our first Board Member Emeriti.

Estelle brought to each task a sense of dedication, considerable energy, wisdom and absolute dependability. She inspired all of us with her compassion, spirit and spunk.

We have been blessed to experience not only her talent and skills, but also her warmth, sense of humor, wonderful laugh and charm. She will always be remembered fondly by everyone at HomeShare Vermont.



FY20 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.

How We Do It: Our Screening & Matching Process

Processed **530** applications
Made over **1,500** reference checks
Performed over **2,500** background checks
Interviewed **340** new customers (many in their homes)
Facilitated **109** in-home introductions
Resulting in **216** matched participants!

Who We Served:

Those Who...	Shared Their Home	Found Housing
Age Range	31 - 97	23 - 78
Average Age	71	52
% Low Income (HUD)	62%	83%

Volunteers Play a Unique Role

This year, HomeShare Vermont benefitted from the assistance of ten amazing staff volunteers! Volunteers have been a cornerstone of our service delivery since we opened our doors in 1982. Working closely with Amy Jelen, Homesharing Coordinator, our staff volunteers assist 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. With COVID-19 our volunteers have had to adapt to new safety protocols and using more technology in their work. We have missed having case conference meetings at the office with the volunteers and look forward to when they can resume in-person. **Thank you staff volunteers!**



Addison volunteers: Judy, Connie, Manya & Rene



Chittenden volunteers: Julie, Joan, Cathy, Radetta & Ellie (now retired)

Thank you Manya!

Manya has been an integral part of providing homesharing services in Addison County. She has devoted 10 years to us as a staff volunteer, facilitating matches with potential Hosts and Guests and regularly hosting meetings of the volunteers at her home. As a retired special education teacher, she brought a wonderful skill set to this work. "I can truly say that volunteering with HomeShare Vermont has been the most rewarding and inter-

esting volunteer work I have done. HomeShare fills an important low-cost housing niche here in Addison County and I am so pleased to have contributed in a small way to some solutions to the problem," Manya told us. Manya also served on our Board of Directors. We will miss Manya greatly but are excited for her to have even more time for her granddaughters and extensive gardens!

FY20 Financial Report

July 1, 2019–June 30, 2020



Consolidating homesharing services in Vermont under one organization was a big undertaking for us this year and we saw additional costs associated with that transition. We believe going forward this will prove to be a cost savings to funders and a more efficient service delivery system. In addition to these major changes, COVID affected us financially by requiring the

postponement of our wonderful storytelling event until next year and a minor loss in investment income. In addition, our raffle for airline tickets resulted in us not selling as many tickets as we had hoped! Despite these challenges, HomeShare Vermont once again ended the year in the plus column through conservative stewardship and the support of very generous donors. Thank you.

Brian Stark, Treasurer

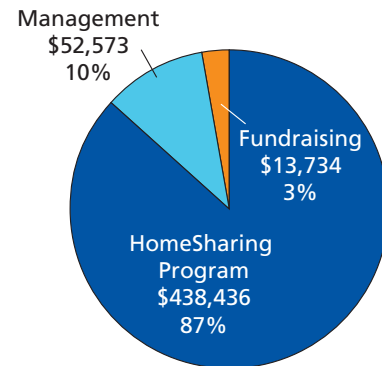
Income

State & Local Government	\$ 314,595
Contributions & events	137,711
HomeShare Now proceeds	28,700
United Way	23,539
Contributed services	14,641
Match fees	8,769
Interest	4,436
Investments gains/losses	(11,253)

Total revenue \$520,738

Complete Audited Financial Statements for FY20 can be found on the About Us page on our website.

Expenses



Total expenses \$504,743

Net Assets increase \$15,995



Staff: Amy, Kathy, Kirby, Aaron and Joyce

FY20 Financial Benefits of Homesharing

By sharing their homes, Homeshare Hosts in our program received over \$225,000 in rental income to help them make ends meet.

Homeshare Guests provided over 23,000 hours of assistance to their Homeshare Host this year helping with everything from yardwork, to dog walking to making meals.

The average rent of a homesharing match in our program was only \$314/month with 25% 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 \$530,000 in rental expenses this year.

Individual Donors

Thank you to our donors at all levels of giving who have faithfully supported us this year (July 1, 2019 to June 30, 2020).
Donations account for nearly one-third of our income and are instrumental to our success.

* Signifies memorial gifts.

Leadership (\$15,000 and above)

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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, 2020 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.

United Way  United Way of Northwest Vermont



*Contributions have been given in memory of:

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Fred Fenger
George O. Jette
Gertrude C. Kristiansen
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W.A. Tisdale, MD
Ann Tuxbury
Michael Valente
Laura Winterbottom
Bill Young

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



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

FY20 HomeShare Vermont's Outcomes

How Much?

Unduplicated # of Persons in Match	216
# of Housing Units Created	129 homes available to share
# of Service Hours Exchanged	23,085 hours of assistance to seniors & others

How Well?

HomeShare Average Match Length	594 days
Participant Satisfaction	91% very satisfied
	98% would recommend us to family or friends

Is Anyone Better Off?

Affordability of Housing	Average Rent: \$314
Ability of Seniors & Others to Stay Safely at Home	46% 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: 80%
	Feel Less Lonely: 79%
	Feel Happier: 72%
	Sleep Better: 49%
	Feel Healthier: 47%