

Vermont Council on Housing and Homelessness

Subcommittee on Housing Development

Virtual Meeting via Microsoft Teams
In-person location: Calvin Coolidge Room
1 National Life Dr, Davis Bldg, 6th Floor
Montpelier, VT 05620-0501

Thursday, Nov. 2, 2023 3:00pm – 4:00pm

ATTENDEES

Board Members:

Gilpin, Shaun
Abrahamson, Julie
Maura Collins
Kathleen Berk
Rep. Tom Stevens (Guest)
Zak Hale
Leslie Black-Plumeau
Kim Anetsberger (she/her) -
LCH (Guest)
Gus Seelig (Guest)
Patrick Shattuck
Riegel, David
Farrell, Alex

Public: None

CALL TO ORDER

Meeting was called to order at 3:05 p.m.

WELCOME

Leslie and Josiah presented their data to the group.

The subsequent discussion was centered around clarifying the data provided by the pair. Some of the specific questions and comments were specific to the group being hesitant to “publish a report with their names attached to it” without first getting clarity on:

- Does this look at rental vacancy rate specifically?
- How certain are they on the vacancy rate data - on the ground experience and other data suggests that the census bureau data skews the vacancy rate higher than it truly is
- There was discussion of a survey to establish more accurate vacancy rates.
- How was the data collected?
- Does it consider data points such as waiting lists for affordable housing units?
- Did it consider a shortage statewide of techs and contractors, as turnover rate for building has gone up?
- How does the data acknowledge housing market differences between counties, for instance Chittenden County is different than the NEK.
- Discussed methodologies for how to get number of unit production to a place where everyone feels comfortable putting their name on the report/data
- How was input from the more rural communities collected?
- The report can and should put units in places where people who want to move here and can be an economic growth point.

Discussion continued in the chat feature of the virtual meeting:

- Are short-term rentals accounted for here? Are they based on where people are currently staying in hotels (geography?)
- It appears we aren't accounting for the 500 households who are homeless and not in motels
- Josiah said that the 1600 is based on a proportion of all unhoused folks, not just the motel program. Again it's intentionally low/conservative with lots of assumptions that will need to be dialed in based on what we learn as we build.
- It appears not to consider the homeless households in shelter or who are unsheltered. hotel/motel focused?
- What about data around denials? We have seen people with vouchers find units, but be denied access.
- There's also equity issues in accessing units that are available, has that been taken into account?
- Alex shared the Rural Edge HNA <https://ruraledge.org/housing-needs-assessment> Housing Needs Assessment — Rural Edge

The group agreed that the data is likely flawed conservatively.

ADJOURN

Meeting was adjourned at 4:03 p.m.

MINUTES RESPECTFULLY DRAFTED BY:
Nedah Warstler, DCHD

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