

Housing Panel Discussion

Rebecca Holcombe

Representative Orange Windsor 2

Mike Pieciak

Vermont State Treasurer

Jeffrey Lubell

Director of Housing and Community Initiatives
Abt Associates

Neil Odell

Norwich School Board Member
VSBA Past President

Anne Sosin

Researcher on Housing Policy
Dartmouth College

Neil Odell

Norwich School Board Member
VSBA Past President

School Staffing



Vermont students return to school as staff shortages persist

August 30, 2023

Out of [more than 1,900 open or vacant positions](#) in education across Vermont, 208 are for teacher positions, according to the newsletter 802 Ed.



News in pursuit of truth

Vermont's teacher shortage has schools scrambling to fill positions

August 16, 2022

But this hiring season has been especially hard, administrators say, because of a perfect storm of factors: burnout from teaching during the pandemic, [a housing shortage](#), politicization and division at school board meetings, and fears for safety amid a wave of school shootings.



Staff shortages persist across Vermont schools

January 25, 2023

Teachers [struggle with scarce housing](#), low pay, pressure to focus on test scores and burnout, Robinson and others told lawmakers of the House Committee on Education on Jan. 18.

**Housing health is entwined with
the health of our schools**

**Caring for our schools and
communities means paying
attention to housing**

VT Education Funding



Education Tax Rate = Spending per Student

* disadvantaged students count more than 1





Spend more
per Student?

Student population becoming fewer kids? becoming more advantaged?

 ÷  = \$20,000 per Student

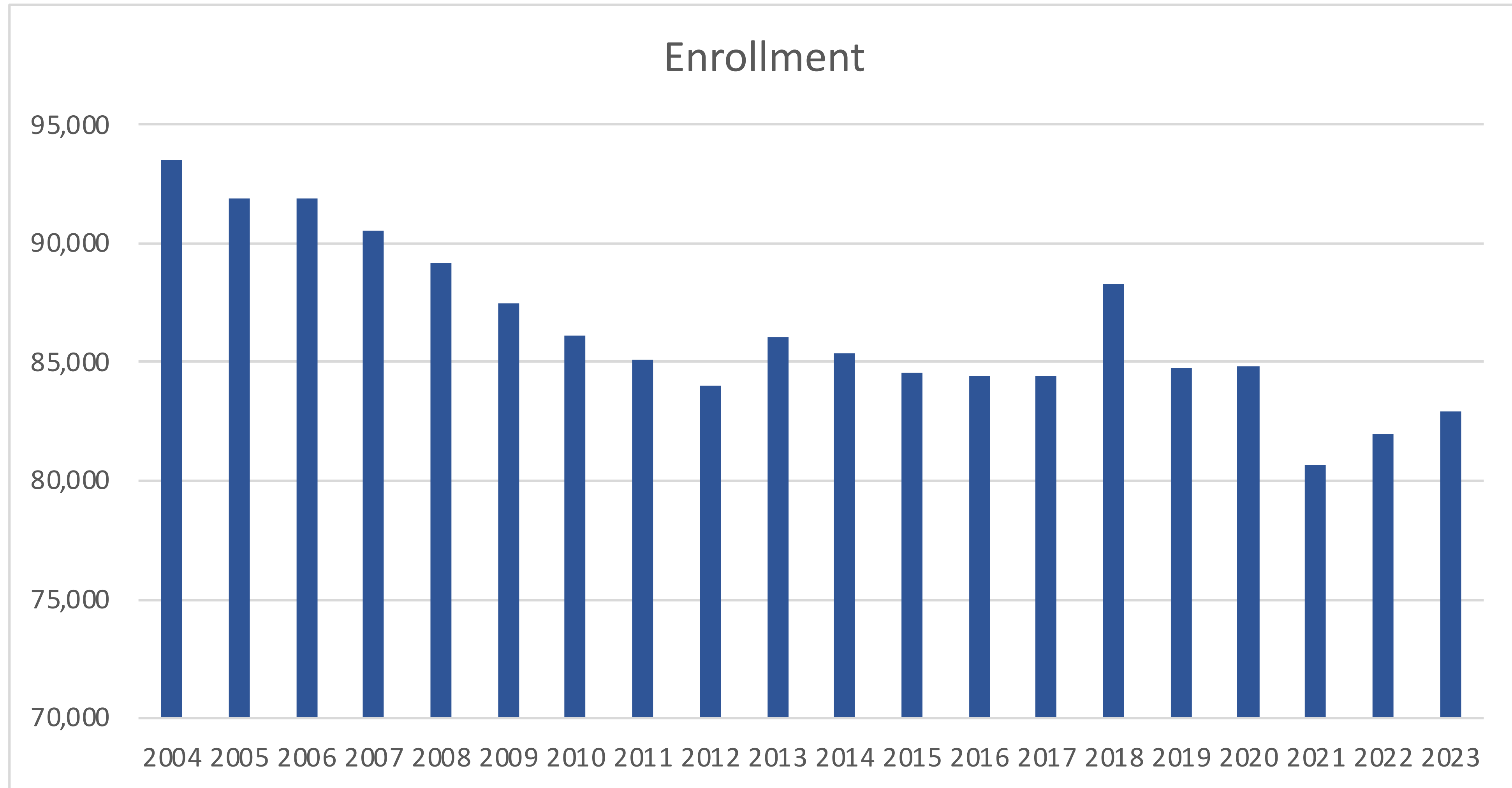
\$10 million 500

 ÷  = \$33,333 per Student

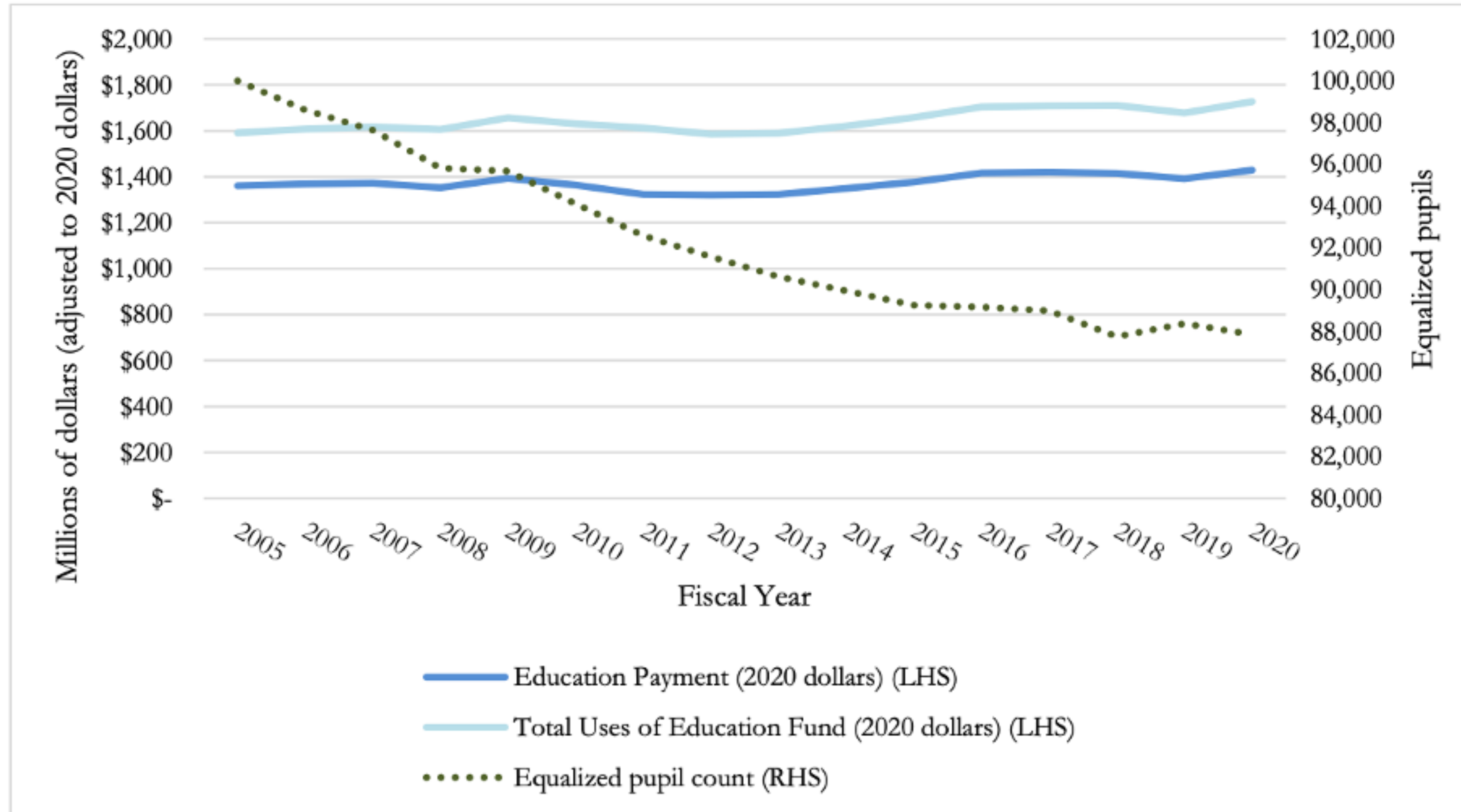
\$10 million 300



Student Population Decline



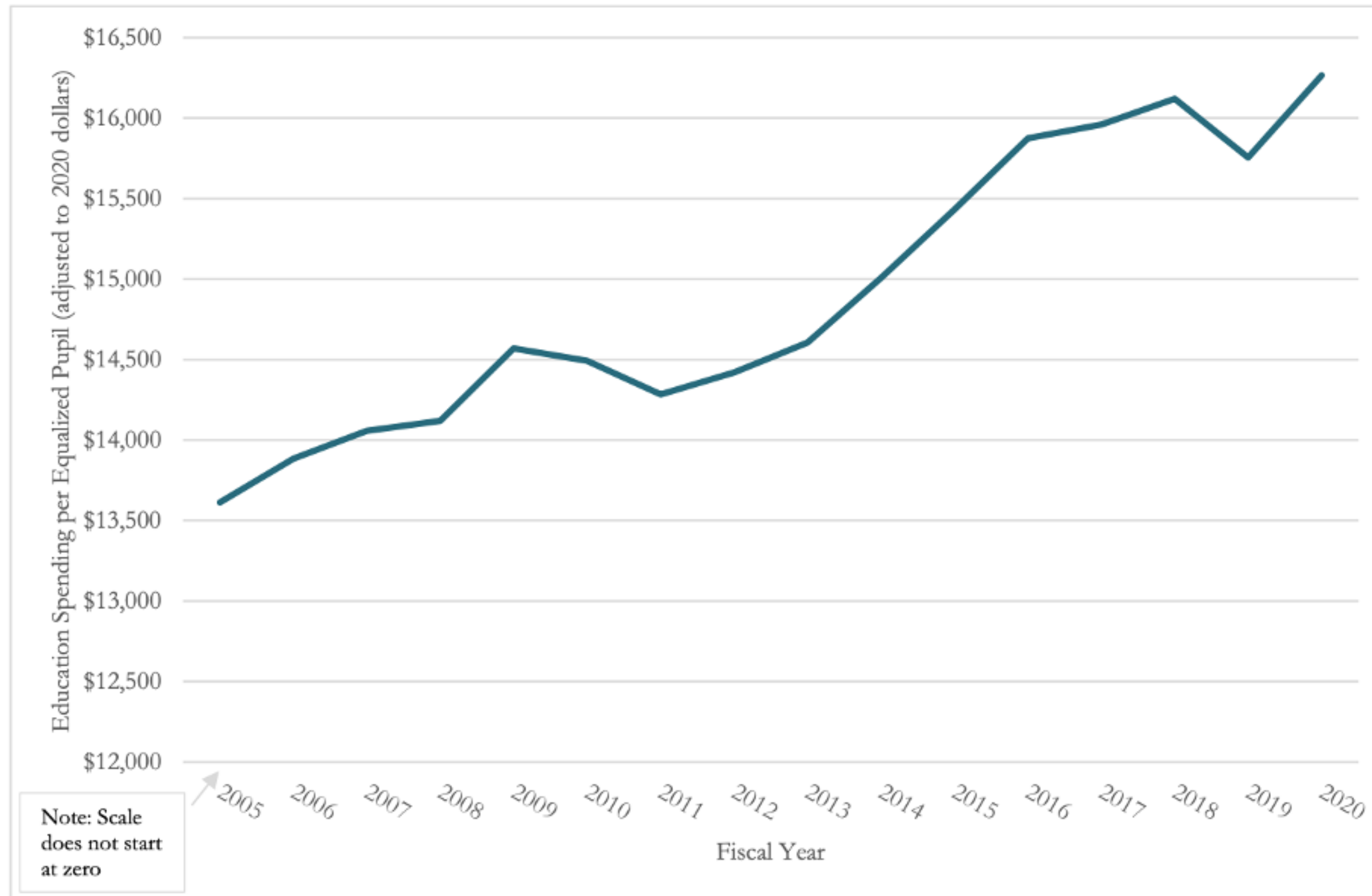
Education Spending and Enrollment



Note: LHS refers to the variable on the left-hand side y-axis. RHS refers to the variable on the right-hand side y-axis.

Source: Data from Education Fund Outlooks 2005 – 2020; Analysis by JFO

Per Equalized Pupil Spending Increase



Source: Data from Education Fund Outlooks 2005 – 2020; Analysis by JFO

Student Weight Change

Weighting Study 2018

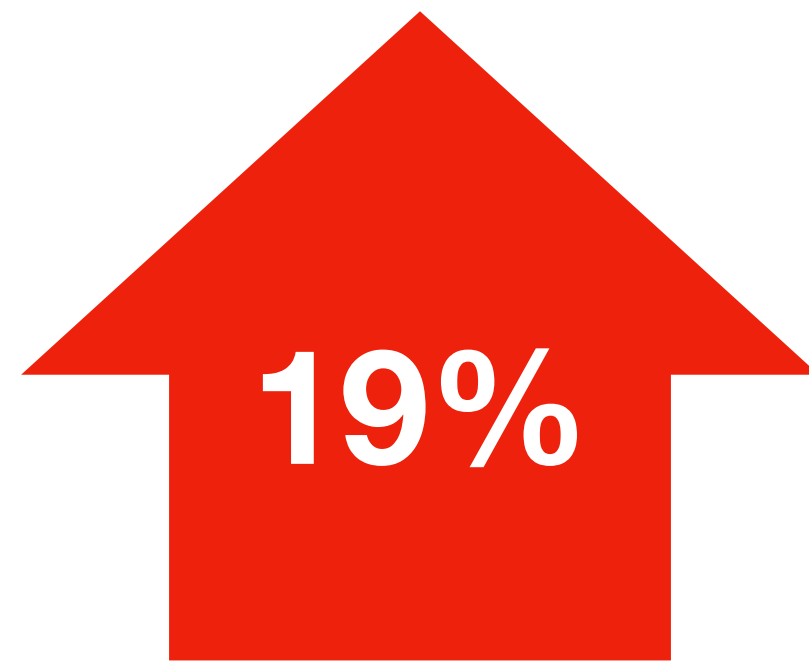
“current pupil weights ... were insufficient and that additional weights should be added to address further inequities”

Act 127 of 2022

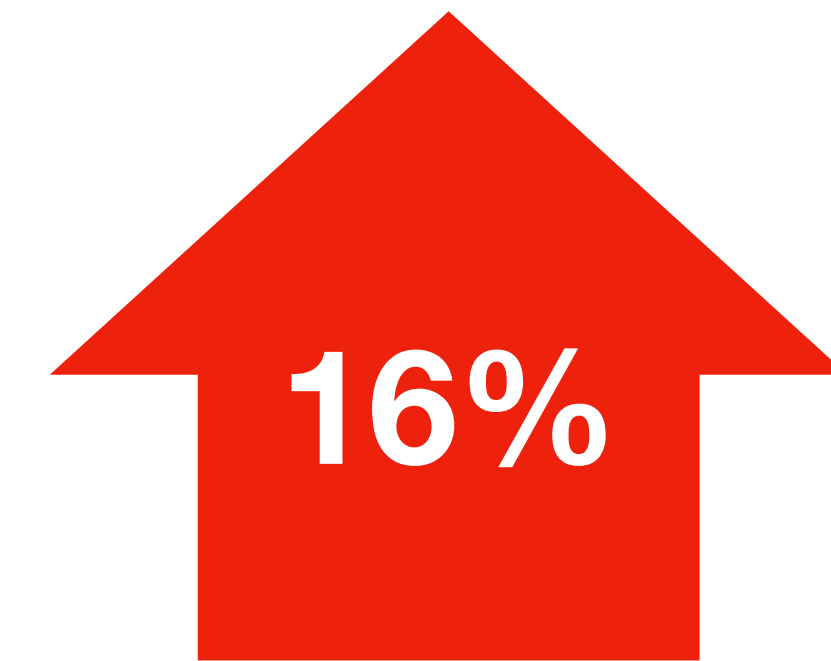
An act relating to improving student equity by adjusting the school funding formula and providing education quality and funding oversight

Norwich & Thetford Change in Tax Rates

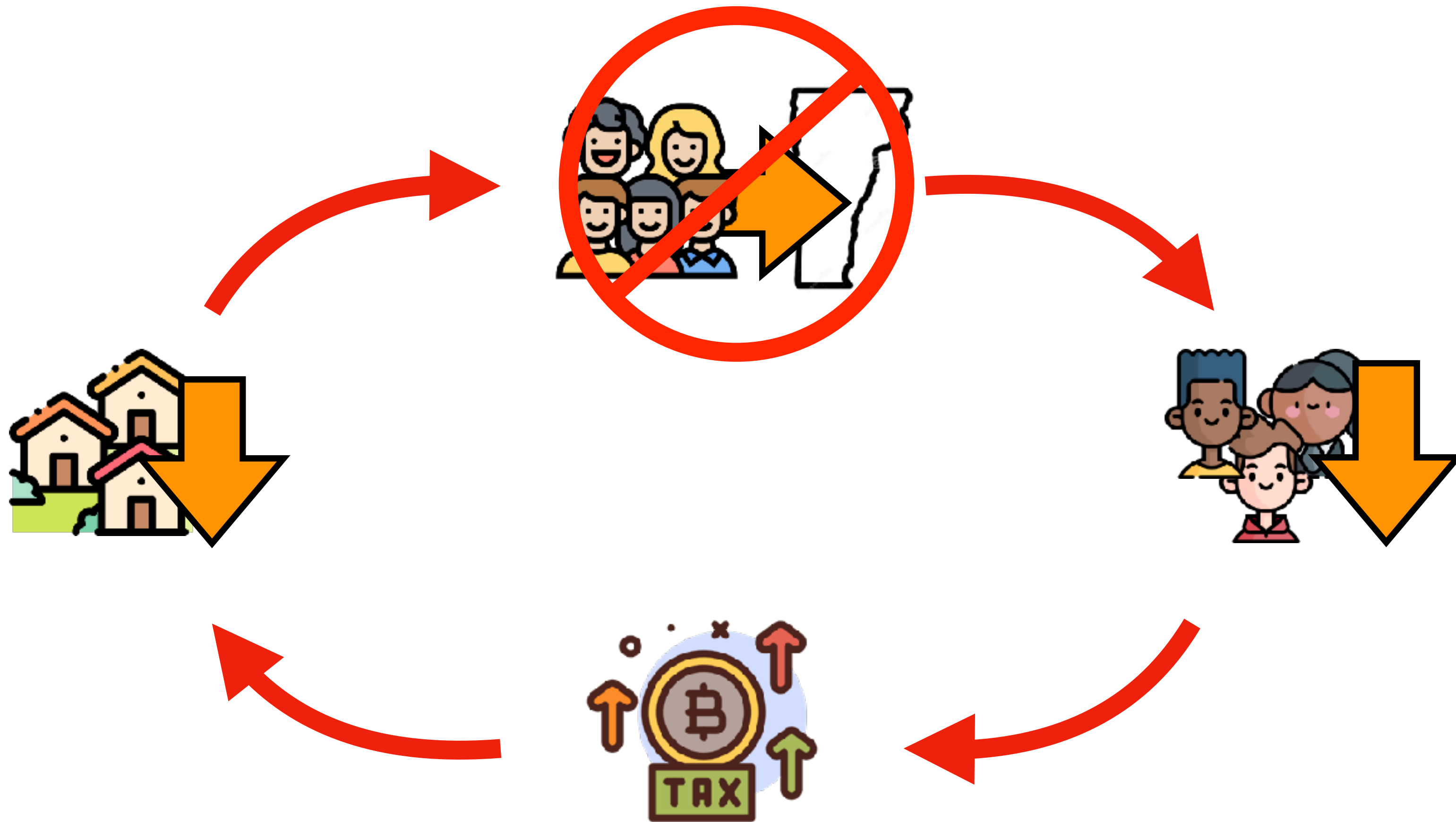
Norwich



Thetford



Housing and Education



Change in Reported Number of Homesteads and Non-Homesteads 2017 - 2022

		2017	2022	Change	Change %
Norwich	Homestead	1044	1026	-18	-1.7%
	Non-Homestead	517	551	34	6.6%
Sharon	Homestead	407	410	3	0.7%
	Non-Homestead	352	362	10	2.8%
Strafford	Homestead	373	380	7	1.9%
	Non-Homestead	305	294	-11	-3.6%
Thetford	Homestead	882	898	16	1.8%
	Non-Homestead	508	503	-5	-1.0%
Net change in homesteads				8	
Net change in non homesteads				28	

Change in Median Homestead and Non-Homestead values 2017 to 2022 (from grand lists)

Norwich	Median Homestead \$	445,880	588,682	142,802	32%
	Median Non Homestead \$	244,859	358,888	114,029	47%
Sharon	Median Homestead \$	193,760	265,915	72,155	37%
	Median Non Homestead \$	94,280	137,121	42,841	45%
Strafford	Median Homestead \$	263,386	305,940	42,554	16%
	Median Non Homestead \$	111,612	150,193	38,581	35%
Thetford	Median Homestead \$	240,719	287,142	46,423	19%
	Median Non Homestead \$	137,422	160,796	23,374	17%

Anne Sosin

**Researcher on Housing Policy
Dartmouth College**

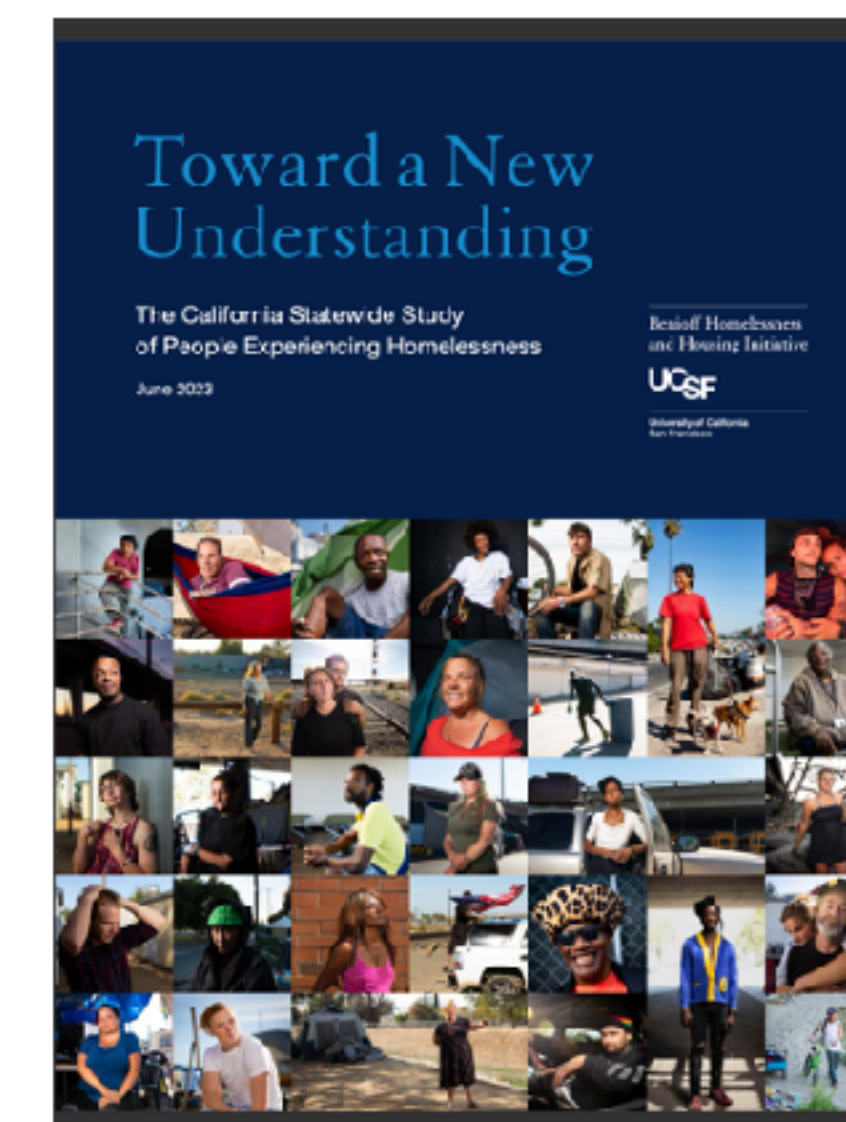
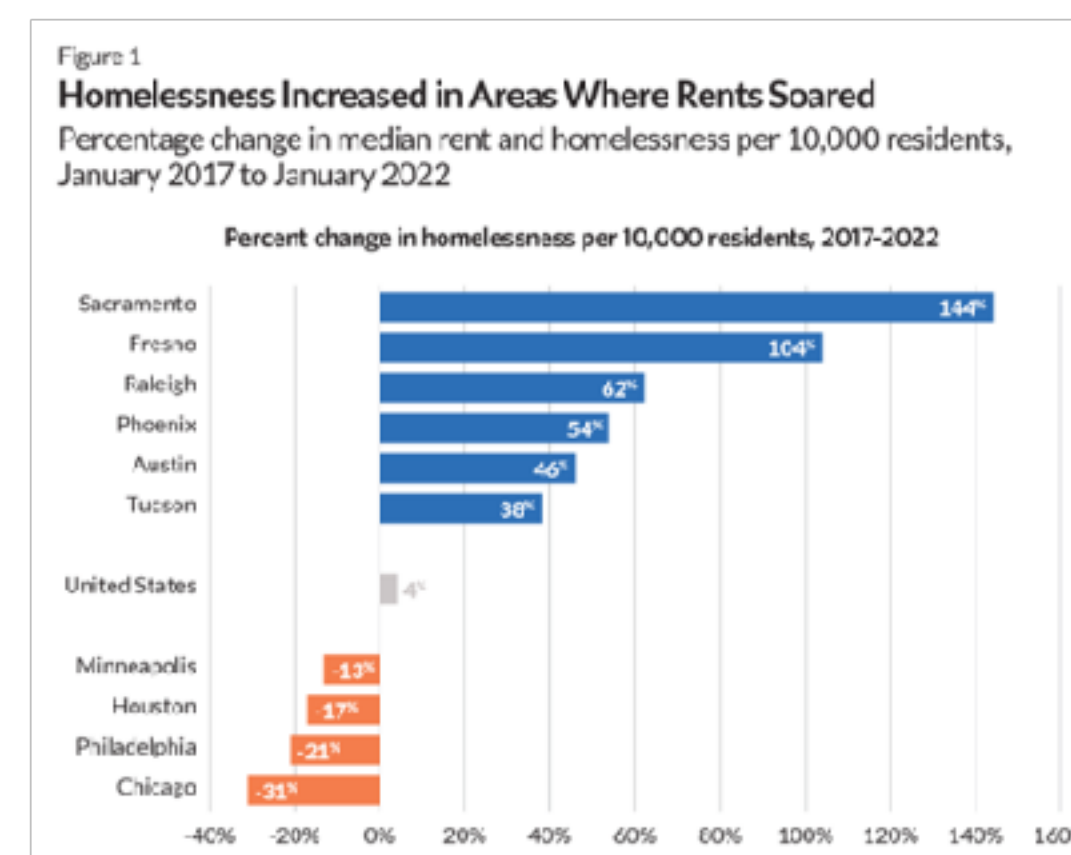
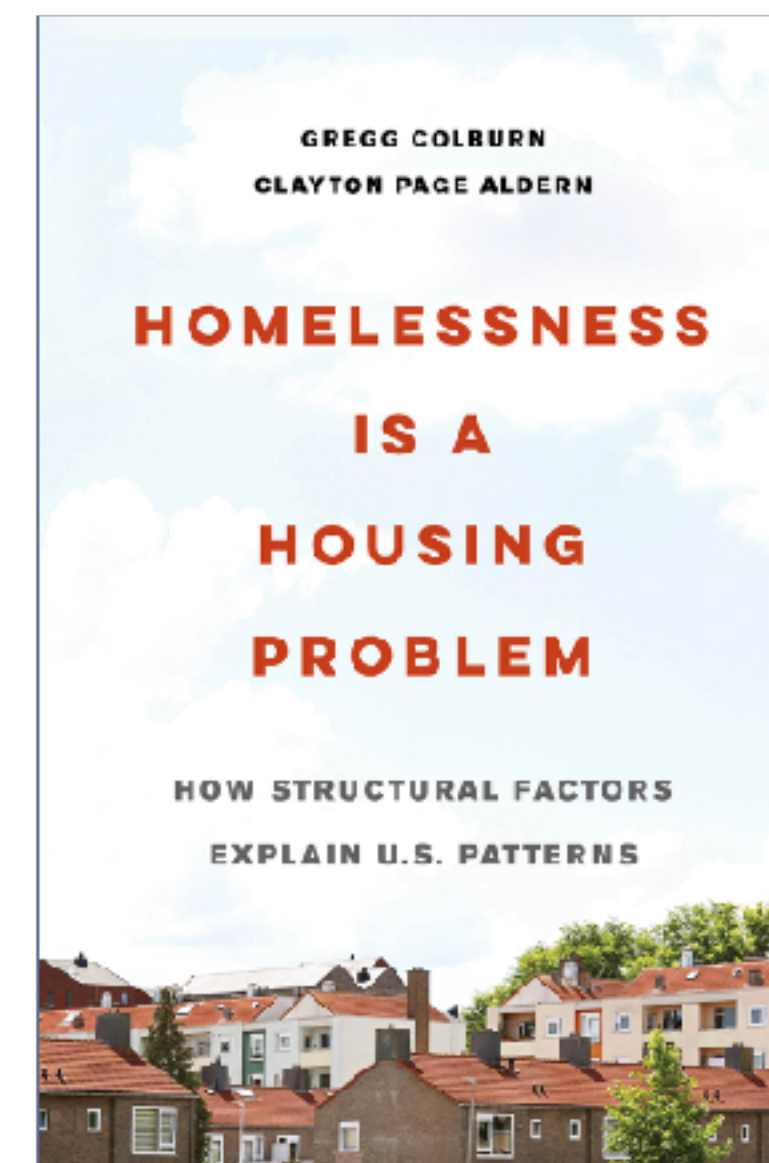
Homelessness: Myths and Data

Anne N. Sosin, MPH

Myth 1: Homelessness is a Problem of Unhousable People

Homelessness is a housing problem

Housing affordability and supply, not substance use, mental illness, poverty, climate, local political context, availability of services, account for regional variation in homelessness.



1. Colburn, G., & Aldern, C. P. (2022). *Homelessness is a housing problem: How structural factors explain US patterns*. Univ of California Press.
2. <https://www.pewtrusts.org/en/research-and-analysis/articles/2023/08/22/how-housing-costs-drive-levels-of-homelessness>
3. Kushel, M., & Moore, T. (2023). *Towards a New Understanding: The California Statewide Study of People Experiencing Homelessness*.

VERMONT

#20*

In **Vermont**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,328**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$4,426** monthly or **\$53,117** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

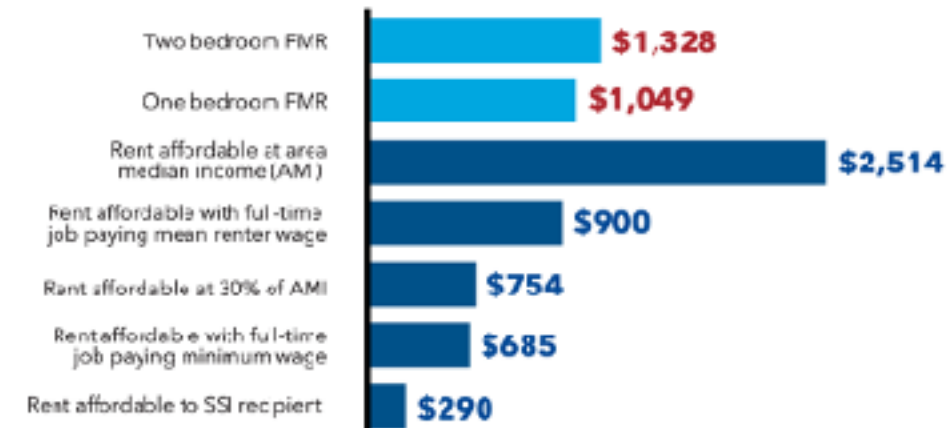
\$25.54
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT VERMONT:

STATE FACTS	
Minimum Wage	\$13.18
Average Renter Wage	\$17.30
2-Bedroom Housing Wage	\$25.54
Number of Renter Households	73,362
Percent Renters	28%

MOST EXPENSIVE AREAS	HOUSING WAGE
Burlington-South Burlington MSA	\$31.06
Washington County	\$24.13
Addison County	\$22.92
Lamoille County	\$22.27
Wincham County	\$22.12

78 Work Hours Per Week At Minimum Wage To Afford a 2-Bedroom Rental Home (at FMR)	61 Work Hours Per Week At Minimum Wage To Afford a 1-Bedroom Rental Home (at FMR)
1.9 Number of Full-Time Jobs At Minimum Wage To Afford a 2-Bedroom Rental Home (at FMR)	1.5 Number of Full-Time Jobs At Minimum Wage To Afford a 1-Bedroom Rental Home (at FMR)



MSA = Metropolitan Statistical Area; HMFA = HUD Metro FMR Area.
* Ranked from Highest to Lowest 2-Bedroom Housing Wage. Includes District of Columbia and Puerto Rico.

WWW.NLIHC.ORG/OOR | © 2023 NATIONAL LOW INCOME HOUSING COALITION

Part Time Customer Service Associate

Hannaford [★ ★ ★ ★ ☆](#) 2,944 reviews [↗](#)

8 Market Street, West Lebanon, NH 03784

\$15.00 - \$19.65 an hour - Part-time

Apply now



Child Care Teacher

FitKids Childcare [↗](#)

14 Lafayette Street, Lebanon, NH 03766

\$16 - \$22 an hour - Part-time, Full-time

Apply now



Part Time/Per Diem Home Health Aide

B BAYADA Home Health Care [↗](#) [★ ★ ★ ★ ☆](#) 3,588 reviews [↗](#)

White River Junction, VT

\$18 an hour - Part-time, Full-time, Per diem

Apply now



Myth 2: Homelessness is Complex and Unsolvable

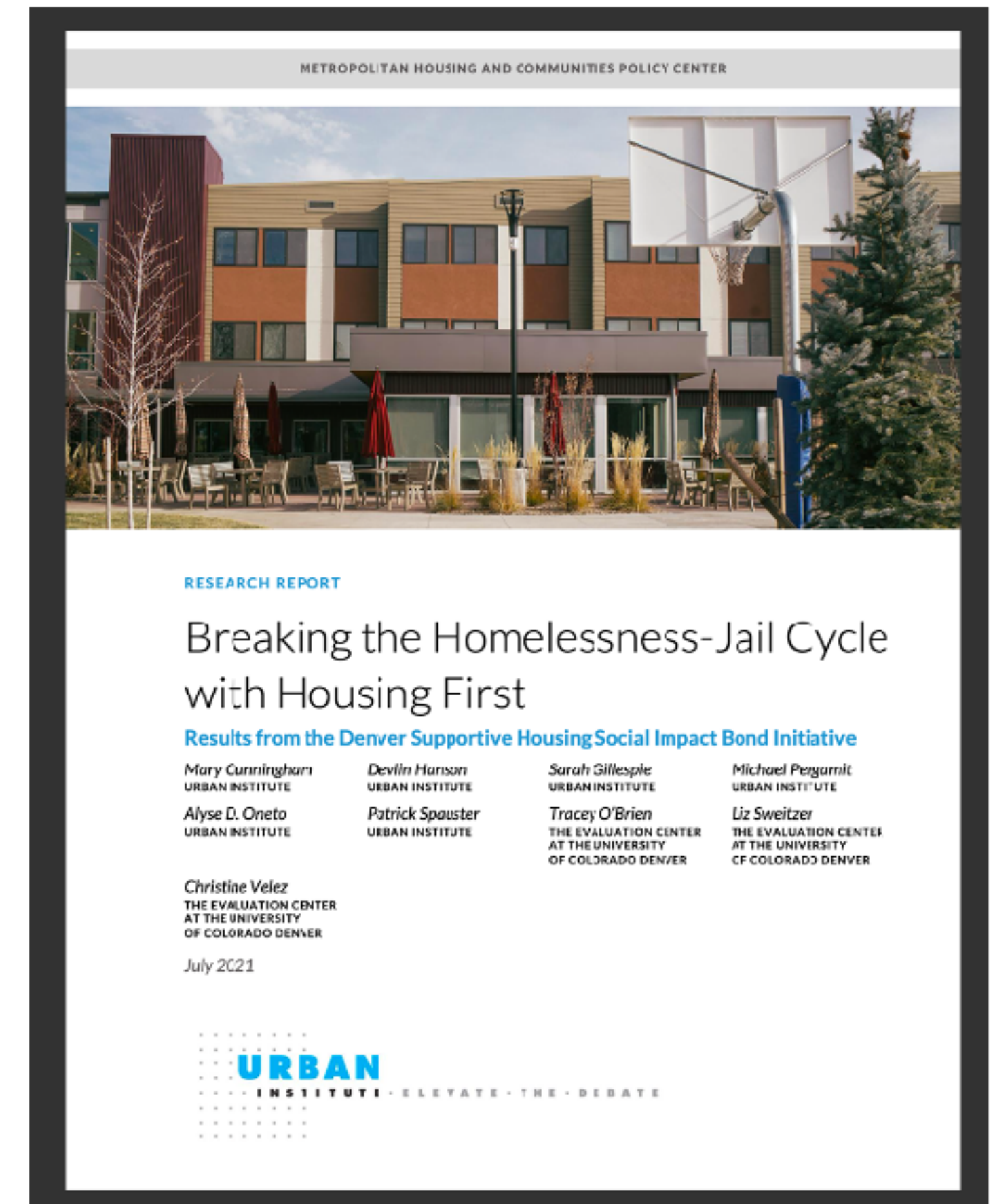
Proven Solutions

Decades of research show that the vast majority of people experiencing homelessness, including those with severe mental illness, significant encounters with the criminal justice system, and substance use disorder, can be successfully housed using a Housing First approach.

Many commonly employed approaches not backed by evidence

Real World Progress

Cities employing evidence-based solutions at scale—Houston, Milwaukee—making progress.



Myth 3: **Homelessness is not a Vermont Problem**

- Second highest per capita rate of homelessness in the US in 2022, 18.5% increase in 2023.
- Homelessness has been largely invisible: manifests as couchsurfing, doubling up, living in cars.
- More than 80% of Vermonters experiencing homelessness sheltered in motels prior to summer 2023.³
- Most Vermonters experiencing homelessness are from Vermont.



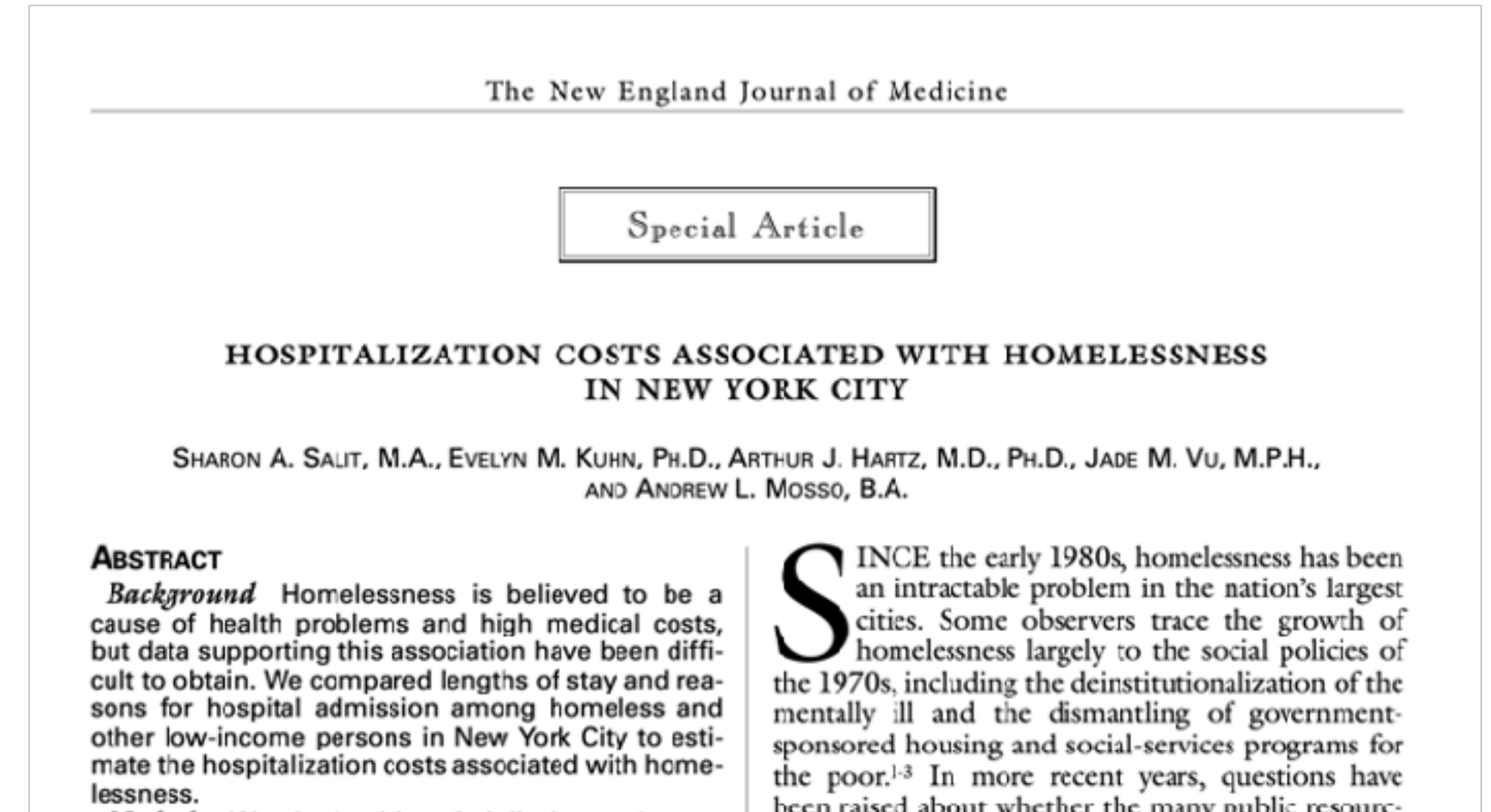
Myth 4: Homelessness is too costly to solve

Homelessness imposes steep costs and impacts on communities

Cost of unsheltered homeless—upwards of \$30,000 per year.^{1,2,3,4}

Costs absorbed by health system, schools, criminal justice system, public services, and municipalities.

Unsheltered homelessness is resource intensive for communities: 90% of costs absorbed by municipalities; most costs not supported by HUD funding



1. https://www.usich.gov/resources/uploads/asset_library/Ending_Chronic_Homelessness_in_2017.pdf
2. "Ending Chronic Homelessness Saves Taxpayers Monday," Policy Brief, National Coalition to End Homelessness, <https://endhomelessness.org/wp-content/uploads/2017/06/Cost-Savings-from-PSH.pdf>.
3. Salit, Sharon A., Evelyn M. Kuhn, Arthur J. Hartz, Jade M. Vu, and Andrew L. Mosso. "Hospitalization Costs Associated with Homelessness in New York City." *New England Journal of Medicine* 338, no. 24 (June 11, 1998): 1734-40. <https://doi.org/10.1056/NEJM199806113382406>.
4. "The Cost of Long-Term Homelessness in Florida," Rethink Homelessness, 2014. <https://shnny.org/uploads/Florida-Homelessness-Report-2014.pdf>
5. HUD, Exploring Homelessness Among People Living in Encampments, 2021. <https://www.huduser.gov/portal/publications/Exploring-Homelessness-Among-People.html>

Myth 5: People experiencing homelessness just need to work

Nearly 1 in 5 over 55, and many elderly, mirroring national trends.^{1,2}

Significant disability in unhoused population—up to 75% of households³

Homelessness and housing instability undermine work



1. VTDigger Analysis, <https://vtdigger.org/2023/10/18/as-vermont-ages-so-do-many-of-its-unhoused-residents/#:~:text=Nearly%20a%20fifth%20of%20Vermonters,face%20daunting%20risks%20and%20challenges>.
2. <https://www.pbs.org/newshour/nation/more-seniors-are-becoming-homeless-and-experts-say-the-trend-is-likely-to-worsen>
3. Vermont Agency of Human Services Data, 2023.

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