



CITY OF BURLINGTON, VERMONT
CITY COUNCIL COMMUNITY DEVELOPMENT &
NEIGHBORHOOD REVITALIZATION COMMITTEE
c/o Community & Economic Development Office
City Hall, Room 32 • 149 Church Street • Burlington, VT 05401
802-865-7144 VOX • 802-865-7024 FAX • www.burlingtonvt.gov/cedo

Councilor Zoraya Hightower, Chair, Ward 1

Councilor Sarah Carpenter, Ward 4

Councilor Joe Magee, Ward 3

Tuesday, July 12, 2022

5:00 PM – 7:00 PM

****Virtual meeting only****

Attend via Zoom by clicking the link below:

<https://zoom.us/j/99030768070>

Telephone: +1 929 205 6099

Meeting ID: 990 3076 8070

To participate in public forum please email Christine Curtis before or during the meeting: ccurtis@burlingtonvt.gov. Comments can also be made during the meeting by using the raise hand function or the chat function.

Draft Agenda

1. Approve agenda
2. Approve minutes: 6/14/22
3. Public Forum
4. Burlington Aging Council Proposal
5. Encampment Policy review/discussion
6. Upcoming agenda items
7. Other Business
8. Adjournment

The programs and services of the City of Burlington are accessible to people with disabilities.
For accessibility information, call 865-7144. For questions about the meeting,
contact Christine Curtis at ccurtis@burlingtonvt.gov

Date: June 22, 2022

To: Community Development & Neighborhood Revitalization (CDNR) Committee

From: Burlington Aging Council's Subcommittee on Housing

Molly Dugan, Cathedral Square

Charles J. Messing, Burlington Resident

Brian Pine, City of Burlington's Community and Economic Development Office

Kelly Stoddard Poor, AARP VT

Subject: HomeShare Vermont Pilot Incentive Program

On behalf of the Burlington Aging Council we are submitting a proposal for consideration by City Councilors serving on the CDNR Committee. The proposal we are asking the CDNR Committee to review and advance is a HomeShare Pilot Program aimed at supporting and promoting homesharing in Burlington through a tax incentive.

HomeShare Background: HomeShare Vermont is a non-profit organization that has developed a comprehensive and client-driven screening & matching process over the past 40 years to make the best in-home matches possible. HomeShare Vermont helps the State of Vermont meet two important goals by assisting our aging neighbors to stay at home, where they want to be, while at the same time helping others find an affordable place to live.

While there are no age or income restrictions for homesharing, most people sharing their homes (homeshare hosts) are elders or persons with a disability while most people looking for housing (homeshare guests) can't afford market rents. Their screening process focuses on safety and security. Each compatible match is unique and based upon the interests, needs, and lifestyles of the individuals involved. Homesharing is where two or more people share a home for mutual benefit.

HomeShare Screening Process: For each application received a minimum of 3 reference checks are performed, mostly by phone; and five different background checks are conducted before the person is considered for matching. The background checks include various criminal, abuse and fraud registries. Once the application is received an in-depth interview is conducted in order to get to know them and their interests and lifestyle, which is done via zoom or in a home visit.

Benefits of HomeShare in FY 21:

- Homeshare guests provided approximately 25,000 hours of assistance to seniors and others. This represents a savings of over \$380,000 for those sharing their home and their families if they had to hire help.¹
- By sharing their homes, low income seniors and others received over \$220,000 in rental income to help them make ends meet.

¹ Calculation based on personal care assistant median wage - Bureau of Labor Statistics, VT State Occupation & Employment Wage Estimates

- The average rent in a homesharing match was only \$323/month with 27% of matches paying \$0 rent. Using the difference between market rents and homeshare actual rents, it is estimated that homeshare guests saved over \$510,000 in rental expenses.²

HomeShare Match Length: The average homesharing match length was about 23 months this past year, which is a little longer than normal, which is likely a reflection of COVID because it has made it harder to get people to start new matches, but it seems to have encouraged matches to last a little longer. The average match length is calculated each year based on the matches that ended in that year and it typically fluctuates between 13-20 months.

FY 21 HomeShare Vermont: Results Based Accountability (RBA) Outcomes

This data is a combination of annual outcomes surveys of matched participants and client data and represents outcomes statewide and are not specific to Burlington alone.

How Well?	Homeshare Average Match Length	692 days or 23 months	
	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 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 Happier	83%
		Feel Less Lonely	83%
		Feel Safer in their Home	81%
		Sleep Better	51%
		Feel Healthier	51%

Pilot Program Incentive Program:

A Pilot Incentive Program would be aimed to support affordable housing and open up housing opportunities for those seeking housing in Burlington. The Burlington Aging Council (BAC) supports and recommends that the City of Burlington offer a pilot incentive program for homeowners, “host,” who provides a new homeshare match lasting a minimum of 12 months.

- The incentive would be in the amount of \$1,000 (this is in line with other incentive programs found throughout the country)
- The incentive would not exceed 30 Burlington homeowners per year

² Calculation based on fair markets rents for Addison, Chittenden, Franklin, Grand Isle, Lamoille, Orange and Washington Counties - US Department of Housing & Urban Development

- The \$1,000 incentive from the City of Burlington could be made available through property tax relief or another type of direct payment to the homeowner determined by councilors.
- The incentive would be made available after the homeshare match was verified by HomeShare Vermont after the 12 months.
- The homesharing match would be required to be created by, Home Share Vermont, a bonafide homesharing nonprofit organization and has a homesharing agreement signed by both the host and guest and they cannot be related individuals.
- An additional requirement of the Pilot Program would be a cap on rents at a maximum of \$650/month, given the goal of promoting affordable housing.
- The pilot program would be tested for 3 years and evaluated to determine continuation.

HomeShare Vermont Client Data FY 15 – FY 21
(July 1 – June 30 FY)

There is a mismatch in the number of people seeking housing in Burlington vs. the number of homeowners/homeshare hosts opening their home up for homesharing, see graph below. Burlington host applications have dropped more than their total host applications this past year (59% vs 44%). The overall decline is due to COVID but it is unclear as to why Burlington is so much higher.

		FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21
Applications	All Hosts	85	103	85	98	121	167	93
	Burlington Hosts*	9	16	13	16	18	17	7
	Guests	206	261	319	324	331	363	342
	Total	291	364	404	422	452	530	435
Ratio Guests/Hosts Applications		2.4	2.5	3.7	3.3	2.7	2.1	3.6
Total Matches in Year		82	87	98	105	101	108	92
Matched Burlington Hosts		28	20	22	29	28	24	18
All Persons in a Match		154	159	183	198	202	216	191
Average Match Length (months)		13	14	18	16	12	20	23
Average Monthly Rent		\$226	\$221	\$254	\$287	\$296	\$314	\$323
* Included in All Host Applications								



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Committee members: Chair Zoraya Hightower (ZH) Sarah Carpenter (SC), Joe Magee (JM)

City staff: Christine Curtis

Other Attendees: Kirby Dunn, HomeShare VT; Sarah Russell, CEDO; Lacey Smith; Neil Preston

Tuesday, July 12, 2022

5:00 PM – 7:00 PM

Virtual Zoom

Draft Minutes

Meeting Started at 5:00 PM

1. Approve agenda

MOTION by Councilor Carpenter, SECOND by Councilor Magee, to approve the agenda with an amendment to create a 5.5 item "CDNR Committee Mission"
VOTING: unanimous; motion carries.

2. Approve minutes: 6/14/22

MOTION by Councilor Magee, SECOND by Councilor Carpenter, to approve the minutes
VOTING: unanimous; motion carries.

3. Public Forum

- No one spoke at public forum

4. Burlington Aging Council Proposal

- Kirby Dunn, Homeshare VT discussed the possibility of home sharing in Burlington

- Screening and matching service for people who have an extra room in their home and are looking for a roommate
- Helps people stay in their homes by providing services for low market rent
- Aging Council came up with an incentive for individuals to share their homes – affordable rents, to last at least 12 months, \$1,000 cash incentive through property tax breaks, etc.
- SC asked about sources of funds, Kirby stated the housing trust fund was discussed
- JM asked about how many guests are interested in the program, Kirby responded that it is not a traditional housing program and is more fluid
- Most guests want to live in the Burlington area
- Only program in the State of Vermont
- Average match length is 18 months
- BHA might be a good partnership with Section 8 vouchers
- Next steps talk to Brian Pine and CAO Schad about possible cash incentives

5. Encampment Policy review/discussion

- JM stated that a partial review of the ordinance was done by the CA's office and would like to view the preliminary report to continue work
- Waiting for the final review is delaying the process
- SC stated that the administration's focus has been on other initiatives
- SC would like to initiate a work session to discuss the policy
- Sarah Russell stated that a Committee has been created to develop more guidance to staff on camps and camper removal in Burlington
- Discussion about taking inventory of campers – could be problematic about how it will be perceived
- Neil Preston asked about how to respond to one tent that is not set up long and to other campers that are more permanent
- Elmwood shelter update: finalizing management plan to receive the permit, if there is an appeal it will delay the process, finalizing MOUs with service providers – more details coming next week

5.5 CDNR Committee Mission

- "Community Development and Neighborhood Revitalization is a three-person committee of the City Council which generally meets monthly to discuss and work with city staff and local organizations to address quality of

life as well as community development issues across Burlington. This mostly includes but is not limited to housing, neighborhoods, youth, and elders. We strive to make our meetings inclusive of all city residents and other stakeholders by providing time and opportunity for everyone to provide ideas and feedback.”

6. Upcoming agenda items

- Resolution for Aging Council item
- Draft encampment policy
- Non-citizen voting

7. Other Business

8. Adjournment

MOTION by Chair Hightower to adjourn meeting at 7:00 PM.

VOTING: unanimous; motion carries.