Nancy and Ken have been married for over 50 years. Nancy, an artist and retired teacher, and Ken, a retired engineer, have deep roots in Vermont. In fact, they have visited all 251 towns, and Nancy created a book of paintings to capture these adventures. A few years ago, Nancy noticed Ken’s Alzheimer’s disease was progressing. He enjoyed country living too much to move from their rural Williston home. However, Nancy was feeling overwhelmed by the big house, and Ken seemed challenged by the 21 acres of outdoor work on their property. So, Nancy and Ken turned to HomeShare Vermont to find a compatible housemate who could help with home maintenance, provide companionship and some rental income.

Jason, a sociable man in his 40’s, new to Vermont and going through a divorce, came to HomeShare Vermont in search of affordable housing. HomeShare staff thought Jason would be great company for Ken and Nancy.

When they all met, the conversation was filled with laughter, covering topics from poetry, politics, family, and their memories of international experiences. “It was like two books that were opening up and they had similar chapters,” Nancy said of that meeting.

The day after, the three agreed to start a two-week trial, during which Jason’s ex-wife said she hadn’t seen him smile that much in a year and a half. Nancy felt the same way since learning of Ken’s diagnosis. “Jason is so considerate and thoughtful, and he really tunes into how Ken is feeling in the moment. They often end up in a silly word-play that has us all laughing,” Nancy said.

Eventually Ken realized the property needed too much care, so they began looking to downsize. Last fall, they found a new home in Williston that had a mother-in-law unit downstairs, and it only felt natural to invite Jason to move with them.

After about two years together as a homeshare match, Nancy and Ken’s needs changed once again and Jason was there to ease the transition. Nancy and Ken tapped into their long-term care insurance to hire day-time companionship, so Nancy could have a break and Ken could receive some stimulation beyond his computer. Since the insurance didn’t cover car rides, Jason now uses his day off from work to take Ken on adventures, which he loves, and it also saves Nancy and Ken from using up the insurance too quickly. And providing the extra help lowers Jason’s rent, so it’s a win-win for both sides.

The Year of Starts & Stops

Understandably, this has been a challenging year for homesharing. Many more people came to us in desperate need of housing. However, sharing one’s home during a pandemic is something that most people were not comfortable with. The year started with very few new homesharing matches. Once vaccinations began, applications increased. We found that most of those looking to share their homes wanted only vaccinated homesharers, and they were few and far between until late spring.

For the 191 people who did homeshare this year, their outcomes were dramatic and life altering (see back page). Thank you to all the volunteers, homesharing participants, and supporters who have stood by us this year.

Stay healthy,
Margaret Cicchetti, Board President
Thank You Peter!

Most recently, Peter Cameron joined the HomeShare board of directors in 2012. Prior to this, he was an advisory board member when we were known as Project Home from 1995-2000. Peter knows first-hand of the benefits of the homesharing. In 1992, he found himself homeless after dramatic personal and professional life changes. At the time, a friend of Peter’s suggested he homeshare. Soon after applying, Peter was matched with “Monty” who was able to stay in her Jericho home through the end of her life, thanks in part to Peter’s help. Sharing a home with Monty enabled Peter to start a new life, new career, and provided a safe and comfortable home for his children during a difficult time of transition. “Homesharing changed my life, and I became committed to giving back,” Peter explained. “Today, hearing the wonderful stories of matched participants which start all board meetings reminds me of the struggles and opportunities people face every day and of my good fortune in finding HomeShare Vermont.” We hope to have Peter again rejoin the board in the not-too-distant future! Thank you, Peter, for ALL you have done and continue to do for HomeShare Vermont!

The Polly Rowe Society: A Legacy of Caring

Thanks to bequests received from Polly Rowe, Estelle Deane and others, HomeShare Vermont has been able to seed a growing endowment fund to generate a modest annual income for HomeShare Vermont. It also provides assurance that HomeShare can weather the inevitable ups and downs of the economy as well as the ability to make wise programmatic decisions when opportunities arise. Our current endowment of $1,272,280 is the combination of these bequests, some targeted donations, and a strong investment history.

HomeShare friends have told us of their plans to include HomeShare Vermont in their will or estate. We acknowledge the wonderful contributions of these and future donors with the Polly Rowe Society, in memory of one of our founders.

Members of the Polly Rowe Society

<table>
<thead>
<tr>
<th>Becky &amp; Stewart Arnold</th>
<th>Kirby Dunn</th>
</tr>
</thead>
<tbody>
<tr>
<td>Roger &amp; Barbara Buchanan</td>
<td>Natalie Hall</td>
</tr>
<tr>
<td>Peter Cameron</td>
<td>Helen Head &amp; Tom Mercurio</td>
</tr>
<tr>
<td>Margaret L. Cicchetti</td>
<td>Diane &amp; Douglas Jones</td>
</tr>
<tr>
<td>Estelle Deane*</td>
<td>Julie Burger Pierson &amp; Stewart Pierson</td>
</tr>
<tr>
<td>Libby Downer*</td>
<td>David Porteous</td>
</tr>
<tr>
<td>Alex Ribak*</td>
<td>Polly Rowe*</td>
</tr>
<tr>
<td>James Sunday*</td>
<td>David Ryan</td>
</tr>
<tr>
<td>Anonymous *{(2)}</td>
<td>Anonymous *(2)</td>
</tr>
</tbody>
</table>

*Gifts Received

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.
Two and a half years ago, Brenda underwent major spinal surgery and is still working on getting her strength, balance, and stamina back. Following her surgery, she struggled to bend over and realized she could use some help with taking care of her 1800’s plank house in Plainfield, and some companionship would also be nice. So, she turned to HomeShare Vermont to find a compatible housemate.

While Brenda knew she could use help around the house, she didn’t want to share her home with just anybody. She wanted to find the right fit. Kristin, a free-spirited artist in her early 50’s who moved to Vermont from California following a divorce, felt the same way during her search for housing.

When they were introduced by HomeShare staff last year, they were so worried about making the wrong choice that they initially said no about each other. After meeting, Brenda thought she wanted someone around more. Kristin was afraid that her work and commute time would limit her availability, and she also needed time for herself to paint. But within a day, Brenda and Kristin both experienced “ah-ha” moments and realized they really liked each other. “I like Kristin because she’s just a delightful spirit. For me, a lot of it is just being able to feel her energy in the house,” Brenda said.

The two started a garden together this year, and Kristin helped clear out the basement and has brought several bounties to local thrift shops as Brenda is trying to downsize for her future move into senior housing. “My fear was that someone would be judgmental and wonder why this is such a mess or why I was keeping that. Every time we’ve done work like that, Kristin’s just been so supportive. She’s always saying the right things. It’s really been wonderful,” Brenda said.

Kristin had similar fears about living with someone she didn’t know, which is probably why the two get along so well. “I think we just heart connect. When I think of Brenda, she has a kind, non-judgmental spirit herself. It just comes down to the fact that I accept her vulnerabilities and she accepts mine,” Kristin said.

Kristin’s priority initially was simply to find more affordable housing since her job was rewarding, but not the highest paying. Since she’s gotten to know Brenda, the value of homesharing goes well beyond the affordability aspect. “It’s really peaceful. I always feel at home here. I come home and I just breathe a sigh of relief.”

And while this homeshare match will come to an end when Brenda moves into senior housing, they plan on keeping this friendship going. That will also make Brenda’s dog, Tara, and cat, Buddha, very happy.

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Sharing Our Expertise

This year, HomeShare Vermont and the National Shared Housing Resource Center published the 2nd Edition of A Resource Guide for Establishing a New Homesharing Program. HomeShare Vermont receives dozens of calls each month from people around the country wanting information about starting a program. This resource guide is an attempt to share our knowledge and to help to expand homesharing services throughout the country.

The resource guide is available for $100 and can be ordered online at www.nationalsharedhousing.org
**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.

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**How We Do It: Our Screening & Matching Process**

Processed **435** applications  
Made over **1,200** reference checks  
Performed over **2,000** background checks  
Interviewed **265** new customers  
Facilitated **108** in-home introductions  
Resulting in **191** matched participants!

**Who We Served:**

<table>
<thead>
<tr>
<th>Those Who...</th>
<th>Shared Their Home</th>
<th>Found Housing</th>
</tr>
</thead>
<tbody>
<tr>
<td># of Individuals</td>
<td>96</td>
<td>95</td>
</tr>
<tr>
<td>Age Range</td>
<td>27–98</td>
<td>21–79</td>
</tr>
<tr>
<td>Average Age</td>
<td>72</td>
<td>51</td>
</tr>
<tr>
<td>% Low Income (HUD)</td>
<td>71%</td>
<td>89%</td>
</tr>
</tbody>
</table>

---

**Volunteers Play a Unique Role**

This year, HomeShare Vermont benefitted from the assistance of nine amazing staff volunteers! Working closely with Amy Jelen, Homesharing Coordinator, our staff volunteers assist with everything from interviewing new applicants to creating matches. While our caseload was a little smaller this year due to the pandemic, staff volunteers played a crucial role ensuring that our process ran smoothly and efficiently. With COVID-19, the volunteers had to adapt to new safety protocols and using more technology in their work. Volunteers have been a cornerstone of our service delivery since we opened our doors in 1982 and we hope to expand our staff volunteer base into central Vermont in the upcoming year. Thank you, staff volunteers!

---

HomeShare Vermont volunteers: Joan, Julie, Connie, Marty, Cathy, & Radetta.  
Not pictured: Rene, Judy and Barbara.
This year was anything but normal and we are grateful to our funders and donors for your continued support. COVID had repercussions for us financially. For part of the year, we stopped creating new homesharing matches altogether, and when we did start to create new matches, many people were reluctant to live in a shared housing environment. An open staff position was not filled, and this savings enabled us to end the year in the plus column. Also of note, this year HomeShare Vermont received two substantial bequests and an unexpected major gift that we were able to add to the Polly Rowe Fund, thus continuing to build an important income stream for HomeShare in the future. Thank you.

Brian Stark, Treasurer

<table>
<thead>
<tr>
<th>Income</th>
<th></th>
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</thead>
<tbody>
<tr>
<td>State &amp; Local Government</td>
<td>$288,850</td>
</tr>
<tr>
<td>Contributions &amp; events</td>
<td>193,154</td>
</tr>
<tr>
<td>United Way</td>
<td>20,094</td>
</tr>
<tr>
<td>Donated services</td>
<td>9,721</td>
</tr>
<tr>
<td>Match fees &amp; Interest</td>
<td>9,279</td>
</tr>
<tr>
<td>Total revenue</td>
<td>$521,098</td>
</tr>
</tbody>
</table>

Complete Audited Financial Statements for FY21 are available upon request.

<table>
<thead>
<tr>
<th>Expenses</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Management</td>
<td>$51,118</td>
</tr>
<tr>
<td>Fundraising</td>
<td>$13,878</td>
</tr>
<tr>
<td>Homesharing Program</td>
<td>$422,278</td>
</tr>
<tr>
<td>Total expenses</td>
<td>$487,274</td>
</tr>
<tr>
<td>Net Assets increase</td>
<td>$33,824</td>
</tr>
</tbody>
</table>

FY21 Cumulative Benefits of Homesharing

By sharing their homes, Homeshare Hosts received over $220,000 in rental income to help them make ends meet. Homeshare Guests provided almost 25,000 hours of assistance to their Homeshare Host, helping with everything from yardwork to dog walking to sharing meals.

The average rent of a homesharing match in our program was only $323/month with 27% 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 $500,000 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, 2020 to June 30, 2021).

*Signifies donations to the Polly Rowe Fund.

Leadership
($15,000 and above)
Kate & Scott Baldwin
Andrew & Lori Deane
Richard & Ina Deane
Jaye Deane-White
Amy E. Tarrant Foundation
Francis T. and Louise T. Nichols Foundation
State of Vermont, Department of Disability, Aging & Independent Living

Silver
($500 to $999)
Albany Guardian Society
Becky & Stew Arnold
Lauren-Glenn Davixian
James Delan
Koby Dunn
Town of East Montpelier
Danita Hanson
Helen Head & Tom Mercurio*
Allan S. Hunt
Janittech
Constance Kenna
A. Paul & Arlene F. Krapcho
Frank Landry, M.D.
The Media Factory
Lis & Neil Mickenberg
Town of Hyde Park
Radetta Nemcosky
Julie Burger Pierson & Stewart Pierson
Richard Pierson
James & Judy Pizzagalli
Meg Pond & James Rader
Holly & Brian Reed
St. Andrew's Episcopal Church
Town of Stowe
VHFA
Town of Williston

Bronze
($100 to $499)
Tim & Sharyn Abbott
Bonnie Acker & John Davis
Steve & Kathy Alexander
Sandy & Bert Anderson
Tim Ashe & Paula Routly
Ann Aspell & Leigh Sedden
Mr. & Mrs. David Atkinson
Craig & Kelly Austin
Ken Austin
Roberta Baker & Warner White
Katia Barber
Jim Barrett
Melodie & Loomis Bean
Kandace Benedini
Margie Berger
Cathryn Bergen
Debby Bergh
Judy Bingham
Janice Black
Ed & Lynn Blackwell
Sam & Gerri Bloomberg
Elizabeth Blumenle
Lyneen Bond & David Watts
Deborah Bouton
Mary & Charlie Brush
Barbara & Roger Buchanan
Terry Buehner
Peter Cameron & Anne-Marie Cunningham
Ellie Campbell
Madelyn Cattaford
Thomas & Christina Cavin
Ms. Susan L Chicoine
Margaret & Bert Cicchetti
Peter Clavelle
Janice Clements
Robert & Michelle Coburn
Robert & Mary Coburn
Randall & Marcia Corey
Timothy Crowell
Don Cummings
Ann & Fred Curran
Celia & Matt Daly
Nick & Anita Danigelis
Elizabeth Davis
Christopher & Theri Davis
Raven Davis
Judith Dickson
Patricia DiSilvio
Amy Donald
John & Sandra Dooley
Ellen & Bill Dorsch
Double E Performance Center
Michelle Downes
Frank Driscoll
William Driscoll
Kevin Eaton
Anne Eberle
Nancy & Mark Eldridge
Essex Asset Management Group
Jane Ewing
Samuel & Gail Feitelberg
Bonnie Finnigan
Linda Fishell
John Fisher & Laura Lyle
Teena & Richard FLOOD
Judy Forbes
Steve & Meg Foster
Isabel Fox
Cathy & Joe Frank
Patrick & Patsy French
Marty French
Ruth Friedkin
Alison Friedkin
Kevin Gallagher
David & Carol Gaylord
Patricia & Kurt Giavara
Sandra & Roger Gillim
Mary Gleason
Jane & Steve Goodman
Christina Graham
Valerie L. Graham
Martine & Stephen Gulick
Natalie Hall
Gladys Cooks Hart
David & Anne Hauke
Hans & Kathy Heikal
William Herbst
Judy Hersberg
Carol Hinson & Bill Parkhill
Mary Houghton
Beth Howard & Russ Charif
Meg & Mike Huffman
Katharine & David Hutchinson
Sara Jelen
Amy Jelen & Joshua Givens
Kathy Johnson
Michael Julow
Beverly Keim
Susan Keith
Kevin & Kris Kenlan
Debra C. & Harvey J. Klein
Martha Whitney & J. Ladd
Barbara & Martin LeWinter
Ann Lipsett
Thomas & Susan Little
Ann C. Livingston
Amy Wright & Gil Livingston
Patricia MacCubbin
Gordon MacFarland
Tom & Charlotte MacLeay
Jean H. Madison
Dr. & Mrs. Patrick Mahoney
R. Dewint Mallary Jr.
Momo’s Market
Sandra Marcotte
Cynthia Martin
Peter & Isabella Martin
Judith & Alan McBean
Mike & Linda McGovern
Jacqueline M. McGovern
Timothy McKenzie
Cathie Merrinew
Nicholas & Bridget Meyer
Elizabeth Meyer
Lisa Meyer & Jeffrey Hughes
Donald Miller
Carol More & Harry Schneider
Irene Nightingale Nettler
Sue Deppe & Steve Oakland
Lea & Bonnie O’Brien
Dan & Sandra O’Brien
Tom & Lorrie O’Donovan
Kathy O’Hare & Wolfgang Weise
Ann & John Owen
Elizabeth Bassett
Katherine Paterson
Karen Paul & Mark Saba
Maureen Pidgeon
Mary S. Pierce
Maria Pietrafesa-Kind & Steven Kind
Lori Pinard Halt
Ingrid & Michael Poley
Mr. & Mrs. Robert Platt
Janet & John Poeton
Leisa A. Pollander
Kate Pond & Fred Sexton
Babs & Nancy Pope
Hobart & Jennifer Popick
Frederick Pratt
Doug Racine
Burton Rawson
Elizabeth & Daniel Reardon
People’s Trust
Barbara Saylor Rodgers
Jane Ropulewis-Shaw
Deliah Rosel
9

**Community**

(Upon to $99)

Jake Agn & Patricia Tobias
Dave & Mary Andersen
Karim & Stephen Barndollar
Carolyn & William Barnes
Bob & Joan Barrett
Gary & Louise Bashaw
Laurence & Kathleen Beinert
Lucien Bertrand
James & Carol Bessette
Mary Bidwell
Julia Blake
Jeanne Boucher & Robert Holt
The Bouchett Family*
Terry Boyle & Robin Worn
Ralph & Lenore Budd
Gary Burger
Roland & Rachel Burroughs
Debbie & John Burton
Judith & Phil Busch
Paul Caler
Dana & Mike Cassidy
Ralph & Lois Cefarella
Jonathan Chapin
Alan & Ann Charron
Debra Chisholm
Lynn & Greg Cufft
Richard & Rose Colletti
Victoria & Russell Colvin
Jim Conneman
Sally & David Conrad
Eileen Curtis
Gerald S. & Karin N. Davis
Kelly & Ande DeFerg
Marty & Don Deweese
Sarah L. Dopp
Alice Drislane
Lynn Faber
Robert Finucane & Beth Maier
Martha Fitzgerald
Frank Gibney
Dana Glasier
Carol Livingston & Gary Golden
Diane & Charles Gottheb
Robert & Kathryn Grace
Kathy Gruber
Ethan Guiles
Amy Hagopian
Leslie Haines
Linda S. Hamilton
Recille C. Hannell
Paul Hanlon
Mary Hannahan
Rose & Charles Hanson
Zoe Hardy
Fagan & Austin Hart
Tony Hartrich
Peter Hendee
Carol B. Hinkel
Carla Hochschuld
Lee Hoehn
Megan Humphrey
Jeanne Hutchins
Robert & Ann Hutchins
Stuart & Anu Jacobs
Al & Diane Jette
Diane & Douglas Jones
Emily Jeselton & Alan Hewat
Margaret Kilpatrick
Elleen Kristiansen
Tom & Carol Lacy
Courtney & Michael Lamontage
Michelle Lefkowitz
Malcolm K. Lenavanway
Christine Lillyquist & William Barrette
Brenda Lindemann
Patricia Loller
Steven & Claudia MacKenzie
John Mahoney
Blaine Martin
Mary K. McClintock
Stuart & Laura Meyer
Diane Meyerhoff
Jane Miniguy
Diana Morris Raphael
Neil Moukoue
Theresa Moylan
Barbara Smith Murphy
Ben & Dot Naylor
Patricia Nelson
Polly Nichol
Jane & Woodley Osborne
Ann P. Page
Joan Palmer
John & Fiona Patterson
Alyce Piche
Keith & Penny Piltdurh
Beverly Stevens Prakelt
Carol & Tom Racine
Jeff Ramsey
Jennifer Raney
David & Louise Ransom
Cindy Reid
Henry & Elizabeth Reynolds
Patti Reynolds
Chrisy Rivers
Richard Robinson
John Rosenblum
Wayne Roy
Karen Sanborn
Sam & Bonnie Seidman
Carrie Rae Shamel & Michael Piche
Carolyn Shanoff
Stephen Sharp
Carol & Peter Shea
Catherine Simpson
Amazon Smile
Jonathan Smith
Wendy Smith
Abigale Souli Breez
Pamela & Edmund St. John
Chuck & Melissa Storrow
Bruce & Susan Talmadge
Alicia & Todd Taylor
Lomnea Taylor
Charles & Joan Tetzlaff
Kristen Tiscione
Rev. Robert & Maurine Tobin
Elizabeth Tolmie
Paul Tucker
Katherine & Ned Van Woert

Contributions have been given in memory of:

John S. Barbour
Dorothy Black
Stanley Burns, MD
Mke Cunningham
Estelle Deane
Thomas Di Silvio
Irene S. Hendee
Dorothy Howe
Gertrude C. Kristiansen
John Maffitt
Mom
Ronald Nemcosky
Opie
Kay Penrose
Kathleen M. Pillsbury
Ronald & Betty Reed
Marvel Retherford
Polly Rowe
Joyce Rudowske
Mildred A. Schaeffer
Katherine Sherman
Scott Skinner
Laura Winterbottom

If we have omitted anyone or included anyone who would prefer to be anonymous, it is unintentional, and we would appreciate your notifying the Home Share Vermont office. Anyone who contributed after June 30, 2021 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.

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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**United Way of Northwest Vermont**

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Father's Day**

HomeShare Vermont (802) 863-5625
www.HomeShareVermont.org

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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 matched participants benefited from our program and, if so, in what ways. This year we again surveyed participants in matches as of April 1, 2021 and we had an 88% response rate.

**How Much?**

- Unduplicated # of Persons in Match: 191
- # of Housing Units Created: 105 homes available to share
- # of Service Hours Exchanged: 25,000 hours of assistance to seniors & others

**How Well?**

- HomeShare Average Match Length: 692 days
- Participant Satisfaction: 93% very satisfied
- 100% would recommend us to family or friends

**Is Anyone Better Off?**

- Affordability of Housing: Average Rent: $323
- 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 Less Lonely: 83%
  - Feel Happier: 83%
  - Feel Safer in their Home: 81%
  - Sleep Better: 51%
  - Feel Healthier: 51%