

Messages Regarding Short Term Rentals

From: Martha Dallas <martoxki@gmail.com>
Sent: Friday, February 07, 2020 11:09 AM
To: Meagan Tuttle <mtuttle@burlingtonvt.gov>
Subject: Re: Joint Mtg Agenda 2/11- Parking & Short-Term Rentals

Meagan,
Thank you for your ongoing good work on the STR needs and concerns.

I own and occupy my home where I rent out one room on Airbnb, so the current proposal would not negatively affect me. I think it's reasonable and I support it.

However, I have some thoughts to add to the conversation:

There is heavy debate around on-site owners/hosts vs. not on-site. The crux of this *seems* to be about the possibility of noise and neighborhood disruption because no one is there to keep an eye on things and ensure neighborhood-friendly behavior of guests.

If those who own STRs but don't live on site want to continue to be able to offer short-term renting, what proposals do they have (or would they be willing to have the city require and enforce) to make sure their guests don't create unreasonable disruption in our residential neighborhoods?

Also, on Airbnb, guest-host relationships and reputations are built in a key way on reviews. How can someone residing off-site write a fair, honest, and informed review of their guests when they may never meet them, or observe how they "roll" as guests? Without this direct observation and interaction, how can the integrity of the guest-host experience be honored? What do hosts do in this case? (It's truly puzzling to me as someone who greets my guests and shares my home with them).

I hope you can pass these questions along and inject them into your thinking and dialogue as I'll not be able to attend on Tuesday.

Many thanks,
Martha Dallas

From: Paul O'Brian <obrian1@hotmail.com>
Sent: Monday, February 10, 2020 6:48 PM
To: Meagan Tuttle <mtuttle@burlingtonvt.gov>
Subject: Short Term Rental Statement

Hello Ms. Tuttle,

I'd like to submit this statement for tomorrow night's meeting relating to the short term rentals ordinance and amendments. I feel that if the Committee agrees to move the proposal forward, it would be reasonable to ask for a grace period for at least until the end of 2020 so that homeowners may make the necessary preparations (financially, logistically and personally) to meet the requirements rather than approach the situation with unnecessary haste and without

proper time to prepare. I see no impending crisis or immediate need for the ordinance to achieve a compelling state interest. In balancing the interests at issue, I feel a reasonable amount of time should be granted to homeowners who will be suffering economic loss should the ordinance pass in order for them to make the appropriate arrangements and for the City to create a clear system in which to provide guidance for the regulations. Many homeowners and guests with reservations will be impacted by this ordinance should it be enacted and time is necessary to provide notice and make arrangements. Most homeowners who have short term rentals are taking reservations months in advance and correspondingly guests are making those reservations months in advance. I urge you to take this reality into consideration when discussing any potential effective date.

Thank you,

Paul O'Brian

From: June L <laisja2@gmail.com>
Sent: Tuesday, February 11, 2020 8:25 AM
To: Meagan Tuttle <mtuttle@burlingtonvt.gov>
Subject: Comments on Airbnb Short Term Rentals

I would like to provide some comments regarding Airbnb and what it has done for me.

I was a consultant for IBM. I traveled all the time, was seldom home. My husband and both worked out of town and would only be on weekends. My husband died tragically. As a result of his death, I developed PTSD and eventually had a breakdown and was out of work on disability. I knew I could not return to my highly stressful job. I needed to make enough money to make my mortgage payment. Jobs in my field are highly stressful and sitting at a desk was a big issue for me. I could have received long term disability from social security for life. I chose to turn my rental into a airbnb rental during the summer month and a 3-9 month longer term rental during the winter. Renting the apartment for summer nets me enough income to carry during the winter months when I greatly reduce the rent. My typical winter rentals are traveling nurses or people moving to Vermont who only need a 3-6 month rental. Losing this income would greatly affect me and my ability to meet my mortgage payments. I do a lot small jobs/projects to earn income, but returning to work full time to make the required income necessary to meet my mortgage payment would not be possible for me. Nor do I ever want to receive long term disability to survive. I am capable of working without stress. I do meet all the zoning requirements for renting a property in Burlington, all code requirements, posting of lead paint notices, yearly rental fees are paid.

I am not sure that I understand the change that is being proposed, but I would like to have input.

Thanks for your time, I would be happy to provide any additional information.

June Lais
123 Lakeview Terrace
Burlington, VT 05401

From: Martha Dallas <martoxki@gmail.com>
Sent: Tuesday, February 11, 2020 8:34 AM
To: Meagan Tuttle <mtuttle@burlingtonvt.gov>
Subject: STR conversations as BTV works on ordinances

Dear Meagan,

I am an Airbnb host, renting one room in my ONE home. I've emailed you with my STR thoughts once or twice. I attended and spoke at the meeting at Contois a week or two ago.

I don't know if I can make it to the meeting tonight at the police department, hence this email.

I attended a meeting on Saturday at the invitation of Deb Lyons, about STRs. There were about 10 STR hosts there, and the main themes voiced by those present included fear that BTV may exclude from its ordinance STRs where the host is not a resident, and displeasure at the amounts of the housing replacement fees.

Neither of these concerns did I share, so I felt a little misled by the invite, and certainly in the minority of opinion-holders, as I think the ordinance at this stage is thoughtfully crafted.

I can see how these folks feel threatened, but I got the sense that none of them attended the two summits last year, which I did, so unfortunately their voices were not heard in the early crafting stages.

My concern, and why I'm writing you, is that they are a new, small, but vocal group and I have no idea how many of the 400ish BTV hosts they represent. There was some diversity of renting/hosting situations among them, but I was the only one renting a room in my home. They were all STR'ing one or more whole units (or want to be doing this) and two or three of them are landlords with a number of LTR properties.

I don't echo their concerns; they are not speaking for me as a host, however I felt that one thing they want makes pretty good sense, which is for all STRs in Burlington to be registered for the purpose of robust data collection.

Thanks for your good work.

Respectfully,
Martha Dallas

From: Mark Kuprych <markkuprych@gmail.com>
Sent: Tuesday, February 11, 2020 3:46 PM
To: Meagan Tuttle <mtuttle@burlingtonvt.gov>
Subject: Short Term Residence/ABnB Zoning Point of View

Please share this direct experience regarding short term housing feedback with members of the council:

As a resident of Burlington for 26 years, I chose to purchase a 4 unit building downtown to both live in and supplement my then full-time-job's income. This puts me in what I think is an important category; independent landlords who live in their own buildings. I strongly believe the level of service and oversight that live-in landlords can provide is important to the fabric of the

community. Burlington's smaller multi-unit dwellings are the very ones that independent owners can afford to purchase, improve and manage.

I wish to convey that short-term rental options are IMPORTANT TOOLS in a landlord's tool belt to better manage occupancy. My property includes one 4 bedroom unit that was always problematic, attracting primarily students and too often, more than the four occupants defined in the lease would wind up in there (boy/girlfriend syndrome). 5 unrelated people is (or was) prohibited by existing city ordinance. A very simple reconfiguration of this unit has allowed me to continue long-term leasing this apartment in a slightly smaller configuration, while offering additional bedroom+bath to the traveling/short term community as an ABnB nightly rental.

It's important also to point out: the City receives even more income out of this improved configuration; ABnB bedrooms generates City room and lodging taxes -paid by guests- automatically into the city's coffers. This important additional city income is ON TOP OF taxes already levied and amounts to a third level of taxation on the same square footage, adding to quarterly property tax and the annual "Landlord Inspection" fee we pay on rental units.

I cannot stress enough how this simple configuration has improved the management of my entire operation. My multi bedroom unit still allows me to attract and retain quality full-time tenants. Reduced noise levels inside the entire building have significantly improved the quality of life for the other 3 apartments. The added income from my small ABnB operation has allowed me to complete many more physical improvements faster on the structure. I have been able to add more to my IRA and also increase my financial support to local organizations like my church and the Intervale Community Farm. My rentals are my sole income source. As a single, 63 yo apartment owner/operator, the extra ABnB income is allowing me to live in place and afford medical insurance. I feel confident I can retire-in-place and maintain my connections with my community.

I wish you success in your efforts to strike the right balance between short term and long term housing needs and the parking needs for these variations. Each property and building is unique. One-size-fits-all controls will affect peoples livelihoods and ability to contribute to Burlington's economy. I am in a central downtown location; In my experience only 50% of my travelers bring a car, so that aspect should be considered in the evaluation of parking rules.

I must personally add: I absolutely love meeting people from all over the world, recommending them to events and restaurants downtown and sharing my pride of my adopted city. My small ABnB gets 96% 5-star reviews and I am truly Burlington's greatest ambassador!!! I remain amazed at how many people come to visit BTV ; my ABnB has no kitchen so guests are buying three meals a day in our food and restaurant industry. ABnB plays an important role in the employment of all those workers as well. When travelers learn in downtown restaurants that BTV grows 8% of it's vegetables and fruits organically on the Intervale, 1/4 mile from their bed, they go home and think, "Maybe we can do this in our city, too." So you see, if we are really to be a progressive city, there is more to this than meets the eye. Lastly I hope you don't lump all landlords and property owners into the money-grubbing category that renters automatically seem to associate us with.

Sincerely,
Mark Kuprych

Please note my new email address and chg your address book: markkuprych@gmail.com

From: Alexander Friend <afriend@burlingtonvt.gov>

Sent: Tuesday, February 11, 2020 5:09 PM

To: Andy Montroull <andym@montroulllaw.com>; Bruce Baker <bbaker@cdbesq.com>; Emily Lee (gmail) <emilyannicklee@gmail.com>; Emily Lee (Work) <emily_lee@ml.com>; Harris Roen (Primary) <harris@roen.net>; Jennifer Wallace-Brodeur (Staff Contact) <jwallace-brodeur@veic.org>; Yves Bradley <ybradley@vermontrealestate.com>; Chip Mason <cmason@burlingtonvt.gov>; Sharon Bushor <sbushor@burlingtonvt.gov>; Adam Roof <ARoof@burlingtonvt.gov>

Cc: Andrew Montroull <amontroll@burlingtonvt.gov>; Bruce D. Baker <Bdbaker@burlingtonvt.gov>; David E. White <DEWhite@burlingtonvt.gov>; Emily Annick Lee <elee@burlingtonvt.gov>; Harris Roen <hroen@burlingtonvt.gov>; Jennifer Wallace-Brodeur <jwallacebrodeur@burlingtonvt.gov>; Meagan Tuttle <mtuttle@burlingtonvt.gov>; Yves Bradley <ybradley@burlingtonvt.gov>

Subject: Short Term Rentals--my thoughts for tonight's meeting, Feb. 11

Commissioners and councilors, I am out of town and cannot be at tonight's joint meeting of the Planning Commission + City Council Ordinance Committee, and I hope this reaches you in time. My thoughts about regulating short-term rentals:

We still have a housing crisis, and I think we need to do everything we can to create more housing, including limiting the future conversion of long-term rentals to short-term ones. The vacancy rate is 1.5% to 2%. Out of the 10,000 rental units in Burlington, 400 STR units is 4% of the rental market. Of course we don't know where the 400 STRs in Burlington came from, or how many of those whole-unit STRs were previously short-term rentals. But STRs grew 25% in the past year, and I think we should expect to see continued growth in 2020. Twenty-five percent of our residents live in poverty, according to the Census Bureau.

I think the emphasis should be imposing the most regulation on operators of multi-unit buildings. I am in favor of regulation to curb the wholesale conversion of long-term rentals to STRs by: Discouraging property owners from converting multiple units within a building, and by imposing the housing replacement fee on new conversions. I also am in favor of requiring owner occupancy.

I do not want to hurt homeowners who use AirBnB etc. to stay in their homes, and I recognize that this is a dynamic market and housing option that has benefits for many people, including property owners and visitors.

Sincerely,
Alex Friend

Please note that this communication and any response to it will be maintained as a public record and may be subject to disclosure under the Vermont Public Records Act.

My name is Kent Cassella. I've been a Burlington resident and property owner for more than 40 years & I live in my duplex in the NNE. I apologize in advance but 2 minutes will not be enough time for me to let you know the impact that Scenario 4 would have on me.

In 2014 I had a tenant of many years that fell into arrears. It was a drug issue and I attempted to be helpful. Fortunately, before I resorted to eviction, I received a call from the tenant one winter day when he informed me he had left. I lost 3.5 months rent. BED and Vt Gas had their losses too. But I did save the surprisingly high costs of litigation.

After considerable work on my apartment I decided to explore AirBnb & STR. I have been an AirBnb Superhost since my first review from AirBnb in late 2016.

My rental unit is registered & pay annual fee. I pay VT Gas \$130 every 2 years to inspect my gas heat. The city inspects my rental every 5 years and I meet or exceed all requirements. I've never had any issues with inspection.

I'm licensed with the state for Meals & Rooms and paid the appropriate taxes well before the agreement with AirBnb was made to collect them.

My first STR was actually a LTR. For 3 months I rented to a traveling nurse who was terrific.

My first short term AirBnb guests were folks running in the marathon. I have met some amazing people from all over the states and the world that are all vetted through AirBnb.

I have ample parking and my neighbors have no issues. I am not a part of any neighborhood associations.

I provide tourist info/brochures for Burlington and the surrounding areas and have been known to offer suggestions.

My guests are parents attending graduations and weddings, vacationers that are cycling, hiking, listening to Discover Jazz or Grace Potter, touring breweries, vineyards, sailing, skiing, exploring restaurants, Farmer's markets, downtown BTV and, of course, Ben & Jerry's.

I don't provide any kind of meal service but I do stock a few items: Keurig Coffee, locally made muffins, Maple sugar candy & Lake Champlain Chocolate on the pillows.

My reviews are overwhelmingly 5 star:

Pam..July 2017 'Kent is an amazing host. He's offers some awesome suggestions'

Jonathon....June 2016 'Fantastic host. He stocked the kitchen with staples and left maple candy for us. Highly recommended.

Benjamin....November 2019...'Fantastic place to stay and explore BTV'

The list goes on.

As AirBnb hosts, we are often the first impression visitors have of our city. I make every effort to make an excellent impression.

Economically I believe the city enjoys enormous benefits. Not only am I purchasing local products for my guests comfort, but they ask about bike rentals, restaurants, shopping areas, boat tours, beaches and music venues. They are spending money! Tourist dollars.

In addition to the 11% taxes collected and paid to the state and Burlington ...I pay estimated taxes to the fed and the state.

STR's offer an affordable option for folks that are not in the position to spend a weekend at Hotel VT, the Hilton or one of the Marriots at rates that exceed \$200-300 per night. My place is affordable..let's call it affordable guest/tourist housing. Perhaps you should insist that the Hotels offer a certain number of affordable rooms.....Hotel VT for \$75/night.

Along with helping the local economy, revenue from AirBnb has permitted me, and I am sure other hosts, to remain in Burlington, in their homes and pay the ever increasing costs of living in one of the countries more expensive cities & states.

I believe that BTV should encourage STR's. These rental units have been inspected and registered, they are maintained regularly by owners because every time there is a turn over we inspect and correct any needed repairs. We need to maintain high standards to keep high ratings and remain occupied.

I believe there should be some oversight and, yes, perhaps BTV should dip into the proverbial cookie jar for some additional revenue....perhaps a few percentage points could be paid to the city.....But to make STR's jump through

all sorts of hoops, to be forced to become a Commercial property...that changes everything. This long term housing replacement fee, \$7930 is draconian.....it is off the charts! I never thought I'd be in a situation where the 'progressive' city of BTV is dictating to me what I can and cannot do with my home, a duplex, and punishing me for renting short term or not renting at all.

When I bought my home in 1992 there were no addendum's to my purchase that said I MUST rent the attached apartment. I rented it to help with my mortgage and I rent now to help with my taxes, which have more than tripled since 1993. What impact will this proposal have on resale? Has that been discussed? What if the next owners want to have the apartment available for family visits, as I do oftentimes? Will they be penalized for not renting? Is it actually legal to dictate to a home owner, a duplex owner (not a land baron) that they MUST rent or pay the price?

Is Burlington going to start to monitor Garage Sales and their impact on neighborhood parking and retail stores? Are folks going to need permits to park cars & post signs. Will we need to be registered as commercial property to conduct a yard sale and have it inspected?

I find it invasive that the city wants to dictate how I rent my apartment and for how long. I have ONE rental unit – I'm not operating a monopoly. And you propose a fee of \$7930 annually?

My apartment is approved for rental..it is registered, meets the requirements the city has set and all fees are paid. The city is making more money on these STR's than they would if they were LTR.

This proposal is not 'progressive'...this is an aggressive overreach by the city. Establishing some of these regulations will reduce the number of STR's, yes, and BTV will loose that tourist and tax revenue.

We need to find a compromise. I don't believe AirBnb hosts are getting rich..I believe many of us have decided to do this so that we can remain in our homes and, as in my case, supplement my retirement income so that I can afford to stay in my home.

Is there not enough development in town? There are 780 units at the orphanage, 40+ on the bluff by COTS and the new development on Colchester Ave. We are small fish trying to survive here in town. Let's take a step back and why don't you invite us into a more intimate setting so that you can actually get a first hand understanding of how and why the AirBnb

community of hosts are doing this. AirBnb is a tremendous asset to the city and should be applauded. I welcome you to come to my sometimes STR and sometimes LTR and take a tour. It happens to be a much better short term rental than a long term, just because of it's lay out. You can then see for yourselves what the benefits are having the STR option for your resident hosts, and for tourists and prospective new residents of Burlington

Thank you.

Date: February 11, 2020

To: Andy Montroll
Burlington Planning Commission, Chair
Burlington City Hall
149 Church Street
Burlington, VT 05401

And To: David E. White, Meagan Tuttle, Scott Gustin, Alexander Friend, Bruce Baker, Emily Annick Lee, Harris Roen, Jennifer Wallace Brodeaur, Yves Bradley, Chip Mason, Sharon Bushor, Adam Roof and Mayor Miro Weinberger

From: BTV-STR Host Coalition

Re.: Proposals and Ordinances relating to Short-Term Rentals in BTV

Dear Joint Planning Commission and City Council Ordinance Committee Members, Planning Commission Staff and Mayor Weinberger,

We, a diverse group of Short-Term Rental (STR) hosts calling ourselves the BTV-STR Host Coalition, are writing to you tonight to first thank you for your openness and ongoing discussion, questions, and hard work toward navigating the complicated dynamics before you: Housing; Vacancy Rates; Short-Term Rentals; Long-Term Rentals (LTR); Positive and Negative Neighborhood Impact; Proposals, Ordinances and Fees. We believe these influences, their realities and their intersections are not an easily solved problem.

We also believe that the time, thoughtful listening, honest pondering, and transparency you have offered so far are admirable qualities in this process of discernment. There is so much to consider in the decisions being asked of you! As a number of STR hosts have already shared, there are both common themes and unique situations among this group of individuals.

We propose that one item we all can agree on is the importance of collecting current and relevant data and research in relation to these issues. With data comes clarity to help in the decisions and proposals before you, decisions that will have far reaching impact on many individuals and sectors of Burlington's community.

As such, with respect, we suggest the committee pause at this point in the process and consider **Step One: Data Collection**, before approving any ordinances, proposals and fees relating to Short-Term Rentals. In essence, place a moratorium on current proposals and ordinances until further research has been completed.

Step ONE: Data Collection

1. Collect Raw Data: Register all active Airbnb Hosts this year (2020) by a date TBD – as soon as the city has the capacity and infrastructure to register Short-Term Rental (STR) hosts.
2. Consider collecting a STR registration fee for this process: \$50 for each STR unit (both bedrooms in a home and stand-alone whole unit rental), to cover administration costs for this process. For example, if someone rents 1, 2 or 3 bedrooms in their home as a STR, they would pay \$50 to register. If someone rents a Whole-Unit as a STR, they would pay \$50 to register.
3. The initial emphasis of this Short-Term Rental designation *would not* require host residency, *would not* trigger any parking or inspection requirements, and *would not* change a host's zoning designation from residence to commercial. Hosts *would not* get in trouble to register with the city! *This will help ensure that you obtain much needed information from all STR hosts.*
4. Ask city planning staff to work with a small group of STR hosts to discuss what kind of information would be helpful to proceed in this decision-making process. What questions on the registration form could be used to collect information directly? For example: Name of property owner and host name if different? What kind of STR unit do you rent? Whole-Unit? Bedroom(s) in a house? How many units? Are you a current resident, past resident or non-resident of this property?
5. Discuss additional information that hosts could self-report. For example: Host Age? Gender? Size of house? Is parking provided? How many guests on average (min. to max)? Who are your guests? How many nights per year do you rent on STR platforms? Have you ever rented long-term? Do you rent both Long-Term and Short-Term units? Are you inspected as a LTR? Do you already pay the Minimum Housing Annual Fee as a LTR? What platforms do you list your STR on? Airbnb, VRBO, Home Away, Flip Key, Sabbatical Homes? Craigslist? How do you engage with neighbors around STR/LTR?

6. To ensure Host Compliance of this suggested registration: Explore a process that impacts those who don't register by submitting only compliant registered hosts to Airbnb for platform exposure. I.E. Those hosts who do not register will no longer be listed on Airbnb (as happened in Boston).

NOTE: The vast majority of BTV STR hosts utilize Airbnb; only a few hosts also list on other sites. Also, Airbnb corporate IS working with hosts and communities/municipalities to find win-win solutions to the various concerns raised across the US.

7. Collect additional data on the consequences to STR hosts being required to change their designation from residential to commercial. List the implications that will result from this change. How does this affect both hosts and the city?

We the undersigned believe these steps will provide for a comprehensive collection of data, that can then be fully analyzed as ground work to continue the process of proposals and ordinances relating to Short-Term Rentals. We believe all involved will be appreciative of the breadth and depth of information collected, which will result in a fully-informed community moving forward.

Respectfully submitted,

BTV-STR Host Coalition

Messages Regarding Minimum Parking Requirements

From: Jack Hanson <jhanson@burlingtonvt.gov>

Sent: Monday, February 10, 2020 4:11 PM

To: David E. White <DEWhite@burlingtonvt.gov>; Meagan Tuttle <mtuttle@burlingtonvt.gov>; Sharon Bushor <sbushor@burlingtonvt.gov>; Adam Roof <ARoof@burlingtonvt.gov>; Chip Mason <cmason@burlingtonvt.gov>; jwallacebrodeaur@burlingtonvt.gov; Harris Roen <hroen@burlingtonvt.gov>; Andrew Montroll <amontroll@burlingtonvt.gov>; Emily Annick Lee <elee@burlingtonvt.gov>; Alexander Friend <afriend@burlingtonvt.gov>; Yves Bradley <ybradley@burlingtonvt.gov>; Bruce D. Baker <Bdbaker@burlingtonvt.gov>

Cc: Gene Bergman <genebergman26@gmail.com>; Patrick Murphy <patrick@carsharevt.org>

Subject: Minimum Parking Reqts and TDM

Hi all,

Thank you all for your hard work thus far on this important ordinance change. I believe we are very close to achieving a significant positive policy change.

I'm writing in advance of tomorrow's meeting to express my strong support of the proposal by CarShare Vermont to replace the Guaranteed Ride Home and transit subsidy offerings for all residents with a flexible transportation stipend of \$70/month (with a cap of 2 per unit) to those residents not utilizing on-site parking. This subsidy will meaningfully and flexibly support tenants in their transportation needs.

This amount will be much more predictable for developers than the current offerings, will still fall far below the cost of providing parking to those tenants (ensuring developer savings), and will help ensure that developer savings are passed on to tenants directly. Furthermore, this stipend, in combination with the decoupling of the cost of leasing a parking space, will help incentivize people to adopt more sustainable transportation methods.

I urge you to amend the proposal in accordance with this change.

Thanks all,

Jack

Please note that this communication and any response to it will be maintained as a public record and may be subject to disclosure under the Vermont Public Records Act.

From: Joshua katz <jkatz615@gmail.com>

Sent: Monday, February 10, 2020 8:16 PM

To: David E. White <DEWhite@burlingtonvt.gov>; Meagan Tuttle <mtuttle@burlingtonvt.gov>; Sharon Bushor <sbushor@burlingtonvt.gov>; Adam Roof <ARoof@burlingtonvt.gov>; Chip Mason <cmason@burlingtonvt.gov>; jwallacebrodeaur@burlingtonvt.gov; Harris Roen <hroen@burlingtonvt.gov>; Andrew Montroll <amontroll@burlingtonvt.gov>; Emily Annick Lee <elee@burlingtonvt.gov>; Alexander Friend <afriend@burlingtonvt.gov>; Yves Bradley <ybradley@burlingtonvt.gov>; Bruce D. Baker <Bdbaker@burlingtonvt.gov>

Subject: Minimum Parking Requirements and TDM

Members of the Planning and Ordinance Committee,

My name is Josh Katz. I am a Ward 2 resident, intern for Sustainable Transportation Vermont, and have voiced my support for Minimum Parking Requirements at many of the committee meetings regarding this policy.

I am writing you to once again voice my support to eliminate Minimum Parking Requirements and to beyond that support the proposals brought by Car Share Vermont. It does not go far enough to simply eliminate the requirements, but we must do all we can to encourage people to use more sustainable modes of transportation. TDM measures have been tremendously successful at institutions like UVM to encourage sustainable transportation with single occupancy commuting much lower than the state average of above 80%.

Carshare's proposed plan of giving \$70 monthly subsidies should quell some of the committee's concerns about the difficulty for developers of calculating the amount being given out into the budget. \$70 per month is a more than fair amount given the evidence provided by Car Share Vermont.

I also urge the committee to keep in mind the high expensive of creating and maintaining parking for developers as this monthly subsidy would be much less. Those receiving the monthly subsidy are the very people who are allowing developers to save money on not building parking – because they are the ones not using parking.

I have recently published an article on Minimum Parking Requirements for Sustainable Transportation Vermont so if you are curious to learn more about the harms of the policy I have added the link to the email.

Thank you for taking the time to read my comments,

Josh Katz

[Stop Requiring Parking](#)

From: [Liz Curry](#)
To: [David E. White](#)
Subject: Fwd: ZA-20-04 Minimum Parking Requirements
Date: Wednesday, February 05, 2020 9:20:08 PM

[WARNING]: External Message

Liz Curry
Burlington, VT

----- Forwarded message -----

From: **Liz Curry** <curryliz21@gmail.com>
Date: Wed, Feb 5, 2020 at 9:12 PM
Subject: ZA-20-04 Minimum Parking Requirements
To: <bdbaker@burlingtonvt.gov>, <afriend@burlingtonvt.gov>, <amontroll@burlingtonvt.gov>, <jwallacebrodeaur@burlingtonvt.gov>, <hroen@burlingtonvt.gov>, <elee@burlingtonvt.gov>
Cc: <dwhite@burlingtonvt.gov>, <pfreeman@burlingtonvt.gov>, Brian Pine <BPine@burlingtonvt.gov>

Dear Planning Commissioners,

I cannot attend your Feb. 11th meeting because I have a school board meeting that night, but want to send my thoughts about the proposed zoning code changes for Minimum Parking Requirements (staff and my city councilors copied). I applaud the staff and you all for moving this initiative forward.

I also applaud and encourage you to adopt the intention to "update the City's impact fees to create a more holistic fund to include alternative transportation capital projects." I am curious about the proposed language to implement this impact fee adjustment.

As you know, zoning codes and ordinances can either enhance or restrict private property profits and values. In this case, clearly reducing minimum parking requirements enhances the developers' opportunities for profit. By allowing developers to opt out of constructing the heretofore required number of parking spaces, the general public (through the City ordinance) is allowing developers to reduce total development costs and thereby earn a higher ROI from the development.

With the stated policy goals of reducing parking requirements including the furthering of the City's net zero energy goals by increasing transportation

choices, I urge the Commission to create a funding mechanism to actually increase transportation options, and establish a "transit trust fund."

The impact fee could be structured in such a way that all of at least 50% of the savings realized from not constructing a parking space is paid to the transit trust fund, **unless** the developer is permitted to build, and actually builds an additional affordable housing unit that exceeds current density allowances and inclusionary zoning requirements (e.g. bonus unit would be granted for foregoing parking spaces but if the developer does not build the bonus unit, the industry standard cost [or at least 50% of the cost] of each foregone parking space would be paid to the City's transit trust fund).

By creating a transit trust fund funded by reduced parking impact fees (they are really bonuses in the developer's pocket), we could either create an alternative to the property tax for our transit authority assessment, or the new impact fee could be used for capital costs (since impact fees can only be used for capital) which would free up member property tax assessment revenue (which is flexible money) for operations.

This approach would actually provide a funding mechanism behind the stated policy goal of creating more transportation choices. The transit trust fund could also be funded by other mechanisms in the future, such as municipal authority to charge car registration fees or to require all car-owners to purchase an annual permit (like dog licenses). The benefit of establishing a transit trust fund with this initial funding mechanism of parking space waivers is that it formalizes a mechanism to implement current and future transit policy solutions to the climate crisis.

I believe there is broad support among you for this path, as recommended by staff, and I appreciate your progressive thinking on this matter. If I did not have a school board meeting I would attend the Committee meeting personally to share these sentiments.

Thank you very much for taking the time to read and consider my comments.

Liz

Liz Curry
Burlington, VT

Proposed Amendment to Minimum Parking and TDM Requirements

After “b. TDM Strategies: In addition to the on-site Bicycle Parking requirements found in Article 8, Part 2, the following TDM strategies shall be made available at a minimum:”

Strike lines 431-448:

“i. A Guaranteed Ride Home benefit offered to all employees whereby transit users, bikers, walkers, vanpoolers, and carpoolers who may face an occasional unforeseen change of plans that prevents them using their typical mode of travel to and from work are reimbursed for the cost of a taxi or ride-share to get them where they need to go.

Such a benefit shall define: who is eligible to participate; what trips are eligible for reimbursement; the maximum number of uses allowed during a certain period, maximum miles within a period, or maximum cost per trip; and procedures for using the benefit.

ii. GMT Transit passes offered to all tenants and employees at a minimum subsidy of 20% as follows:

1. Tenants and/or employees living or working outside Chittenden County must be offered a pass that includes access to inter-regional commuter routes;
2. Tenants and/or employees living and working within Chittenden County may be offered a pass that only includes access to local and intra-regional as applicable.”

And replace with:

“i. A minimum sustainable transportation subsidy of no less than \$70 shall be credited on a monthly basis to any tenant (up to two tenants per dwelling unit) or employee who has not held a parking pass in the preceding month. The minimum sustainable transportation subsidy amount shall be adjusted annually consistent with the U.S. Consumer Price Index.”

On line 449, delete: “iii.” and replace with “ii.” to read “ii. Where on-site parking is also made available...”