

On Oct 18, 2019, at 12:29 PM, Williams, Jason W. <[Jason.Williams@uvmhealth.org](mailto:Jason.Williams@uvmhealth.org)> wrote:

Senator Ashe,

In June, you joined those of us on this email to participate in a phone call to discuss challenges facing homeless or unsafely housed individuals staying in hotels/motels while receiving health care treatment or in recovery from a health care encounter.

The heart of the issue is that vulnerable people who are staying longer than 28 days, but are not yet well enough to move out or complete their treatment, are forced to leave in order to not run afoul of Vermont's tenancy requirements. These are folks being treated for infections, receiving infusions at the hospital, having wounds cared for, or undergoing active treatment for cancer (these are real examples, but the list could be very long).

As you know, the UVM Medical Center pays to put people up at Harbor Place in Shelburne who do not have safe housing until they are well enough to be back at their baseline, or who need safe housing while they undergo a course of treatment. UVM Medical Center Case Management and Social Work pulled data (immediately below) for most of the last fiscal year on the number of discharges to Harbor Place and some background on stays.

Per your request on the phone call in June, DCF Deputy Commissioner Brown and Karen Vastine shared proposed language in red (new 10; further below) to address this issue, which we have reviewed and I have shared with Champlain Housing Trust. I believe everyone is on the same page that this language would solve for the issue we are current facing.

Thank you, Senator Ashe, for your willingness to help address this issue, and let us know how we can be helpful during the legislative process.

Sincerely, Jason

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Data from UVM Medical Center for 10.1.18 to 9.1.1

1. 48 separate patients discharged to Harbor Place
  2. Average length of stay is 41.75 days for all patients
  3. 20 patients stayed over 28 days; the number of days were:  
114, 100, 56, 157, 29, 44, 84, 56, 109, 164, 124, 49, 56, 56, 95, 29, 129, 141, 108, 28 with the average for the 28 day + being 86.4 days
  4. All of these patients were without housing; were previously marginally housed maintained through marginal employment that was lost due to the patient's injury or illness; or were previously accessing the traditional homeless system of care and have become too medically fragile to continue to do so. Commonly, patients were not previously connected with a Housing Case Manager. Common clinical profile includes significant mobility issues; multiple chronic medical conditions limiting patients' independence but not meeting level of care requirements for long term care in a skilled nursing facility; overwhelming mental health issues such as PTSD and anxiety for which group settings (i.e. shelters) is untenable.
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**Title 9 : Commerce And Trade**

**Chapter 137 : Residential Rental Agreements  
(Cite as: 9 V.S.A. § 4452)**

**§ 4452. Exclusions**

Unless created to avoid the application of this chapter, this chapter does not apply to any of the following:

- (1) occupancy at a public or private institution, operated for the purpose of providing medical, geriatric, educational, counseling, religious, or similar service;
- (2) occupancy under a contract of sale of a dwelling unit or the property of which it is a part, if the occupant is the purchaser or a person who succeeds to the interest of the purchaser;
- (3) occupancy by a member of a fraternal, social, or religious organization in the portion of a building operated for the benefit of the organization;
- (4) transient occupancy in a hotel, motel, or lodgings during the time the occupancy is subject to a tax levied under 32 V.S.A. chapter 225;
- (5) occupancy by the owner of a condominium unit or the holder of a proprietary lease in a cooperative;
- (6) rental of a mobile home lot governed by 10 V.S.A. chapter 153;
- (7) transient residence in a campground, which for the purposes of this chapter means any property used for seasonal or short-term vacation or recreational purposes on which are located cabins, tents, or lean-tos, or campsites designed for temporary set-up of portable or mobile camping, recreational, or travel dwelling units, including tents, campers, and recreational vehicles such as motor homes, travel trailers, truck campers, and van campers;
- (8) transient occupancy in a hotel, motel, or lodgings during the time the occupant is a recipient of General Assistance or Emergency Assistance temporary housing assistance, regardless of whether the occupancy is subject to a tax levied under 32 V.S.A. chapter 225; or
- (9) occupancy of a dwelling unit without right or permission by a person who is not a tenant; or
- (10) transient occupancy by an occupant placed in a hotel, motel, or lodgings in connection with treatment of a health care nature or health care recovery that is paid by a health care provider, regardless of whether the occupancy is subject to a tax levied under 32 V.S.A. chapter 225.

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