

Veterans *Helping* One Another

Butch really wanted to go back to his Johnson home. But after a stroke sent him to the hospital and then to a rehabilitation facility, that wasn't going to be possible without someone else living at the home.

"Someone at the hospital mentioned homesharing," Butch explained. "I wasn't in favor of it because I've lived alone most of my life." But he also realized this was a way for him to get back to the place he loved. So, he applied.

Butch was introduced to Mark, who was staying with Veterans Incorporated in Bradford and who was anxious to move into a house. "They told me about HomeShare Vermont and I thought I'd give it a try," Mark said.

And this is how Army veteran Mark and Navy veteran Butch came to live together.

Butch, now in his mid-70s, enlisted in the Navy while in high school and became a hospital corpsman, spending a year in Vietnam. Upon leaving the military, he apprenticed with Vermont Electric Coop, earning his linesman's license and then spending 30 years traveling around the country building power lines.

Mark, a decade younger than his homeshare host, was a tank mechanic in the military. He quips, "They told me I could go anywhere I wanted to. I chose Korea, but they sent me to Germany for 30 months."

After that military misdirection, Mark had a career that included being a mechanic, carpenter, machine operator, working in plumbing supply and building log cabins. But it



Mark and Butch

Photo by Karen Pike

was his time as a Certified Nursing Assistant that caught Butch's attention.

Although HomeShare guests don't provide medical care, Mark's healthcare background gave Butch peace of mind. "I couldn't have done it without Mark. He's helped me a lot," Butch said.

Mark takes Butch out for drives, runs errands, cleans and cooks. Butch gives his homeshare guest high marks for his cooking prowess and is happy as long as Mark keeps his favorite – beans and hot dogs – on the menu.

"This has been a big change in my life," Mark commented about homesharing. "But it is my calling. I'm happy to be doing what I am for Butch."

A Letter from our President

What a year for HomeShare Vermont! I speak for the entire board in saluting the incredible staff who managed a 35% increase in applications and made the most matches in our history. This past year was also all about preparation. Our search team engaged the services of EOS Transitions to find a new Executive Director to follow in Kirby's footsteps. This decision has proven to be a good one, as Connor Timmons agreed to join us in April and started in September. The HomeShare team has also spent



the year making plans to better serve our hosts and guests in our current service area, and expand that service area...more on that in the next newsletter. We are encouraged by our volunteer and staff recruitment efforts. Because of them, HomeShare looks poised to build upon an already historic year. The board would like to thank the incomparable Kirby Dunn for her years of steady leadership. HomeShare would not be the force for good that it is today without her hard work.

Margaret Cicchetti, Board President



Annual Report
July 1, 2022 – June 30, 2023

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Feelings of Gratitude

Over the past 40 years, HomeShare Vermont has grown and adapted, shifted focus, and increased its impact. And all through that time, there have been people behind the scenes working with a singular focus: to create housing situations that respect the dignity and value of all members of our community. It is an amazing feat that you, our supporters, volunteers, guests, and hosts have accomplished and continue to live every day. As we look back on all the activity from the past year, I wanted to express my deep gratitude to you all. Your continued support is what keeps HomeShare running smoothly, and we couldn't do it without you. I also wanted to highlight a few milestones for some key members of our leadership team in this year's report. I know you all feel the same level of gratitude for these terrific HomeShare Vermont leaders as I do. – *Connor Timmons*



Photo by Gillian Randall

Thank You Kirby

For the last 23 years, HomeShare Vermont has been incredibly lucky to have a steady and uncompromising hand at the tiller. Kirby Dunn helped the organization navigate fluctuations in the housing market and shifting state and federal laws, to say nothing of the shocks that the pandemic created for our community. Through all those changes, Kirby kept her sight set on providing the best, most consistent service for our hosts and guests possible. Her care, dedication and diligence have provided this organization with a deep sense of security and stability. We are poised to grow our service area and our impact due largely to her unwavering dedication to a vision of a better way to live for all Vermonters. We hope that HomeShare will continue to make her proud.



Photos by Karen Pike

Thank You Margaret and David

Margaret Cicchetti and David Porteous both wrapped up their board terms in October and to say they will be missed is an understatement. Margaret has served on HomeShare's board since 2012 and most recently for six years as Board President. David has served since 2005 and demonstrated his love for the organization by returning to the board for three additional terms after he reached his term limit and took a year off. David and Margaret have been model board members; raising awareness, soliciting support, providing sage advice and recruiting likeminded volunteers to serve with them. We are in a better place because of your time, energy and talent. Thank you both for all you've done. We will miss you!



Photo by Karen Pike

Match Stories: *A HomeShare Vermont Tradition*

For over 40 years, HomeShare Vermont (previously Project HOME), has been sharing the wonderful stories of the matches we've been able to create. We've decided to search the archives for some of our earliest match stories.

In our Winter 1987 newsletter, we printed our first match story, written by host Charles of Charlotte. He wrote, "Throughout my long lifetime, my farm home has been filled with activity. Now, in these senior years, it is becoming quiet, lonely and uneventful."

Charles turned to Project HOME and was matched with "a young man of pleasant personality" who lived there for a year "until he married and settled down in his own home."

Charles' second homeshare guest was a homebuilder from Boston. "On some weekends, he returns to Boston to be with his family. On other weekends, his wife comes to spend the weekends with him here. Now we have built a very happy and meaningful relationship with a nice family whom we did not know previously. It has brought new life to my too quiet home."

In our Winter 1994 edition, we began the tradition of



Gerry and Bonnie (circa 1994)

photographing our host and guest together for a front-page story. That match was between Gerry and Bonnie.

Gerry decided to share her Colchester home after her husband moved to a nursing home. A social worker at Fanny Allen encouraged her to try homesharing. "It was an easy choice," Gerry related at the time. "We raised seven children. There was always some-

one around and I missed that."

Bonnie's story sounds very familiar today. "There's no way I could rent a house in Burlington for what I pay Gerry in rent; the rents are too high and I wanted to live in the country anyway. I've been able to buy a car and am saving money. It's very nice to come downstairs in the morning and see Gerry here!"

Gerry's first homeshare match lasted two years. For her second match, she met three or four people before she was introduced to Bonnie. "I knew I wanted Bonnie the day Polly Rowe brought her out to meet me."

To put a perfect bow on this story, Bonnie recently returned to Vermont and became a homeshare guest again, this time in St. George.

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 sustainability fund called The Polly Rowe Fund.

HomeShare friends have also 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 inspirational founders.

Members of the Polly Rowe Society

Becky and Stewart Arnold	Kirby Dunn	David Porteous
Roger and Barbara Buchanan	Natalie Hall	Alex Ribak*
Peter Cameron	Helen Head and Tom Mercurio	Polly Rowe*
Margaret L. Cicchetti	Diane and Douglas Jones	David Ryan
Estelle Deane*	Julie Burger Pierson and	James Sunday*
Libby Downer*	Stewart Pierson	Anonymous *(2)

* 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 are planning, please contact Connor Timmons at (802) 865-4151.

FY23 Financial Report

July 1, 2022–June 30, 2023



We had another strong year in more ways than one. We saw our highest ever number of matches and we also saw a strong net positive cashflow. Part of this success was the prudent and sober management we pride ourselves on, but the biggest part of our success this year was you! Supporters showed up for HomeShare Vermont this year in so many ways, not the least of which was

getting involved with our Staycation/Vacation Raffle. We were able to raise over \$21,000 through this event, far exceeding all expectations. We are so grateful to our partners at the State of Vermont, United Way, The Amy E. Tarrant Foundation, The Hoehl Foundation and Cathedral Square for their steadfast support.

Thank you, *Brian Stark, Treasurer*

Operating Income

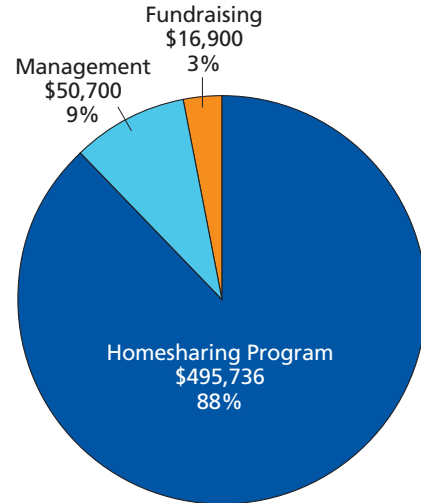
State & Local	\$ 299,366
Foundation Grants	187,500
Individual Gifts	74,797
United Way	10,765
Events	21,436
Match Fees & Interest	20,970
Donated Services	16,975

Total revenue \$631,809

Complete Audited Financial Statements for FY23 are available upon request.

Total Revenue: \$631,809

Expenses



Total Expenses: \$563,336
Net Assets Increase: \$68,473

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 benefited from the assistance of eight dedicated staff volunteers.

Working closely with Amy Jelen, Program Director, our staff volunteers assist with everything from interviewing new applicants and calling references to creating matches. Staff volunteers play a crucial role in ensuring that our process runs smoothly and efficiently, and they bring a wealth of experience and knowledge to our screening and matching process.

This year we welcomed Sally Cook, David Ryan, Ellen Flight and Abi Sessions, who have joined our staff volunteer team. We also want to give a special acknowledgement to Connie Kenna who has been an Addison County volunteer for 18 years!



Ellen Flight, Abi Sessions, Connie Kenna



David Ryan, Cathy Bergeron, Sally Cook, Radetta Nemcosky.
Not pictured, Marty Garrett

Photos by Karen Pike

FY23 Return on Investment

In FY 2023, the State of Vermont provided \$123,200 in state funds and \$156,800 of matching federal funds to HomeShare Vermont. We are so grateful to the Vermont Department of Disabilities, Aging and Independent Living.

The investment of state funding allowed Vermonters to:

- Save a total of over \$991,000.
- Provide approximately 28,600 hours of assistance to their hosts, helping with everything from yardwork to dog walking to sharing meals.
- Save over \$481,000 for those sharing their homes and their families if they had to hire help.
- Receive over \$330,000 in rental income to help hosts make ends meet.
- The average rent in a homesharing match was only \$378, with 23% of matches paying no rent at all. Using the difference between market rents and actual homeshare rents, it is estimated that homeshare guests saved over \$510,000 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, 2022 to June 30, 2023).
*Signifies donations to the Polly Rowe Fund

Leadership

\$15,000 and above

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United Way  United Way of Northwest Vermont



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, 2023, 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, national origin, religion, gender identity, family status, disability, age, sexual orientation, marital status, receipt of public assistance, and victims of abuse.

Contributions have been given in memory of:

Ruth Barenbaum	George Jette
Jack Bergeron	Josie
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Accomplishments in FY23

What We Do:

Homeshaaring is a simple idea where two or more people share a home to their mutual benefit. 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 homeshaaring arrangement is unique; it depends on the needs, time, interests, and abilities of the people involved.

How We Do It:

Our Screening and Matching Process

Processed **736** applications
 Made over **1,750** reference checks
 Performed over **2,400** background checks
 Interviewed **407** new customers (many in their homes)
 Facilitated **126** in-home introductions
 Resulting in **224** matched participants!

Who We Served:

Those Who...	Shared Their Home	Found Housing
# of Individuals	113	111
Age Range	27-98	22-81
Average Age	71	48
% Low Income (HUD)	68%	90%

Raffle Redux

As you enjoy these photos taken by a few of our 2023 Staycation/Vacation Raffle winners, start dreaming of where our next raffle might take you. We'll be launching the raffle in February and it promises to be even bigger than this past year's!



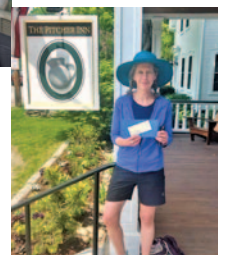
Snow Farm Inn, South Hero

Samantha Bee at The Flynn



some of our
2023
 winners

Pitcher Inn, Warren



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



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

The Positive Effects of Homesharing
FY23 HomeShare Vermont's Outcomes

Since 2001, HomeShare Vermont has conducted outcomes surveys with matched participants and the findings have consistently shown benefits to those sharing their homes (Hosts) as well as to those who found housing (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, 2023 and we had an 81% response rate.

How Much?

Unduplicated # of Persons in Match	224
# of Housing Units Created	156 homes available to share
# of Service Hours Exchanged	28,600 hours of assistance to seniors and others

How Well?

HomeShare Average Match Length	381 days or 13 months
Participant Satisfaction	95% very satisfied
	100% would recommend us to family or friends

Is Anyone Better Off?

Affordability of Housing	Average Rent: \$378 (Avg. 1BR Apt. Rent in VT is \$1,450)
Ability of Seniors and Others to Stay Safely at Home	49% 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 Happier: 77%
	Feel Safer in their Home: 73%
	Feel Less Lonely: 72%
	Sleep Better: 54%
	Feel Healthier: 34%