



City of Winooski
Vermont's Opportunity City

27 West Allen Street
Winooski, Vermont 05404
802 655 6410
winooski.vt.gov

Housing Commission Agenda

Monday, August 24, 2020 at 6 PM

- Please read our updated [Remote Meeting Procedures](#) if you plan to participate.
- To sign up for public comment, fill out our [Public Comment Request Form](#) or call 802 655 6410 to schedule.
- Attend online: <https://zoom.us/join/93128721532>
- Attend by phone: 1 646 558 8656
- Meeting ID: 931 2872 1532
- Need help installing and using Zoom? [View their online resources.](#)

I. Call to Order

II. Public Comment

III. Approve Previous Meeting Minutes

- 1.28.20: https://www.winooski.vt.gov/AgendaCenter/ViewFile/Minutes/_01282020-616
- 2.24.20: https://www.winooski.vt.gov/AgendaCenter/ViewFile/Minutes/_02242020-631
- 7.27.20: https://www.winooski.vt.gov/AgendaCenter/ViewFile/Minutes/_07272020-678

IV. Elect Officers

V. 2021 Work Plan Review and Approval

Documents:

[FY2021 Housing Commission Work Plan.pdf](#)

VI. Discuss Housing Stability Indicators and Reporting

Documents:

[Housing Commission Memorandum 2020.8.24 Housing Stability Indicators Update.pdf](#)

VII. Adjourn

HOUSING COMMISSION WORK PLAN FY2021				
	GOAL	MASTER PLAN HOUSING GOAL	ACTION ITEMS	TIMELINE
1	Launch Housing Trust Fund	Goals 1,2,3,5,6,7	MOU with OCU MOU with CHT City Attorney Review Develop Application Forms Develop Marketing/Promotion Materials	By January 2021
2	Review and Make Funding Recommendations for Housing Trust Fund Applications	Goals 1,2,3,5,6,7	Models indicate that initial funds will cover approximately 22 projects. Commission will potentially be reviewing 2 projects per regular scheduled meeting.	Ongoing
3	Monitor Incoming Housing Developments in Comparison with Affordability Targets	Goals 1,2	Review Approved Permits: # of Existing Housing Units # of Proposed Housing Units Total # of Added Units % of Units Affordable for Low Income Households Compare to Established Target %	Report to Council as part of Housing Goal Updates: November 2020 & March 2021
4	Track Housing Trust Fund Outcomes	Goals 1,2,3,5,6,7	Number of loans Loan program type Number of units Affordability thresholds (low-mod) Affordability terms # of Households impacted	Report to Council as part of Housing Goal Updates: November 2020 and March 2021
5	Investigate and Make Recommendations for Further Funding Sources for Housing Trust Fund	Goals 1,2,3,5,6,7	Investigate Funding Sources for Other Municipal Funds Develop List of Options Present Recommendations to Council <u>Pursue Funds at Council direction</u>	Report to Council as part of Housing Goal Update: March 2021
6	Explore VT Community Foundation Grant Funding for Housing Consultant to Compile Housing Stability Data, Pursue Funding for Direct Assistance, Develop Direct Assistance Program	Housing Goal 5	Continue discussion with VT Community Foundation If Funded: Issue RFP & Hire Consultant If Data Indicates Need: Consultant Investigates and Pursues Seed Funding If Funding Received: Consultant Develops Direct Assistance Program	Report to Council as part of Housing Goal Update: November 2020
7	Evaluate Applications and Make Funding Recommendations for Housing Stabilization Program if a Program is Established*	Housing Goal 5	* Goal is dependent upon identified need and successful acquisition of grant seed funds.	*Conditional and Ongoing

Memorandum

8/24/20

Community & Economic Development

Heather Carrington, Community & Economic Development Officer
hcarrington@winooski.vt.gov

To: Winooski Housing Commission

RE: Housing Stability Indicators Update

Background

Over the last few months, City Council and staff have been discussing our concern about supporting our residents with stable housing during the COVID-19 pandemic, from homeowners to landlords and renters. Closure of the economy has resulted in economic hardships for many of our residents, which may result in an inability to pay mortgages and rents. Staff has compiled some high level housing stability indicator data to assist in monitoring community need.

While staff will be seeking grant funding for housing stability data-gathering and analysis, in the interim it will be important to identify existing data sources. Currently, staff is utilizing data from the following sources: Vermont Department of Labor, U.S. Census Weekly Household Pulse Surveys (COVID data gathering), VHFA Housing Data Pandemic Impact Indicators, Vermont COVID Emergency Mortgage Assistance Program utilization data, and Winooski Rental Registry Survey results. The most recent data are reflected below. Staff is also seeking recommendations from the Housing Commission for further data sources to consult.

Housing Stability Indicators

Unemployment Rates (Data Source: VT Department of Labor Statistics by Town)

Area	2019 Annual Average	April	May	June
Winooski	2.0%	18.7%	17.0%	13.1%
Burlington	2.0%	15.4%	13.8%	10.7%
Colchester	1.9%	13.3%	10.6%	7.6%
South Burlington	1.5%	13.6%	11.5%	8.3%
Chittenden County	1.8%	14.2%	11.7%	8.6%
Vermont	2.4%	16.8%	12.7%	9.4%



Throughout the pandemic, Winooski has seen higher unemployment rates than the surrounding communities or Chittenden County as a whole. Currently, Winooski's unemployment rate is 4.5% higher than that of the county, and 3.7% higher than the overall Vermont rate of unemployment. The highest rate of unemployment in Winooski was recorded in April 2020 at 18.7%. The rate as of June 2020 dropped to 13.1%. The higher unemployment rate in Winooski may indicate that housing is less secure in our community than in the surrounding county. Combined with the higher rates of cost-burdened households in Winooski, the higher unemployment rate may indicate that housing is less secure in the city than is reflected in data for the county or state as a whole.

Non-payment of Last Month's Rent (Data Source: US Census Bureau Weekly Pulse Surveys)

Area	Week 9 June 25-30	Week 10 July 2-7	Week 11 July 9-14	Week 12 July 16-21
Vermont	16%	17%	11%	14%

The U.S. Census has been conducting weekly surveys during the pandemic to monitor the household impacts of COVID. The data is compiled both nationally and by state, and is not available at the county or municipal level. The percentage of Vermont renters who have not paid last month's rent has dropped 2% over the last few weeks reported. Nonetheless, the latest rate of **14% rental household non-payment would translate to approximately 277 households** in Winooski if the rate of non-payment is consistent with the state reporting.

Renter Confidence in Ability to Make Next Month's Payment (Data Source: US Census Bureau Weekly Pulse Surveys)

Area	Confidence Level	Week 9 June 25-30	Week 10 July 2-7	Week 11 July 9-14	Week 12 July 16-21	Change Week 9-12
Vermont	None	8%	3%	5%	3%	Down 5%
	Slight	15%	10%	14%	3%	Down 12%
	Moderate	19%	30%	25%	27%	Up 8%
	High	58%	57%	56%	66%	Up 8%

Weekly census pulse surveys indicate that in Vermont, renters' confidence in their ability to pay next month's rent has increased over the last month. 23% of Vermont renters reported no confidence or slight confidence in their ability to pay July rent. That number has dropped to 6% of renters looking ahead to August rent. In Winooski, those rates would represent a shift from 455 to 119 renter households with slight to no confidence in their ability to pay rent.



Mortgage Non-payment (Data Source: US Census Bureau Weekly Pulse Surveys)

Area	Week 9 June 25-30	Week 10 July 2-7	Week 11 July 9-14	Week 12 July 16-21
Vermont	2%	3%	4%	3%

Homeowner mortgage non-payment in Vermont has increased slightly over the last month from 2% at week 9 to 3% at week 12 reporting. Some of this difference may be the result of the week of the month represented in Week 9 versus Week 12. Week 9 is the last week of the month, whereas Week 12 is the third week of the month. When the third week in July is compared to the third week in June the percentage of mortgage non-payment is an identical 3%.

In Winooski, 32% of homeowners own their homes outright and do not have mortgages. There are 810 homeowners with mortgages in Winooski. **3% of 1,184 total homeowners (both with and without mortgages) would equal about 36 households.**

Homeowner Confidence in Ability to Make Next Month's Payment (Data Source: US Census Bureau Weekly Pulse Surveys)

Area	Confidence Level	Week 9 June 25-30	Week 10 July 2-7	Week 11 July 9-14	Week 12 July 16-21	Change Week 9-12
Vermont	None	3%	0%	3%	4%	Up 1%
	Slight	6%	11%	5%	5%	Down 1%
	Moderate	13%	19%	19%	17%	Up 4%
	High	78%	70%	73%	74%	Down 4%

Vermont homeowner confidence in ability to pay next month's mortgage was much higher than renter confidence in Week 9. By Week 12 that had shifted, with 9% of homeowners expressing little to no confidence in their ability to pay their August mortgage, while only 6% of renters expressed little to no confidence in ability to pay August rent.

COVID Emergency Mortgage Assistance Program Applications

	VT	Winooski
MAP applicants	241	4
Owners with mortgages	115301	810
Participation rate	0.21%	0.49%

VHFA has graciously provided their COVID Emergency Mortgage Assistance usage numbers. Winooski homeowners thus far have a higher rate of participation than the statewide average, when compared to the number of owner households in town with mortgages.

