



THE NEIGHBORHOOD PROJECT
Draft Report
May 2018

Prepared by
Ninigret | Partners

Acknowledgments

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Executive Summary

Executive Summary

The Neighborhood Project (TNP) emerged from the desire to create a Neighborhood Stabilization Program for neighborhoods heavily impacted by students in the City of Burlington. Over the last 30 years, the City has pursued several strategies including, the minimum rental housing ordinance, noise ordinance and 'functional family' zoning provision, aimed at addressing quality of life challenges in near-campus areas and city-wide. Additionally, the City and both the University of Vermont and Champlain College have negotiated agreements around housing leading to more campus-supported student housing than ever before and the institutions have adopted a host of quality of life programs. Taken together these initiatives have brought about improvements to the quality of life in near-campus neighborhoods and throughout the rest of the city. Nonetheless, residents in the City's historic neighborhoods called for a pro-active initiative known as TNP, to build on these positive outcomes.

TNP aims to identify potential strategies and tools for neighborhood stabilization efforts which could create opportunities for a diversity of housing choices in near-campus neighborhoods, improve the quality of housing stock for a wide range of residents, and identify additional quality of life initiatives. It is one of 22 proposals contained within Burlington's Housing Action Plan for building a more affordable, inclusive, livable, walkable, sustainable and vibrant community, which was passed by the City Council in October 2015. TNP is a partnership between the City, the University of Vermont, Champlain College and Preservation Burlington.

TNP consisted of the following tasks:

- Creation of relevant datasets, including use of City, institutions, Census and other sources;
- Analysis of neighborhood trends, including demographics, student renter housing, real estate/market trends and quality of life issues;
- Research on peer communities comparable to Burlington in order to learn from best practice;
- Extensive stakeholder consultations, including 60 interviews with residents, property owners, students, developers, realtors, institutions and City staff;
- Neighborhood tours of the study area, including Wards, 1, 2, 6 and 8;
- Recommend strategies and tools that the City and other local partners could consider to address neighborhood stabilization.

Key Findings

The key findings of TNP as regards neighborhood trends, quality of life issues and housing dynamics are:

- There is more campus supported student housing than ever before, but rental housing predominantly occupied by student renters is located in areas with a high concentration of historic properties. There is some anecdotal evidence that student renters are becoming more prevalent on streets that were traditionally owner-occupied, single-family homes;
- Burlington has a number of best practices in place relative to off-campus student impact. Quality of life trends in areas historically occupied by student renters are heading in a positive direction. However, potential expansion of rental housing for students outside of this area could cause issues in new parts of the city. Moreover, increased downtown living by non-student renters could contribute to complaint levels based on proximity to entertainment centers (the downtown);
- The changes in life stage status among the city's urban core residents is creating a housing dynamic that is putting single family housing on the market adjacent to campus and areas where there are student renters. Housing price points are high, but roughly consistent with price points in the core of the city. However, there are areas adjacent to campus that can generate rental income contributing to asset price appreciation and conversions of single family housing to rentals for students and others;
- The historic neighborhoods east of downtown which have a higher density of student renters also have the highest density of people in the city. These historic neighborhoods were not designed to meet the current lifestyle and mobility requirements of the level of density now located in it. Additionally, it also raises concerns about the ability to preserve and/or restore these historic properties;
- The consulting team's interviews and follow-up conversations revealed key misunderstandings regarding regulations, pre-existing non-conforming conditions, and zoning/planning requirements covering a range of issues for these neighborhoods.

This analysis informed two major conclusions. These are:

#1. Areas predominantly occupied by student renters have been student neighborhoods for several decades now. The housing stock in these areas reflect this long standing use, which create challenges for rehabilitation and/or conversion to owner-occupied and/or longer term rental housing.

#2. The spread of student rentals can be managed somewhat through regulatory processes, but a more permanent solution requires a combination of new, dedicated student housing supply (with appropriate amenities) paired with a targeted acquisition strategy to make properties available as owner-occupied housing, as potential properties become available over time.

Potential Strategies & Next Steps

TNP recommends three potential strategies, along with actions and estimated timeframes needed for implementation. These will likely vary across the study Wards, based on their particular circumstances. The potential strategies are: (i) Enhance quality of life initiatives (ii) Contain and slow down conversion of single family homes to rentals and (iii) Convert selected primarily student rental properties to owner-occupied and/or longer-term rental housing while maintaining affordability. The table (right) provides a summary description of the three potential strategies and related actions.

In December 2017, TNP convened an Open House and simultaneously published an online ‘Community Survey’ to get preliminary input on the recommended potential strategies and related actions from residents and stakeholders. Between the Open House and ‘Community Survey’ feedback was received from 230 persons.

This TNP report takes into account feedback received from residents and stakeholders on the recommended potential tools and actions in support of neighborhood stabilization. Follow up work will include further community conversations which will take place in the Wards of the study area, with the view to prioritizing the recommended tools and strategies contained in the report. The community outreach will include a mixture of workshops and NPA visits along with updates to the Community Development and Neighborhood Revitalization (CDNR) Committee and final acceptance of the report by City Council.

| POTENTIAL STRATEGIES |
|--|
| <p>Strategy 1: Enhance Quality of Life Initiatives</p> <ul style="list-style-type: none"> • Clarify, simplify, and communicate the City’s existing quality of life tools, building on successful efforts • Review of “fair warning” policies • Build on current renter education program • Examine strategies to better manage demand for parking in neighborhoods. • Provide additional police presence after bars close • Use data to track results and enhance quality of life efforts |
| <p>Strategy 2: Contain and slow down conversion of single family homes to rentals</p> <ul style="list-style-type: none"> • Create more student housing on or near campuses • Encourage higher density development/redevelopment in appropriate areas • Institute an employer assisted housing program • Create a property acquisition fund to acquire single family homes in or near the study Wards to maintain owner-occupancy • Enable modest infill development/redevelopment in keeping with zoning regulations • Enhance livability standards |
| <p>Strategy 3: To maintain owner occupancy convert selected primarily student rental properties to non-student housing while maintaining affordability</p> <ul style="list-style-type: none"> • Create a fund to acquire what have been primarily student rental properties to maintain owner occupancy • Institute an employer assisted housing program • Create a targeted rehab loan program • Clarify ‘Housing Unit Replacement’ Ordinance when reducing number of housing units • Target program funds for rehab of owner occupied historic properties that may otherwise be unable to comply with historic standards |

Introduction

INTRODUCTION

Purpose and Goals

The purpose of The Neighborhood Project is to identify potential strategies and tools for neighborhood stabilization efforts which will create opportunities for a diversity of housing choices in near-campus neighborhoods, improving the quality of housing stock for a wide range of residents, and identifying quality of life initiatives to support residents.

The Neighborhood Project is one of 22 strategies that are part of the City of Burlington’s 2015 Housing Action Plan. The Action Plan is organized around five interconnected action areas (Figure 1).

The three goals of the Neighborhood Project are:

- To understand what’s happening in the neighborhoods with a higher concentration of student renters;
- To inform a community discussion about what “neighborhood balance” is and how to improve the quality of life in the neighborhoods most impacted; and
- To identify specific, practical actions the City and its partners can and are willing to take.

Figure 1: Housing Action Plan Action Areas



“The lack of sufficient housing is exacerbating quality of life issues in the City’s historic neighborhoods, particularly near the University of Vermont (UVM) and Champlain College.”

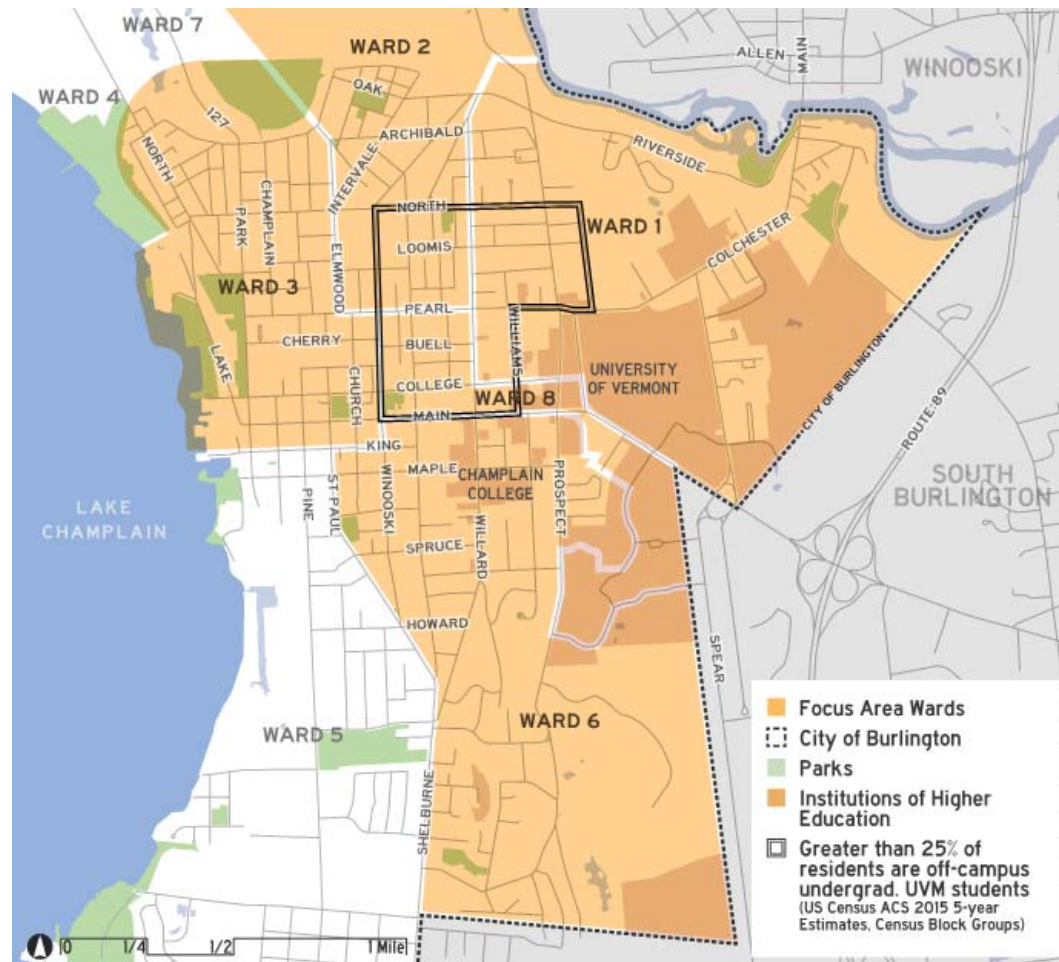
- City of Burlington Housing Action Plan, 2015

Geographic Focus

The Request for Proposals (RFP) for the Project asked consultants to study near-campus neighborhoods, specifically, Wards 1, 2, 6 and 8. Ward 3 was also studied. The RFP also called for the identification of more targeted areas of study within these Wards, to meet the project goals.

Through an evaluation of background information and community conversations, an area (see black area outlined in map) was identified where more than 25% of residents are off-campus UVM undergraduate students. This area, most heavily impacted by students, along with other parts of the city, could benefit from stabilization tools if more student housing were located on or near campus.

Figure 2: Study Area



Prior Actions

The Project is building on a number of steps and best practices already taken by the City and its partners to address quality of life issues in the neighborhoods:

Agreements between the City and Institutions

The City and the partners have previously negotiated agreements around housing, such as UVM's agreement to require all students to live on campus for two years, and Champlain College's 2007 Master Plan goal to construct 1,200 new student accommodations. More recent agreements have added additional beds for students on the institutions' campuses, contain stipulations for further adding beds in accordance with enrollment growth, and expanded monitoring of off-campus student housing.

Since 2007 there are 749 more student beds on campus at UVM, and Champlain College has added 505 beds in on campus or sponsored housing since adoption of its 2007 Master Plan.

City Sponsored Actions

Over the last 30 years, the City has pursued strategies for addressing quality of life challenges in near-campus areas and throughout the City. These include:

- **Minimum Rental Housing Ordinance** to ensure housing met minimum standards for safety and energy efficiency for renters.
- **Noise Ordinance** to address concerns about late night noise in residential areas.
- **Code Enforcement Office** to field complaints and enforce existing ordinances.
- **Vacant Buildings Ordinance** to require that all vacant buildings are made safe and secure.
- **"Functional Family" zoning provision** restricting the number of unrelated persons occupying a housing unit to four.
- **Centralized complaint reporting portal** through the on-line tool See-Click-Fix in 2014.

Quality of Life Initiatives

Both UVM and Champlain College have been working actively on improving quality of life in neighborhoods, in partnership with the City and Burlington residents. Efforts include:

- **UVM Community Coalition** has a host of programs aimed at improving quality of life and works closely with residents, students and partners to design and implement its programs.
- **\$100,000 in UVM funds to fund additional police patrols** in areas and at times when students are likely to be present in neighborhoods.
- **Joint UVM-BPD patrols.**
- **City-UVM Mapping group** that helps identify "problem properties" and expedite a response to issues in the neighborhoods.
- **Both institutions have made voluntary payments in lieu of taxes to address quality of life issues** that arise from the student presence in the city.



The Community Coalition has many programs aimed at building relationships and improving quality of life in neighborhoods near UVM.

*Pictured here: Isham Street Gardening and Other Optimistic Doings (ISGOOD)
Photo courtesy of Community Coalition.*

Project Approach

The Neighborhood Project relied on a mix of qualitative and quantitative information to understand current conditions and trends as well as devise a set of preliminary strategies. This information was developed based on a variety of activities; 275 people participated in the project through one or more of these opportunities. (Summaries of these activities can be found in the Appendix of this report.)

Site Tours & Interviews

September 2017

The consultant team interviewed 60 individuals representing a variety of perspectives. Interviewees included residents, property owners, students, developers, realtors, institutional leaders, city staff and public officials. Also, the team went on walking neighborhood tours in Wards 1, 2, 6 and 8.

Input from the tours and interviews was used to identify key issues and informed the team's approach to the analysis of other types of data.

Data Analysis

September and October 2017

The consultant team worked with city and institutional staff to gather and interpret datasets from the City, institutions, Census and other sources. The team looked at data including but not limited to student renter housing, demographic trends, disorderly conduct, noise complaints, code violations, residential property sales, owner occupancy, and historic designations.

Based on this data analysis in combination of community input from site tours and interviews the team identified three overarching areas to organize key findings: Neighborhood Trends, Quality of Life, and Housing Dynamics.

The findings informed a scan of best practices from other communities and the development of preliminary strategies for the City and its partners to consider.

Preliminary Strategy Discussion

October 2017

The consultant team met with key implementers to vet the practicality of a variety of strategies so that ideas brought forward to the community were viable options to consider.

Community Open House

December 2017

The Community House provided an opportunity for community members to learn about the neighborhood findings and weigh in on potential strategies. Just over 50 people participated in the Open House.

Community Survey

December 2017 - February 2018

The Project used an online presentation and survey to mirror the Open House experience. The presentation and survey an easy and familiar way to allow residents to provide their feedback to the initial tools and strategies presented beyond just those people who could attend the Open House. The survey was not designed be statistically significant. The survey garnered 179 responses.

Funding Partners/Steering Committee Guidance

The consulting team met with the Project's Funding Partners/Steering Committee, made up of the Project Partners, throughout the project to gain additional insights and to help guide the effort. (See the Acknowledgments page for a list of Steering Committee members.)

Community Open House, held in December 2017



Key Findings

KEY FINDINGS

Neighborhood Trends

Where are the off-campus students?

Approximately 3,100 students live off-campus in Burlington, of which approximately 94% (2,800-2,900) are UVM students. According to data from UVM, the highest concentration of student renters is bounded by North and Main Streets and Winooski Avenue and the UVM campus.

Of the 14,000 18-24 year olds in the city, about 12,000 (or 86%) are college students who live in both on- and off-campus housing. UVM off campus students have decreased from 49% of total enrollment in Academic Year 1984- 85 to 39% in Academic Year 2016-17. The off campus student population peaked in 2010. Figure 4 illustrates these trends; please note “Off Campus” in this figure includes UVM students living at home, or in other communities in Vermont or the region.

Figure 4: Total UVM Undergraduate Enrollment

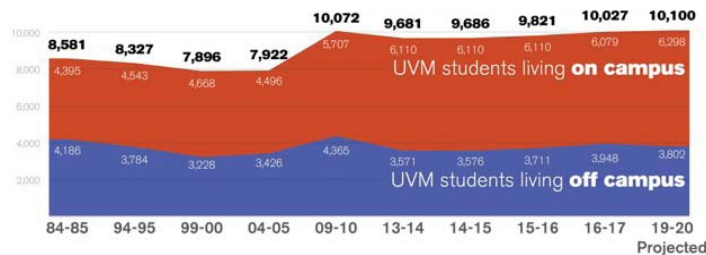
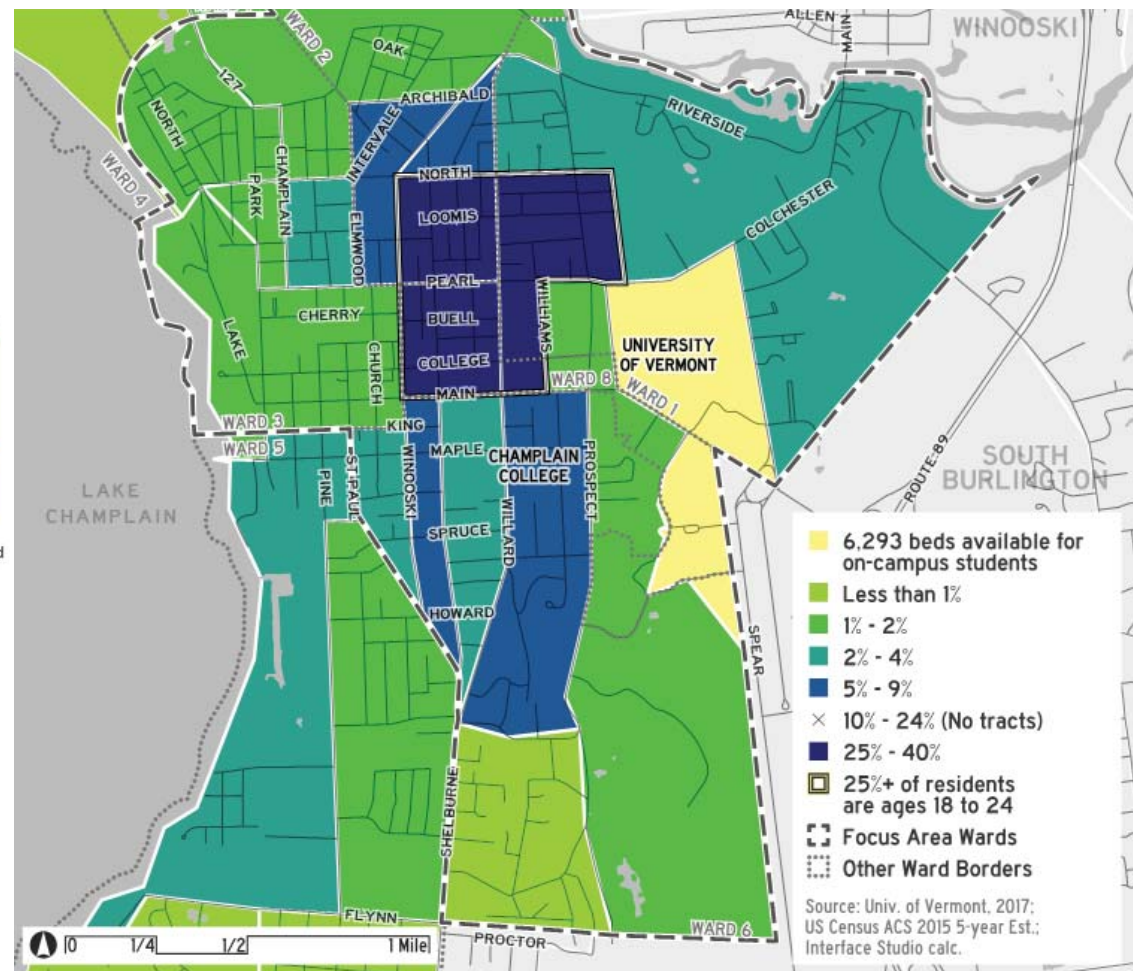


Figure 3: Percent of Burlington Residents Who are Off Campus Undergraduate UVM Students by Census Block Group



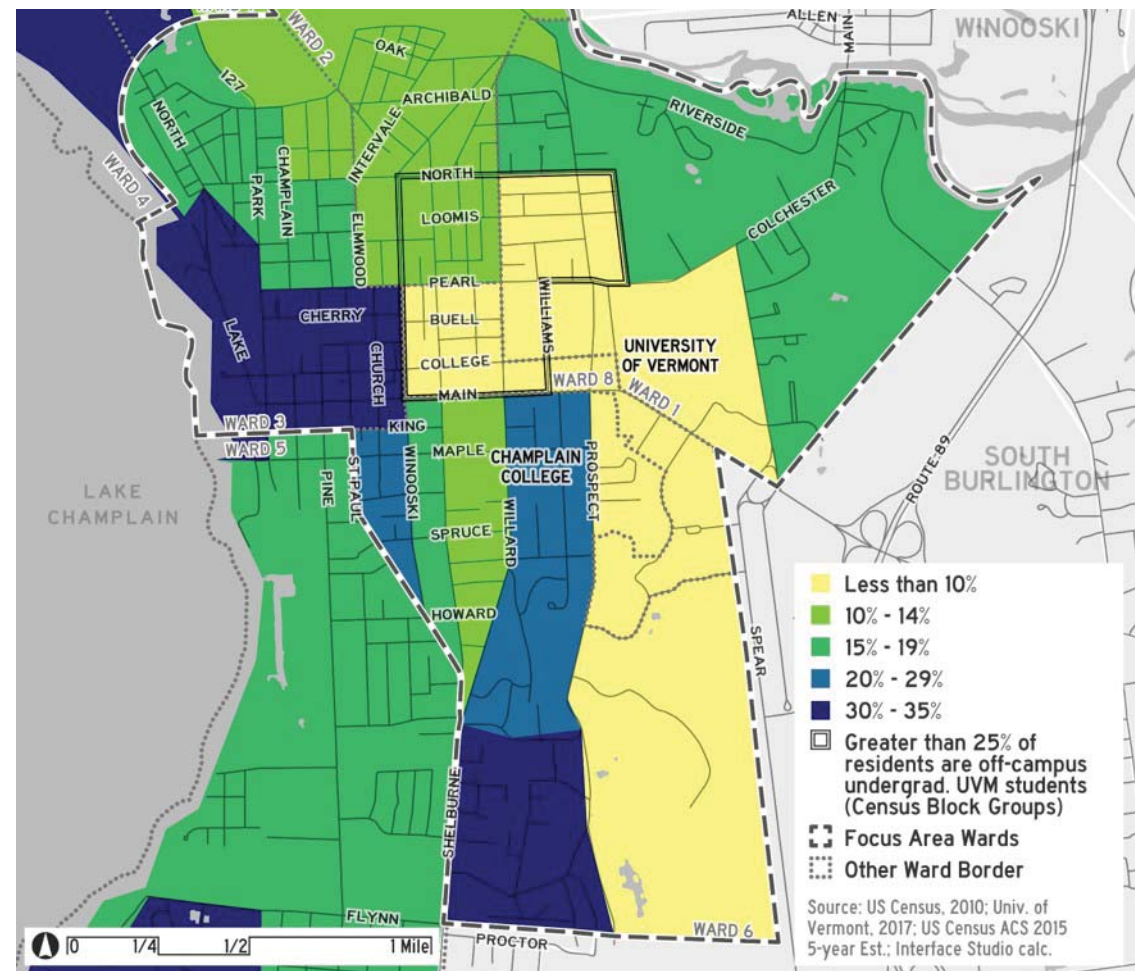
Neighborhood Trends

Where might more houses come on the market over the next several years?

Demographics can give us insights into what areas may see higher home turnover. For instance, Figure 5 illustrates areas that have a higher percentage of homeowners at an age when they are likely to sell their home, either because of downsizing or changing housing needs.

This area includes Downtown and south of the areas with the most student renters. Citywide, residents 50 or older represent 19% of the population.

Figure 5: Percent of Population Ages 50-64 by Census Block Group



Neighborhood Trends

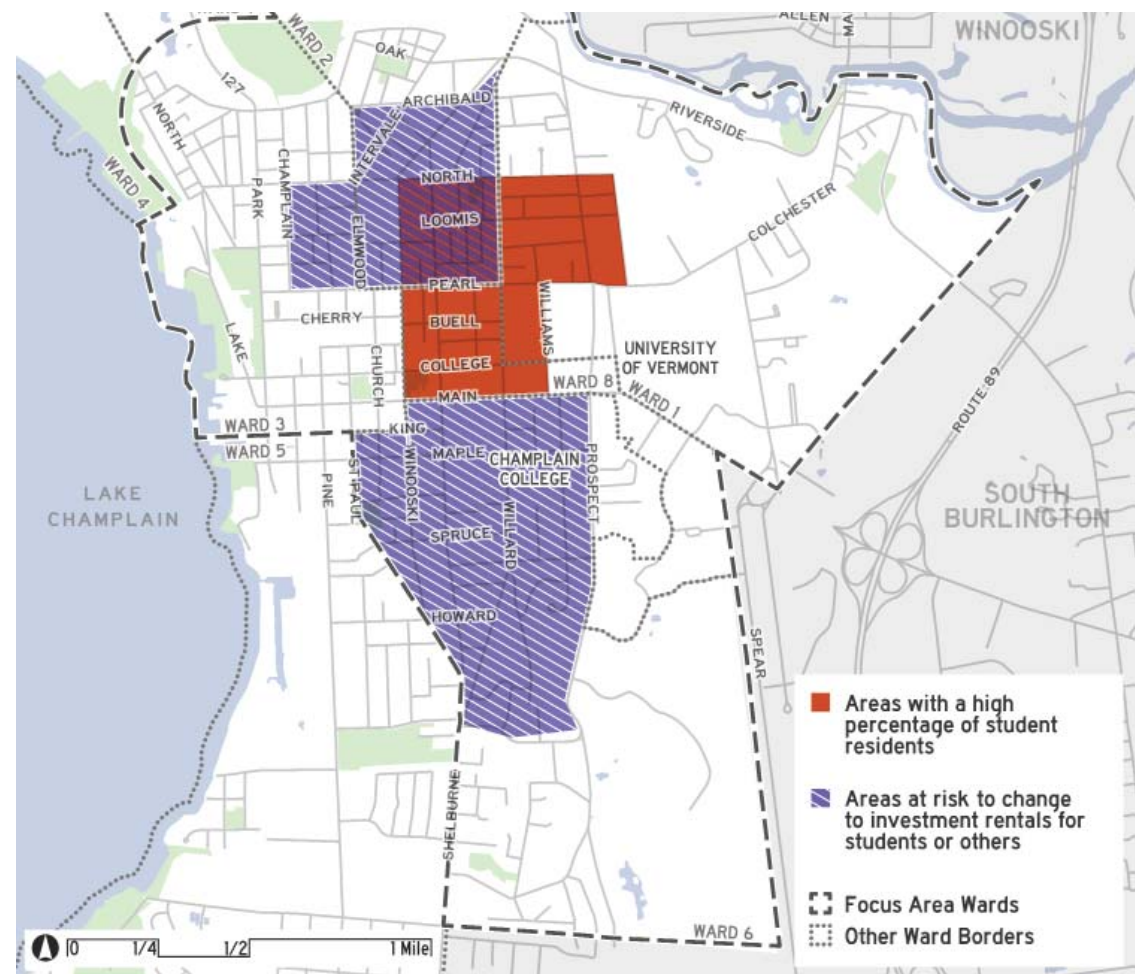
Where are more investment rentals likely to develop?

Areas with the highest propensity to change are places where:

- There is a large percentage of households at a life stage where selling a home is likely;
- There are few 18-24 year olds currently but there are increasing student rentals; and
- Nearby areas have a higher density of student renters.

Figure 6 illustrates Census Block Groups with the demographic factors noted above. Without the use of proactive tools for neighborhood stabilization, future home sales in these areas may be more vulnerable to purchase by investors for rental conversion. (See page 23 for map of residential property sales prices.)

Figure 6: Areas With Higher Propensity to Change



Quality of Life

Where have Disorderly Conduct and Intoxication Reports come from and has the amount changed over time?

Figure 7 illustrates reports of Disorderly Conduct and Intoxication for 2012 to 2016. Church Street and nearby areas generated the most reports of Disorderly Conduct and Intoxication during this time period. This includes Downtown and south of the areas with the most student renters. (Note that many incidents are first reported at the medical center though they may have occurred elsewhere.)

However, most of the area with the highest number of student renters has seen a decline since 2012 (see Figure 8).

Figure 7: Disorderly Conduct and Intoxication Reports, 2012-2016

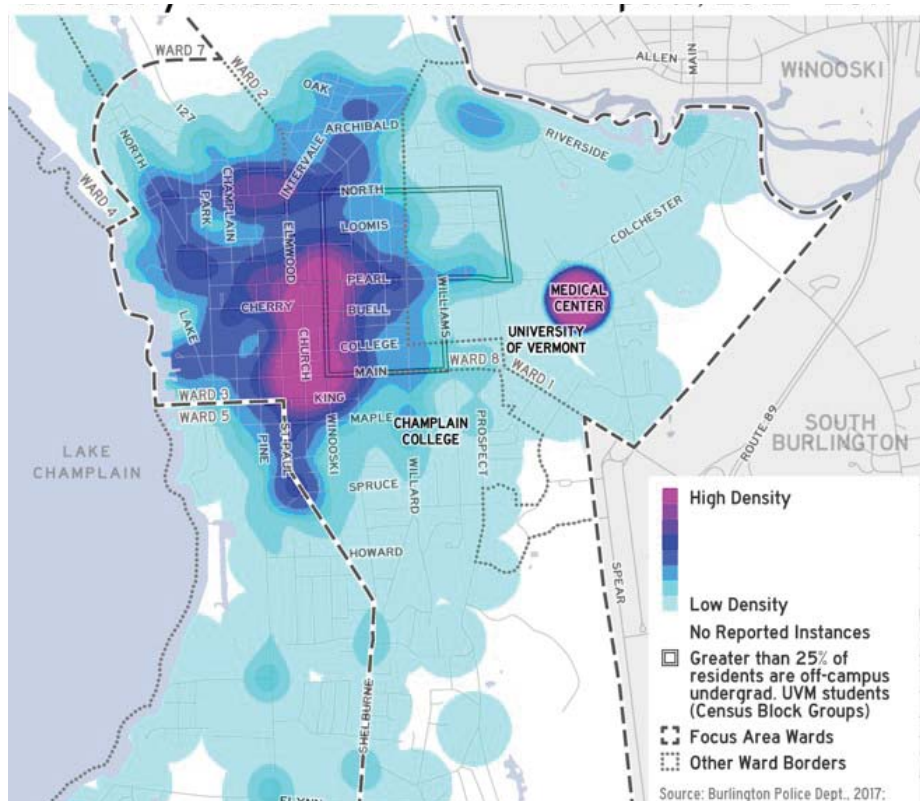
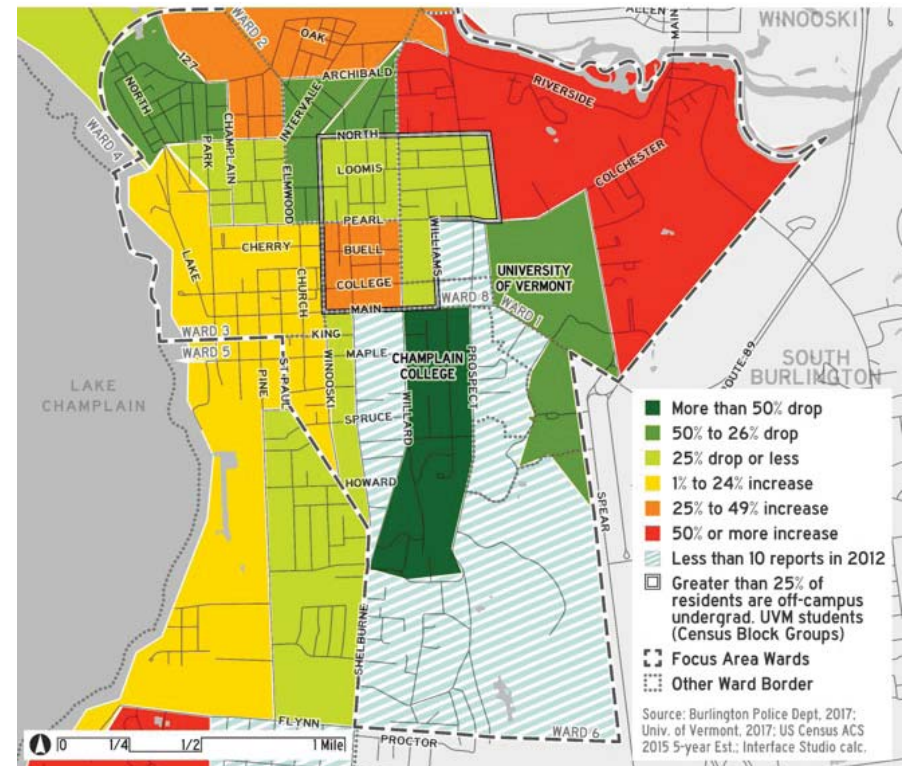


Figure 8: Disorderly Conduct and Intoxication: Difference between the Number of Reports Made in 2012 and 2016 by Census Block Group



Quality of Life

Where have Noise Complaints come from and has the amount changed over time?

Noise complaints are largely located in the areas with the most student renters (see Figure 9. However, in recent years, the number of complaints in those areas is down substantially and they are not the source of growth of complaints in the city. (See Figure 10.) Interviewees noted that noise issues are not year round - it's for the first few weeks and then in the spring when the kids get back outside. With the collaboration of the university, college and city, the quality of life in areas where student renters tend to rent has improved. However, others noted that they have stopped calling in complaints. Others noted the need to follow up with the landlords, who then take it up with the student renters.

Since 2012 calls for service for quality of life issues (noise, intoxication, disorderly conduct) have dropped by 42% in the area having greater than 25% student residents, according to an analysis by the Quality of Life Working Group, By comparison city-wide calls for service dropped by 28% during that same period. Student residents accounted for only 32% of quality of life violations in the high student density areas and only 12% city-wide. (Note that data from BPD was not complete in 2013-14 due to a change in the alcohol ticketing process.)

Figure 9: Noise Complaints, 2012-2016

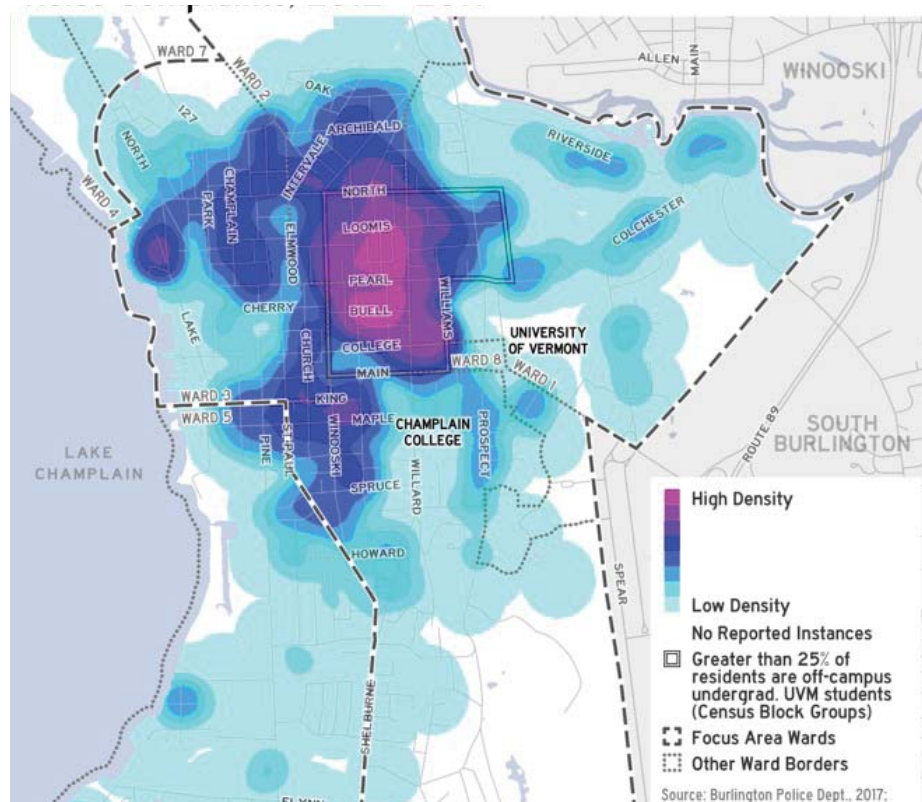
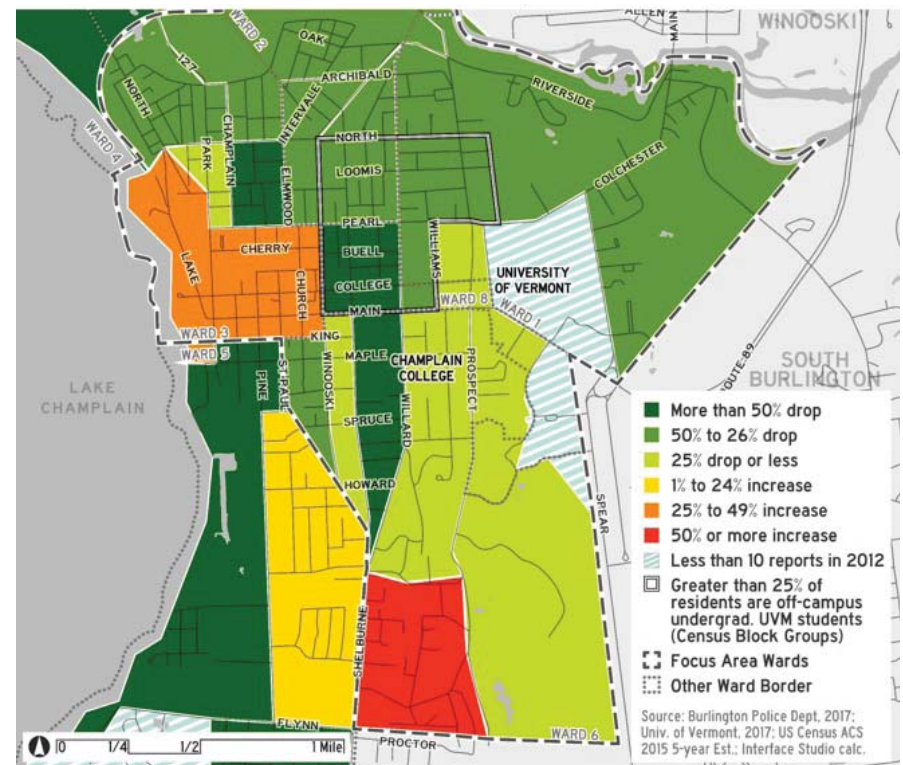


Figure 10: Noise Complaints: Difference between the Number of Reports Made in 2012 and 2016 by Census Block Group

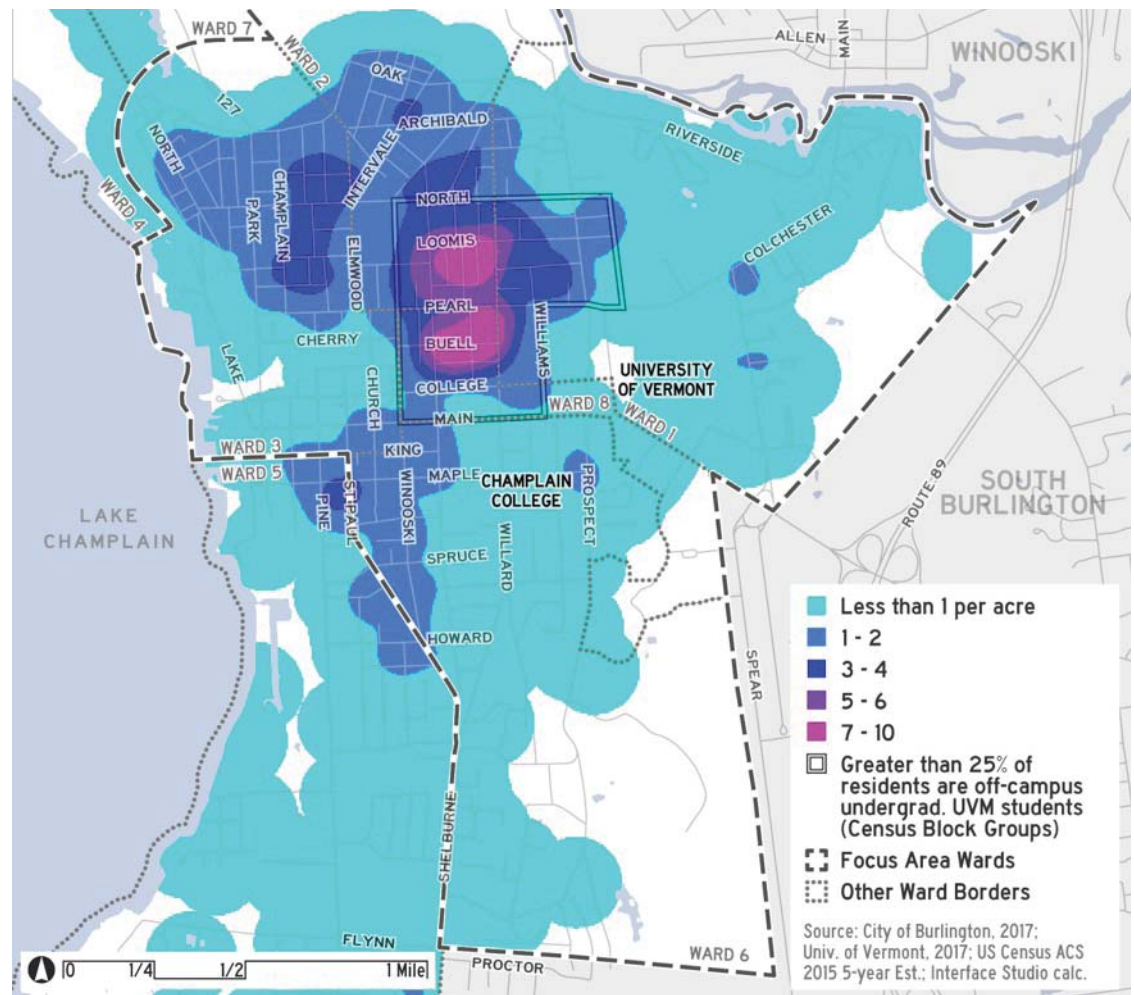


Quality of Life

What about code violations?

Figure 11 illustrates the number of code violations per acre in the city from 2012-2017. The pink areas show where the higher number of violations per acre have occurred. These code violations include: trash, lawn parking, unregistered rentals, poor building maintenance and occupancy violations. The data indicates that 31.5% of all violations fall within the area with the greatest number of student renters.

Figure 11: Code Violations per Acre, 2012-2017



Housing Dynamics

What is the mix of residential housing types?

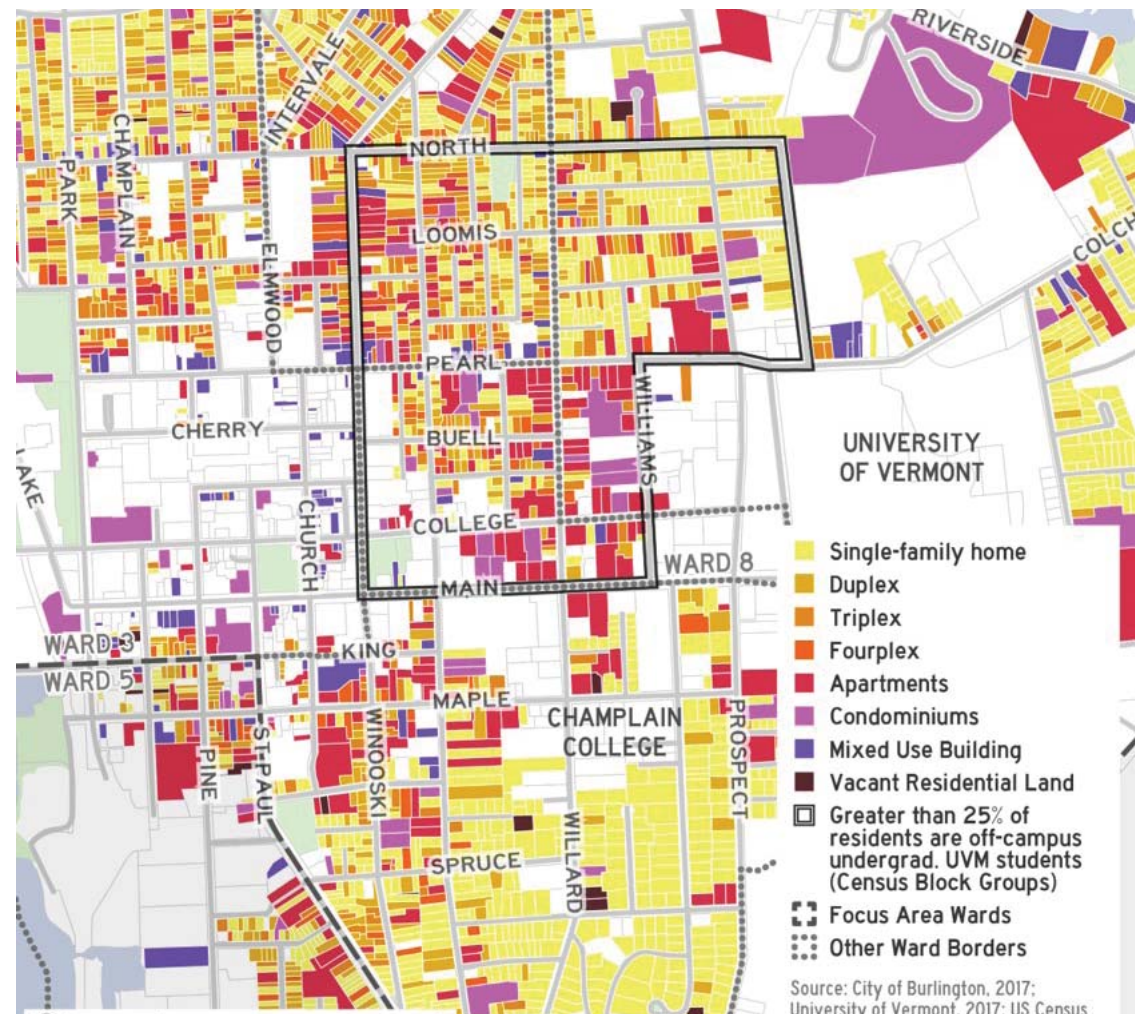
Figure 12 shows the mix of residential building types in the area near the colleges.

Apartments and condos are more prevalent in the southern portion of the area with the most student renters. Single family homes are more prevalent in the north and east of the area with the most student renters.



The Project's site visit revealed the diversity and quality of housing stock in the neighborhoods nearby the campuses.

Figure 12: Residential Building Types

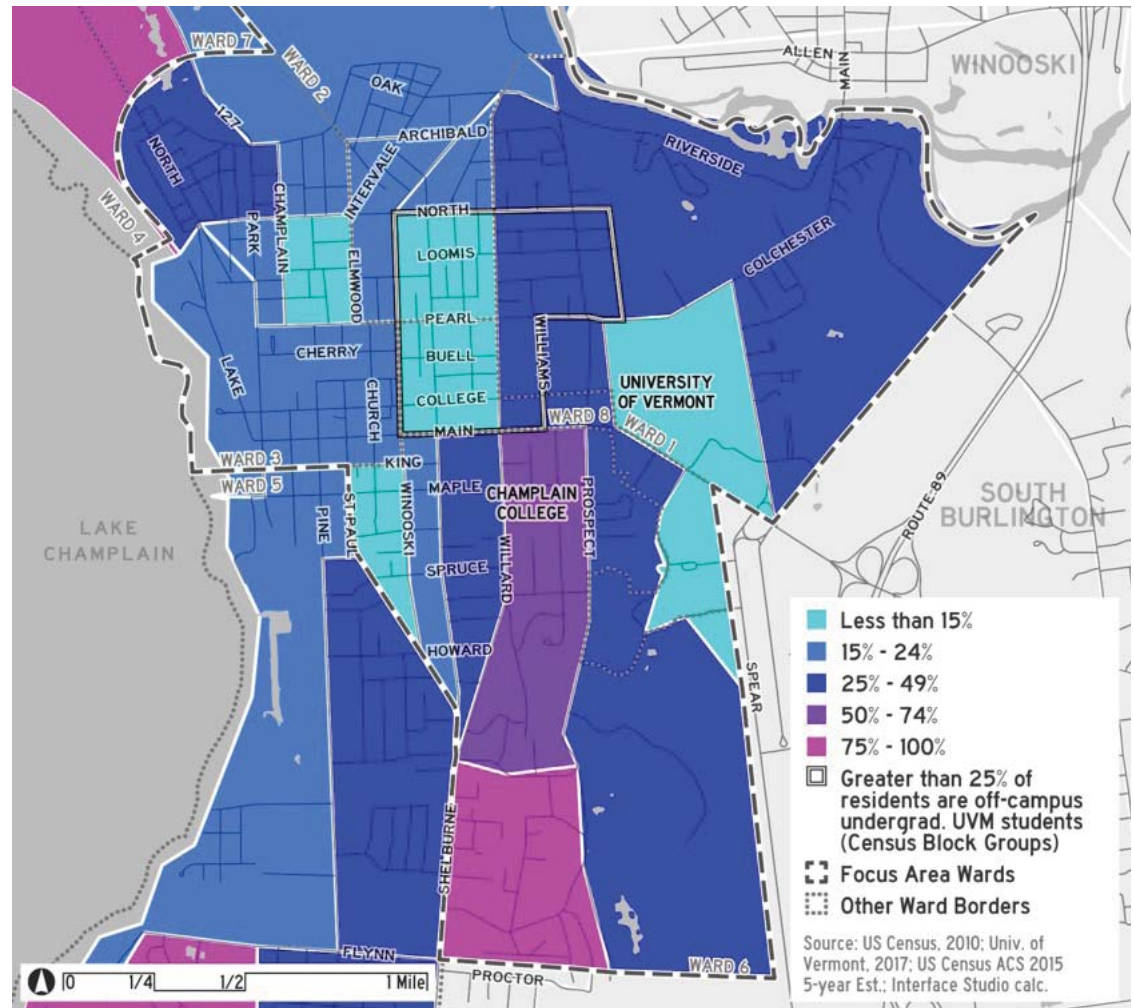


Housing Dynamics

What is the state of owner occupancy?

Figure 13 illustrates the percentage of households that are owner-occupied. The highest percentage of non-owner occupied housing is in the western portion of the area with the most student renters with a few pockets to the west and south. Several of these areas also have a higher propensity to change based on the owners' life stage.

Figure 13: Percent of Households that are Owner-Occupied

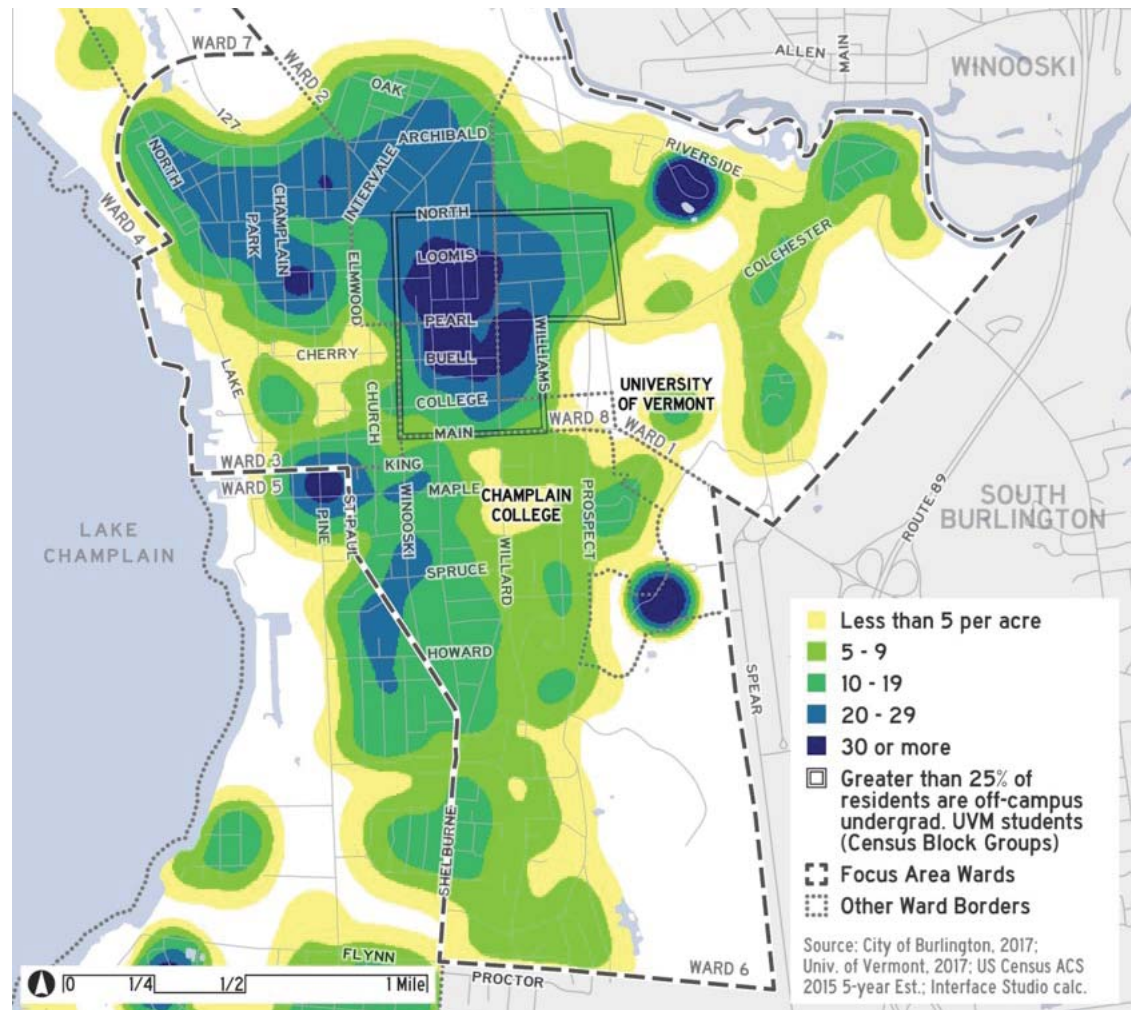


Housing Dynamics

How densely populated is the area?

Measuring bedrooms per acre provides a measure of how many people are living in a particular area (see Figure 14). Citywide, there are roughly 5.7 bedrooms per acre (an average which includes parks and undeveloped land). Some of the areas of the City with the highest bedroom density fall within the area with the highest number of student renters – with 30 or more bedrooms per acre in the core of that area.

Figure 14: Bedrooms per Acre



Housing Dynamics

Where are there historic properties?

2006 historic mapping data shows that there were approximately 2,500 properties with either a state or federal historic designation, which represents about 1/4 of the city's 10,600 buildings. As of 2016, Burlington had just over 1,000 nationally designated historic properties and 14 nationally designated historic districts. Additionally, Burlington has stricter standards for historic buildings; often historic renovation requires costly building materials.

With 80% of Burlington's homes built before 1970, there could be more residences designated. Areas with most student renters are within national historic districts. Many of the areas with increasing numbers of student renters have many historically significant properties.

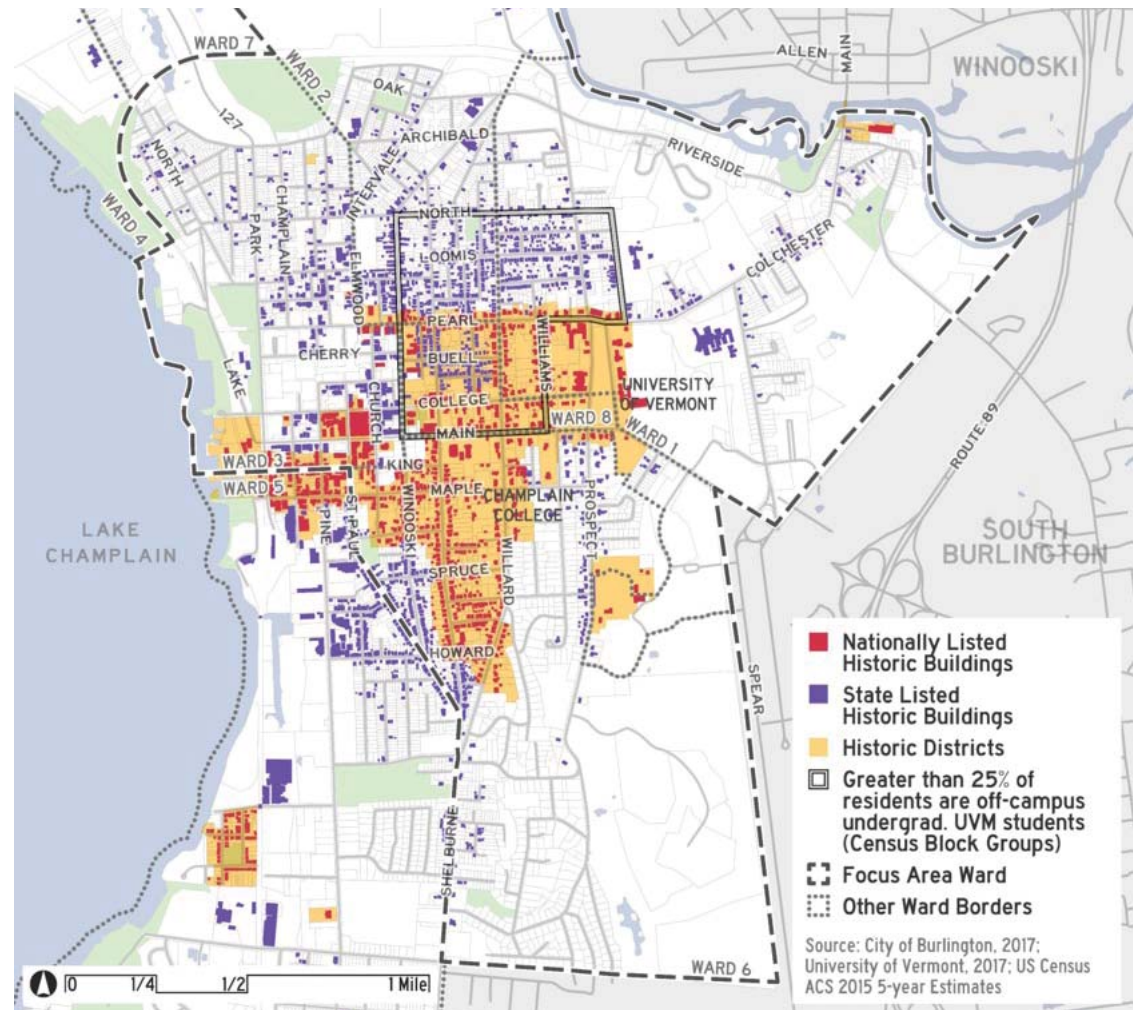


Property listings in the area with homes built before 1970.

Photos pictured from Realtor.com



Figure 15: National and State Register Buildings and Districts



Housing Dynamics

What is happening with sales prices?

Residential sale prices are high in the area with higher student density, but not necessarily out of line with the rest of the city. However, Figure 16 shows the potential for some of the areas with a high propensity to change to become more expensive, in line with other parts of the city.

Figure 17 details Certificate of Occupancy for 2011 to 2016, which speaks to how many new units have come on the market in recent years. Almost 200 new units have come on the market since 2011.

Figure 16: Price Per Square Foot, Residential Sales

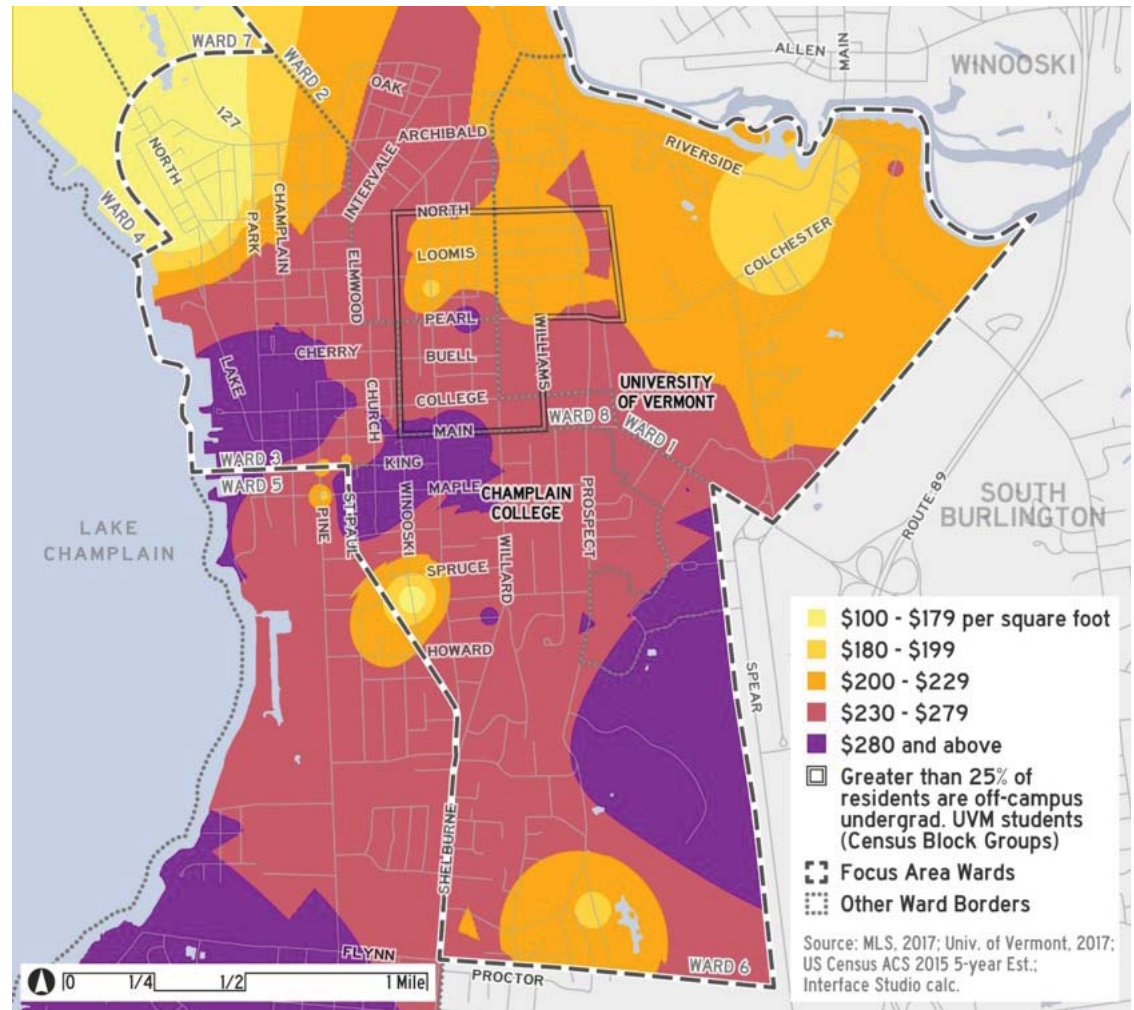
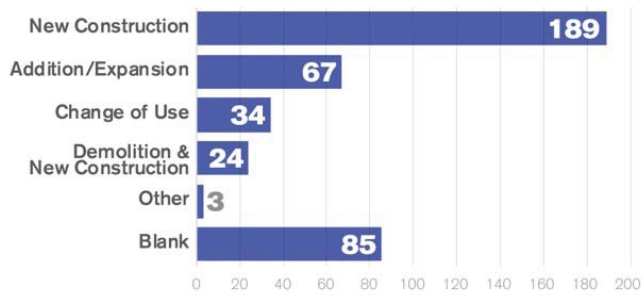


Figure 17: Certificates of Occupancy, 2011-2016



Housing Dynamics

How are properties being marketed?

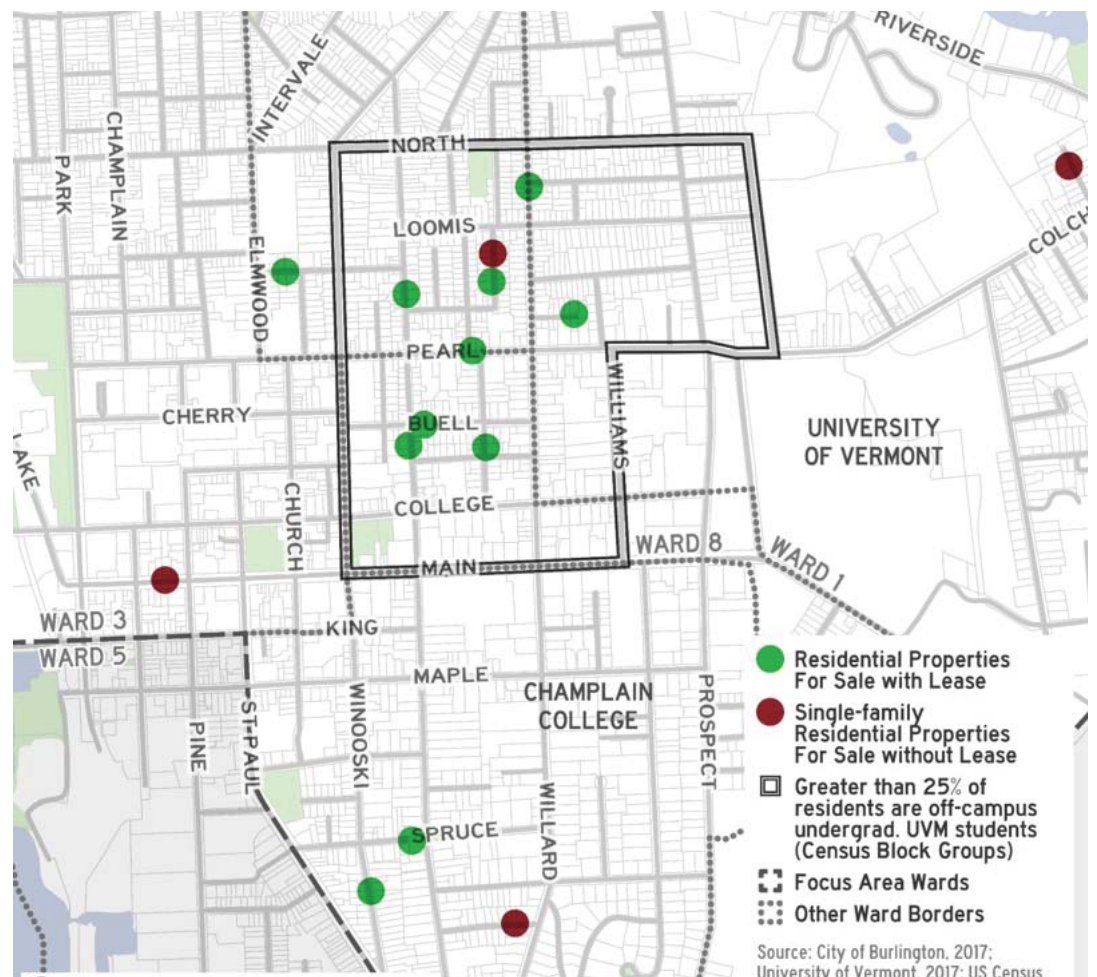
Figure 18 shows a snapshot of residential properties for sale by current lease status as well as other single family units in the area for sale according to Realtor.com. Properties marketed with leases generally indicate investment properties.

The majority of properties in high student renter areas are being sold with current leases (i.e. as investment properties). Figure 19 provides detail on the types of units and pricing for units with leases within the city. Prices per square foot ranges from \$136 to \$304, again not out of line with other parts of the city.

Figure 19: Current Properties for Sale with a Lease

| Units | Beds | Asking Price (\$) | Price per Square Foot (\$) |
|-------|------|-------------------|----------------------------|
| 3 | 8 | 675,000 | 304 |
| 8 | 8 | 815,000 | 275 |
| 1 | 7 | 589,000 | 252 |
| 4 | 20 | 1,495,000 | 241 |
| 8 | 12 | 1,075,000 | 239 |
| 2 | 8 | 689,900 | 224 |
| 1 | 4 | 379,900 | 218 |
| 3 | 7 | 515,000 | 198 |
| 3 | 4 | 429,500 | 193 |
| 4 | 10 | 734,900 | 191 |
| 11 | 13 | 1,160,000 | 171 |
| 2 | 4 | 295,000 | 148 |
| 1 | 4 | 395,000 | 136 |

Figure 18: Residential Properties for Sale by Current Lease Status, Dec 2017



Key Implications

Looking across the conditions and trends in the study area and citywide several key implications become apparent:

More on campus housing but off campus student geographic expansion

There is more campus supported student housing than ever before, but rental housing predominantly occupied by student renters is located in areas with a high concentration of historic properties and student renters are becoming more prevalent on streets that were traditionally owner-occupied, single-family homes.

Quality of Life best practices and positive trends but larger geography introduces new areas to impacts

Burlington has a number of best practices in place relative to off-campus student impacts. Quality of life trends in areas historically occupied by students are heading in a positive direction; however, expansion of rental housing for students outside of this area may cause issues in new parts of the city. Moreover, increased downtown living by non-students will contribute to complaint levels based on proximity to entertainment centers of Burlington.

Underlying housing dynamics are problematic

The changes in life stage status among the city's urban core residents is creating a housing dynamic that is putting single family housing on the market adjacent to campus and student areas. Housing price points are high, but roughly consistent with price points in the core of the city. However, there are areas adjacent to campus that can generate rental income contributing to asset price appreciation and conversions of single family housing to rentals for students or others.

Burlington has greater "people density" in its historic core

The areas with higher density of student renters also have the highest people density in the city (i.e. bedrooms per acre - see page 21), and are located in historic neighborhoods east of downtown, suggesting the carrying capacity of this area may be challenged to meet the lifestyle and mobility requirements of the level of density now located in it. It also raises concerns about the ability to preserve and/or restore these historic properties.

Misunderstanding regarding the rules and requirements

Our interviews and follow up conversations revealed key misunderstandings regarding regulations, pre-existing non-conforming conditions, and zoning/planning requirements covering a range of issues for these neighborhoods.

Major Conclusions

This analysis informed two major conclusions:

#1: Areas predominantly occupied by student renters have been student neighborhoods for several decades now. The housing stock in these areas reflect this long standing use, which create challenges for rehabilitation and/or conversion to owner-occupied and/or longer-term rental housing.

#2: The spread of student rentals can be managed somewhat through regulatory processes, but a more permanent solution requires a combination of new, dedicated student housing supply (with appropriate amenities) paired with a targeted acquisition strategy to make properties available as owner-occupied housing, as potential properties become available over time.

These conclusions formed the basis for the Potential Strategies shared in this report.

Potential Strategies

POTENTIAL STRATEGIES

The Neighborhood Project identified a set of potential strategies to address key issues and concerns that rose up from site tours, interviews, data analysis and preliminary implementation conversations. These strategies fall into three action areas:

Strategy 1: Enhance quality of life initiatives;

Strategy 2: Contain and slow down conversion of single family homes to rentals; and

Strategy 3: Convert selected primarily student rental properties to owner-occupied and/or longer-term rental housing while maintaining affordability.

These strategies and their related actions present a list of feasible ideas that the City, its residents and local partners can consider pursuing.

Strategy 1: Enhance quality of life initiatives

Quality of life initiatives can have an immediate or near term impact on some of the issues and help set stage for later actions, and are in the immediate control of the Project's Partners. Project partners already have a number of successful quality of life programs on which they can build.

What sorts of actions would this include?

Clarify, simplify, and communicate the City's existing quality of life tools: Review existing tools while also considering new tools or the elimination of tools which are ineffective or difficult to enforce, in order to reduce confusion and properly set expectations.

Review "fair warning" policies: Explore whether modifications should be made to quality of life ordinances, their enforcement mechanisms, or the resulting penalties for violations. Consider whether a toolkit may serve as a "first notice" or "warning" of these responsibilities, and whether a first offense should carry a more serious penalty.

Provide additional after bar closing police presence: Provide additional police details to monitor and manage activity following after bar hours through the support of downtown merchants.

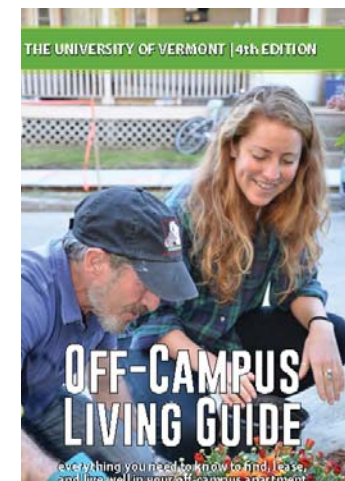
Build on current renter education programs: City should create a required rental kit (building on those presently shared with students) to be distributed by landlords to all tenants as part of the lease, clearly informing renters about their rights and responsibilities. This information can clearly define violations and corresponding penalties. UVM/Champlain College continue to enhance and increase participation in off-campus housing workshops through online, social media, and in person training opportunities.

Examine strategies to better manage demand for parking in neighborhoods:

The City should examine strategies that could better align the demand for on-street parking with the availability of spaces and manage the number of permits issued to align with the space available. In addition, encourage increased participation by student renters in car share / bike share / transit options, remote parking, and other transportation demand management efforts, which can be positioned as an environmental initiative.

Use data to track results and enhance quality of life efforts: Continue and enhance existing data collection and reporting efforts.

Partners can build on existing tools like UVM's Off-Campus Living Guide.



Strategy 2: Contain and slow down conversion of single family homes to rentals

The major challenge going forward is the potential continued expansion of off campus properties primarily rented to students into traditionally single family neighborhoods. Actions that take the incentive out of the conversion to these kind of rentals, increase supply of purpose-built student housing, and a fund to help prospective residents compete for housing when it hits the market can help manage this dynamic.

What sorts of actions would this include?

Create more student housing on or adjacent to campuses: Work with UVM and Champlain College to create (or sponsor) more student housing on or adjacent to the campus. Specifically, UVM would do so consistent with their Master Plans, for example on Trinity Campus, and on which future public engagement would take place. Similarly, Champlain College would adhere to their 2007 Master Plan on which community members were engaged. The creation of this housing may require zoning changes and the identification of areas that could support increased housing density. It would also require incorporating a range of amenities scaled to the size of the developments to enhance their leasing potential.

Encourage higher density development/redevelopment in appropriate areas: Build more housing for students and other renters (likely through third-party developers) in appropriate areas on or near the institutions' campuses, or in other areas that are already zoned for higher density residential development to help alleviate pressure on lower density residential streets and historic properties within them.

Institute an employer assisted housing program: This kind of program could be structured to support either purchases or rehabs through a grant or rehabilitation loan program (forgivable loans after a certain period) within a targeted area.

Create a property acquisition fund to acquire single family homes: It would target those properties that have not yet become student rentals but come on the market in targeted areas. These properties could be deed restricted to owner occupancy. The fund would take time to establish and would require a mix of public and private resources.

Enable modest infill: Consider zoning tools which will allow for modest infill development/redevelopment appropriate to neighborhood character, but which prevents significant unit expansion/additions that substantially increase the number of units (e.g. doubles) on what was once a single-family home or duplex.

Codify livability standards: Livability standards are a regulatory tool used to ensure dwelling units are designed to meet a particular livability level. The City could consider livability standards such as requiring a ratio of bathrooms to bedrooms for single family rentals that exceed number of original bedrooms (in other words if a single family house with 3 bedrooms has one bathroom, a converted house with 6 bedrooms would require 2 bathrooms).

Example

The City of Boulder, CO has codified a set of livability standards for its Permanently Affordable Housing. This concept can be modified to suit desired livability standards to support other types of housing.

(Photo from City of Boulder website)



| Example Dimensional Table from Boulder Closet & Storage Area Minimum Requirements (excerpt) | | | |
|--|-----------------------------|---------------------------|------------------------------|
| Unit Size | Bedroom Closet Width | Linen Closet Width | Entryway Closet Width |
| Studio | 6' | 0 | 18" |
| 1 bedroom | 6' | 30" | 24" |
| 2 bedroom | 6' | 30" | 30" |
| 3+ bedroom | 6' | 36" | 36" |

Strategy 3: Convert selected primarily student rental properties to owner-occupied and/or longer term rentals while maintaining affordability

Much of the housing stock presently rented to students will require extensive rehab in order to be recaptured as housing for a broad range of Burlington residents. However, the lease status, the costs of acquisition and the rehab costs makes this prohibitive for all but those with significant financial resources to invest. To keep an affordable balance, a series of interventions will be required within selected priority focus areas in order to be effective.

What sorts of actions would this include?

Create a fund to acquire student rental properties: This fund would target properties that are primarily student rentals and have maintained their architectural and structural characteristics that make rehabilitation to single family, duplex, triplex, or quadplex feasible. The fund would take time to establish and would require a mix of public and private resources.

Institute an employer assisted housing program: This program would be structured to support either purchases or rehabs through down payment assistance and/or a forgivable rehabilitation loan program within a targeted area.

Create a targeted rehab loan program: This program would help homeowners rehab properties that otherwise would be out of reach financially. This program would provide “gap” financing to support additional credit that does not meet conventional underwriting because of appraisal issues. This program could be supplemented by grants or rebate-style program that reimburses rehab costs up to a capped amount.

Clarify “Housing Unit Replacement” Ordinance as it applies to the conversion of existing housing: This policy needs to be clarified in order to inform the market and potential buyers that unit reduction offsets are not required for rehabilitation of residential units.

Target program funds for rehab of owner occupied historic properties that may otherwise be unable to comply with historic standards: Consider a dedicated funding mechanism similar to the City’s Conservation Legacy Fund.

Example

The Northside Neighborhood Initiative (NNI) is a partnership among UNC-Chapel Hill, the Town of Chapel Hill and local non profits aimed to promote a healthy and balanced neighborhood in the town’s historic Northside Neighborhood.

Durham-based nonprofit community developer Self-Help is using a \$3 million no-interest loan from UNC-Chapel Hill “to lead the acquisition and resale of properties in the Northside that will be used for housing opportunities, for home ownership and rental, consistent with the community’s goals and vision.” (Photo from NNI website)



Community Feedback

COMMUNITY FEEDBACK

The Neighborhood Project held an Open House and a complementary Community Survey to get preliminary input on these strategies from residents and stakeholders. These activities aimed to get a general reading on people’s reactions so that the City and partners can make a better determination of which ideas to take forward to the next stage of discussion and development.

There was considered and detailed feedback received regarding the strategies and actions. All comments are provided in the Community Open House Summary and Community Survey Results sections of the Appendix.

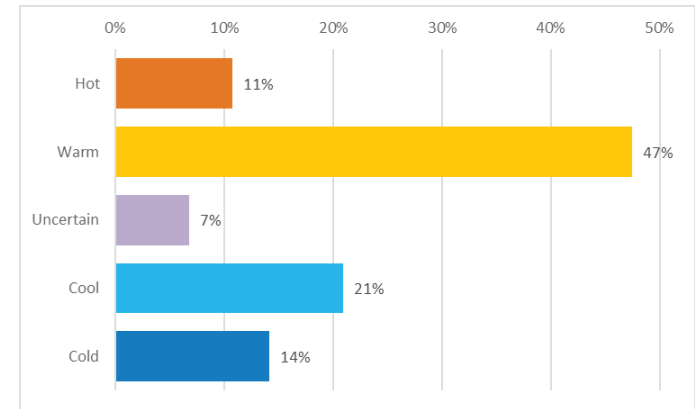
General Reaction

Figures 20 through 22 illustrate participant’s “temperature read” on each of the high level strategies. The Project used a temperature gauge to get people’s reactions, which had the following options:

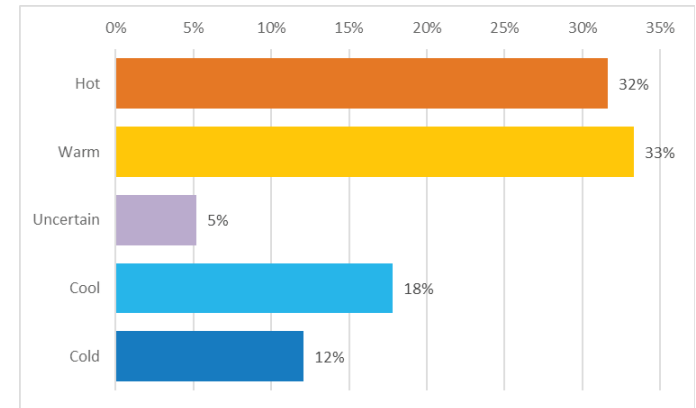
- **Hot** (Love this strategy. Totally on board. Think it will work.)
- **Warm** (Like this strategy. Think there are some good ideas in there.)
- **Uncertain** how you feel about this strategy or indifferent towards it.
- **Cool** (Have some questions about this strategy before I can be supportive of it.)
- **Cold** (Not at all interested in this strategy. Needs a lot more work.)

As the figures show there was support for all three strategies from participants. For Strategy 1, Quality of Life Initiatives, 58% of participants were hot or warm on it. For Strategy 2, Contain and Slow Conversion of Single Families to Rentals, 65% of participants were hot or warm on it. For Strategy 3, Convert Selected Primarily Student Rentals to Non-Student Housing, 63% of participants were hot or warm on it.

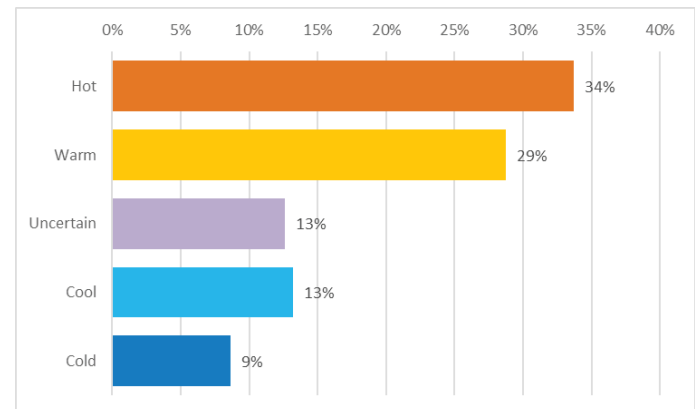
**Figure 20:
Strategy 1
Quality of Life
Initiatives**



**Figure 21:
Strategy 2
Contain & Slow
Conversion**



**Figure 22:
Strategy 3
Convert Select
Properties**



Questions and Concerns

While there was majority support for all three strategies, several themes emerged from the comments received from those who were uncertain, cool or cold on the strategies.

A Desire for More Detail

Many participants had questions about how specific strategies would be implemented. Many desired more specifics to understand how a specific action idea would be implemented before weighing in on whether they agreed with it or not. Key questions revolved around the cost and source of funding for actions and what specific geographies would be affected by the different action ideas. Some expressed questions and concerns about the implementation of specific action ideas within the strategies such as the parking recommendations and how they would affect neighborhoods.

Questions about Efficacy

Some noted their doubt that certain actions would be effective. This was particularly the case for the Quality of Life Strategy where several participants noted that these types of actions have not been successful in their experience or their belief that on their own these actions cannot make significant change. Others wondered whether specific actions hold up, such as deed restrictions, and whether these kinds of interventions were sustainable or even desirable in the long term.

Increased Density and Rental Locations

A number of participants were concerned with the actions around increasing student rentals near campus as well as calls for increased densities. The comments focused on the location of this infill and the kind of form it would take (e.g. apartments, in-law units, carriage houses). While some were questioning these ideas others were outright opposed to any additional rentals or density increases.

Housing Market

Some participants raised concerns about how actions within Strategies 2 and 3 would affect property values and to what degree partners should intervene in the housing market, such as limiting the types of uses for housing. Others expressed the need for landlords to take a more active role in managing their properties.

Institutional Role

Participants raised questions regarding the responsibility of the institutions, particularly UVM, to house more of their students. For instance, multiple participants brought up the potential for the Trinity Campus to be used for housing students. In addition, participants noted a desire for UVM to do more to manage issues like parking.

The Community Open House used illustrative boards and interactive activities to provide information and get input. These activities were recreated in an online format and survey to encourage greater participation following the Open House. In total, 230 people participated in either the Open House or Survey.



What is Neighborhood Balance?

The idea of “neighborhood balance” is a term that was used in The Neighborhood Project - Request for Proposals and is not meant in a literal sense (i.e. 50% student/50% non-students). Rather, it is meant to convey that near-campus neighborhoods ought to provide opportunities for both students and long-term residents to find appropriate housing, and for both rental and ownership housing choices. In fact, “neighborhood balance” will look different in each neighborhood based on its demographics, housing market, quality of housing stock, quality of life issues and character.

Students will continue to live in the city, given the institutions’ future housing commitments and current trends. In general terms, there are two likely neighborhood types where they will live:

- Neighborhoods that are primarily single-family owner-occupied homes with some student renters; or
- Neighborhoods that have a higher concentration of student renters.

As part of the Open House and Survey, participants were asked how they would describe balance in these two types of neighborhoods in order to gain a more descriptive understanding of what people desire.

Neighborhoods that are primarily single-family owner occupied homes with some student renters

Participants reinforced the desire for these neighborhoods to stay owner occupied and less dense. Generally, respondents described quiet, clean, safe, family friendly neighborhoods with community amenities like parks. They also noted the potential for affordable home purchase options and a housing stock that is well maintained. The importance of diversity in occupants and housing was also brought up as essential to balance.

“People know their neighbors”

“Family oriented, less dense”

“Cleaner, quieter with well kept homes”

Neighborhoods that have a higher concentration of student renters

Participant responses had more of a focus on multi family buildings yet the comments regarding occupancy were more mixed. Some responses noted neighborhoods with a greater percentage of renters while others focused on a desire for more owner occupied buildings.

Comments related to quality of life and physical characteristics of the neighborhood had a split with some respondents speaking to neighborhoods that are noisier, messier and higher levels of activity while others spoke to neighborhoods that could be better maintained with a higher quality of life possibly through greater enforcement of existing regulations and programs.

Multi-modal transportation was more important for this neighborhood type with a greater focus on more walkable, bikeable streets and better access to public transportation.

Also, participants spoke to the idea that there could be a specific ratio or tipping point at which quality of life becomes an issue in neighborhoods with higher number of student renters mixed with owner occupied homes.

“Students being accountable in neighborhood and part of upkeep”

“Four families per block creates a tipping point to ameliorate quality of life issues”

“More dense, walkability and public transit”

Recommendations

RECOMMENDATIONS

There is no silver bullet for addressing the challenges facing the neighborhoods nearby the institutions' campuses. Efforts must simultaneously address quality of life concerns that exist in neighborhoods with high numbers of student renters as well as develop a set of actions aimed at returning some of the student renter housing to owner occupied homes. The following set of priorities was developed based on the findings on the ground in the neighborhoods, best practice research from other places, and the input received from the community throughout the project. As an immediate step, they should be reviewed in the context of the overall Housing Action Plan to avoid duplication of efforts and identify potentially conflicting strategies. It should be noted that prioritization of these recommendations and related actions will be the subject of further community engagement to receive feedback from residents and stakeholders in the study Wards of the project.

Enhance Quality of Life Initiatives

| Action | Next Steps | Estimate of Time Needed |
|--|---|-------------------------|
| Clarify, simplify, and communicate the City's existing quality of life tools Review "fair warning" policies | 1. Create an internal city team to review the policies, ordinances and enforcement procedures and identify items that need clarification, amendment or redaction and the appropriate regulatory or legislative steps required. | 3-6 months |
| Build on current renter education programs | 1. Create an internal city team to adapt existing student renter education content and distribution models (e.g. online) to a broader rental audience. 2. Codify renter education requirement through ordinance. 3. Through Community Coalition monitor student uptake of enhanced student renter education through the colleges. | 6-12 months |
| Enhance existing car reduction campaigns to reduce student renters' cars | 1. Work with universities, major employers, transit and student government to develop a car reduction program involving increased marketing, transit and alternative modes. 2. Establish City internal team to examine strategies to better manage demand for parking in neighborhoods. | 12-24 months |
| Provide additional after bar closing police presence | 1. Engage in discussion with downtown merchants and prospective BID as part of a clean and safe program. | 12 months |
| Use data to track results and enhance quality of life efforts | 1. Continue data collection efforts; enhance tracking of college student locations for all the academic institutions. 2. Evaluate feasibility of tracking owner occupied conversions including going backward using sales data from property tax and title data. | Ongoing |

Contain/Slow Down Conversion of Single Family Homes to Rentals

| Action | Next Steps | Estimate of Time Needed |
|--|---|-------------------------|
| <p>Create more student housing on or adjacent to campuses</p> <p>Encourage higher density development/redevelopment in appropriate areas</p> | <p>1. Explore the potential for more student housing on or ‘near’ the campuses and which may involve a third-party developer. As a first step, UVM should explore the potential of Trinity Campus. Additionally, study/better understand the potential of scale and impact of different development scenarios and resulting zoning requirements under form-based code. This could be either institutions’ or city-led effort.</p> | <p>3-5 years</p> |
| <p>Institute an employer assisted housing program</p> | <p>1. City and state as major employer and other major employer/business leaders convene a meeting to discuss potential for enhanced employer engagement in the housing issues of Burlington; present employer assisted housing concepts.</p> | <p>1-3 years</p> |
| <p>Create a property acquisition fund to acquire single family homes in or near the study Wards to maintain owner occupancy</p> | <p>1. Develop and test concept/vision with potential funders to identify their information needs to consider participation.</p> <p>2. Establish city internal team to address permits and other regulatory and legislative requirements to implement new policy.</p> | <p>24 months</p> |
| <p>Enhance livability standards</p> | <p>1. Engage internal city team to develop livability standards based on metrics such as appropriate number of bathrooms per bedrooms for rental units.</p> | <p>24-36 months</p> |
| <p>Enable modest infill, where appropriate, and in accordance with zoning regulations</p> | <p>1. Study a range of options including accessory dwelling units or other approaches such as incremental infill development.</p> <p>2. Study/consider development concepts that can be fast tracked for approval that may support appropriately scaled infill housing</p> | <p>24-36 months</p> |

Convert selected primarily student rental properties to owner-occupied and/or longer term rentals while maintaining affordability

| Action | Next Steps | Estimate of Time Needed |
|---|--|-------------------------|
| Create a fund to acquire student rental properties | <ol style="list-style-type: none"> 1. Develop and test concept /vision with potential funders to identify their information needs to consider participation. 2. Create a program concept and prospectus for potential investors if enough interest is taking to next stage is determined through the testing phase. | 24 months |
| Institute an employer assisted housing program | <ol style="list-style-type: none"> 1. City and state as major employer and other major employer/business leaders convene a meeting to discuss potential for enhanced employer engagement in the housing issues of Burlington; present employer assisted housing concepts. | 1-3 years |
| Create a targeted rehab loan program | <ol style="list-style-type: none"> 1. Engage with local lending institutions to develop a rehab loan program; initially test concept with lending institutions by showing a model program. 2. If lender can be identified adapt model program as required by credit requirements to launch program in Burlington. | 12-24 months |
| Clarify "Housing Unit Replacement" Ordinance as it applies to the conversion of existing housing | <ol style="list-style-type: none"> 1. City should issue clarifying language regarding housing unit replacement requirements for residential and commercial properties. | Immediate |
| Target program funds for rehab of owner occupied historic properties that may otherwise be unable to comply with historic standards | <ol style="list-style-type: none"> 1. City should identify funding sources to help supplemental restoration of historic properties that cannot be filled through conventional credit funding mechanisms. 2. Consider preapproved, prepackaged development concepts that can be fast-tracked for approval that may support appropriately scaled infill housing. | 12-24 months |

Appendix

SITE VISIT TOUR & INTERVIEW SUMMARY

In September 2017 the consultant team conducted a series of interviews and site tours through which 60 stakeholders and residents provided their perspective on trends and issues and showed the team these challenges on the ground in the neighborhoods. The following highlights the key observations from interviews and tours:

Perception of enforcement of city codes and zoning rules

- Residents in general noted they believed the city was not using its powers to its fullest. Most frequently cited items were:
 - Parking / lot coverage
 - 4 unrelated residents
 - Fire hazards particularly related to habitation levels, entry/exit
 - Noise: a number said the stats showing improvement is because they have stopped calling to complain.
- Another issue of increasing concern was the number of single family homes being converted to multi-resident units housing more people than their intended capacity.
- Residents and city officials noted that some landlords are very responsive to concerns and issues and others are not.
- Interviews with city officials cited that in many cases the concerns over litigation due to unclear ordinances, the amount of grandfathered properties, and the balance between privacy rights versus issues such as the 4 unrelated resident rule.

Neighborhood Balance and the Tipping Point

- Residents pointed out the issue is not necessarily multi-resident rental units, it's more of an issue when the ratio of owner-occupied to multi-resident rentals gets out of "balance".
- "Balance" was a difficult to define concept but it appears to have more to do with look, feel, vibe of the block which ends up reflected in the number of cars parked on the street, the upkeep of the properties and noise levels.

Quality of life programs work but are time intensive

- The Community Coalition's Street Strategy is effective but are resource intensive (e.g. Isham Street)

- Drivers of these conversions were identified as people aging out of their homes, down-sizing or moving because of job issues. Some moves were identified as being driven by the livability issues in some of these rental dominated blocks.
- Programs to help manage this balance issue have had some positive impact but they are very resource intensive and therefore difficult to implement.

The issues are to some degree seasonal

- Residents noted that the biggest issues are when students show up at the beginning of the school and in the spring when the weather improves.

Poor State of Housing in Many of the High Student Areas

- Physical condition of some of the properties makes them difficult to restore and suggested that investing money in trying to reconvert them would make little sense.
- Developers and homeowners identified preservation / restoration requirements are an inhibitor to bringing back some of these properties.
- A general perception regarding existing housing unit protections from reduction is an inhibitor to purchasing and reducing.
- Lack of clarity around accessory dwelling units or support for duplex / triplex opportunities to help "carry" the cost of some of these older homes.

Student perspectives

- General feeling that you need a car as a student because of transit issues and to get out of Burlington.
- It's cheaper to live off campus.
- On campus housing options come with a lot of supervision – students want the opportunity to live independently.
- Students like the housing that is proximate to both campus and the downtown – more student housing on campus.

Participants

The following is a list of individuals who participated in interviews and/or site tours as part of the consultant team's September visits. Most discussions happened between September 5-8, 2017 with a supplemental visit on September 29, 2017.

September 5-8

- Noelle Mackay – Director – CEDO, City of Burlington
- Grace Ciffo – Sr. Manager- Operations – Dealer.com
- Denise Leopoldino – Director – Culture, Global People Strategies
- David White – Director – Planning & Zoning, City of Burlington
- Michael Monte – Chief Operating Officer – Champlain Housing Trust (CHT)
- Sharon Bushor – City Councilor – Ward 1
- Karen Paul – City Councilor - Ward 6
- Valerie – Neighbor – Ward 6 (came with Councilor Paul)
- Karen – Neighbor – Ward 6 (came with Councilor Paul)
- Will Sudbay – Student Government Association (SGA) – Chair - University of Vermont (UVM – on campus)
- Heather Scott – SGA – Chair - Public Relations – UVM (off campus)
- Simon Pavlow – SGA - Chair – Finance – UVM (off-campus)
- Nicole Woodcock – SGA - Vice President – UVM (off campus)
- Caitlin McHugh – SGA Senator – UVM (off-campus Sorority House)
- Jaime Benson – SGA Chair – Academic Affairs – UVM (on campus RA)
- Jack Menten – Co-founder – Preservation Burlington
- Lisa Kingsbury – Planning Relations Manager – UVM
- Joe Speidel – Director - Local Government & Community Relations – UVM
- Bill Ward – Director – Code Enforcement – City of Burlington
- Nancy Owens – President – Housing Vermont
- Erik Hoekstra – Developer
- Mark Brooks – Property Appraisers – Allen, Brooks & Minor, Inc.
- Stu McGowan – Developer
- Marianne – Neighbor – Ward 6 (came with Councilor Karen Paul)
- Lisa – Neighbor – Ward 6 (came with Councilor Karen Paul)

- Sandy Yusen – Director – Communications & External Relations – Champlain College
- Logan Rice – Former President- SGA – Champlain College (off campus)
- Lindsay Day – Champlain College (off campus) Hilary Watson – Student Life Team – staff member – Champlain College
- Karl Lukhaup – Chair – Preservation Burlington
- Devin Coleman – Preservation Burlington
- Matt Viens – Preservation Burlington
- Ron Wannamaker – Preservation Burlington
- Britta Tonn – Preservation Burlington
- Jenna Lapachinski - Preservation Burlington
- Marge Allard – Preservation Burlington
- Karyn Norwood – Preservation Burlington
- Luke Clavelle – Lipkin Investment Properties – Real Estate Agents
- Jane Knodell – President – City Council
- Sandy Wynne – Realtor
- Brian Cina – Ward 2 – Tour Guide
- Richard Deane – City Councilor – East District
- Ed Adrian – Neighbor – Ward 1
- Jim Drumond – Neighbor – Ward 1
- Alex Friend – Neighbor – Ward 1
- Kevin Worden – Neighbor – Ward 1
- Adam Roof – City Councilor – Ward 8
- Keith Pillsbury – Neighbor – Ward 8
- Emily Lee – Neighbor – Ward 8
- Miro Weinberger – Mayor – City of Burlington
- UVM Community Coalition (consultants attended meeting of Community Coalition – about 15-20 persons present)

September 29

- Max Tracy – City Councilor – Ward 2
- Caryn & Michael Long – Neighbors -Ward 1
- Erhard Mahnke – Neighbor – Ward 1
- Charlene Wallace – Neighbor – Ward 1
- Ann Goering– Neighbor – Ward 1

OPEN HOUSE SUMMARY & COMMENTS

Approximately 50 participants attended The Neighborhood Project's Open House held on Tuesday, December 12, 2017 from 3-7PM at Contois Auditorium. The purpose of the Open House was to introduce participants to the project, share findings to date, and provide participants with an opportunity to weigh in the neighborhood findings and potential actions the City and/or partners may take. This document summarizes participant input from the Open House activities as well as any general comments received at the event.

Neighborhood Balance Activity

Participants were asked to describe what "neighborhood balance" looks like in two likely neighborhood types:

- Neighborhoods that are primarily single-family owner-occupied homes with some student renters
- Neighborhoods that have a higher concentration of student renters

Responses have been organized thematically for each neighborhood type.

In three to five words, how would you describe what neighborhood balance looks like to you in neighborhoods that are primarily single-family owner-occupied homes with some student renters?

Behavior

- All residents treating each other with respect
- Respect where you live
- Neighbors watch out for each other
- People know their neighbors
- Responsible renters
- Avoid "them" and "us" – attempt to bring both to the table
- Communication and integration, i.e. instead of us vs them mentality find a way to work together, find out each other's values and try to work to providing both. Respect and consideration
- Landlords accountable for student tenants and upkeep of property

Ownership/Physical Characteristics

- Fewer students
- Homes are owner occupied
- Housing "pride"
- Quiet
- Quieter
- More care for physical environment (houses, gardens, less litter)
- Stronger civic engagement
- Kid/young friendly with playgrounds
- More public transportation
- More cars
- Do not integrate rental properties into single family home neighborhoods

Diversity/Affordability

- Affordable housing in the mix
- Affordability for single people and working class families
- More ownership across class lines, housing and economic opportunity for all kinds of families
- Diversity of age, income, student/non-student, single family/multi-family
- Diversity of all types is necessary for a healthy and balanced neighborhood – and housing types and ownership
- Diverse – a place where no demographic group exerts control over others (ex groups: home owner, renter, seniors, hipsters, students, families)
- Mix of housing types, demographic and economic mix
- Multi-generational

Other

- Balance is not an important goal. What is important is for UVM to add 2000 to 3000 beds to the Trinity Campus.
- Affordability is more important than balance. Therefore move students onto campus at Trinity Campus. 20 acres at Trinity can house 2000 to 3000 students.
- I live in a very student dominant ward. I feel we are lucky to have them.
- Identify historic properties with integrity of features intact and establish procedure for those becoming rental units
- Subsidize conversion and include mother in law apartments to help pay mortgage

In three to five words, how would you describe what neighborhood balance looks like to you in neighborhoods that have a higher concentration of student renters?

Behavior

- Communication and integration, i.e. instead of us vs them mentality find a way to work together, find out each other's values and try to work to providing both. Respect and consideration.
- More interactions between generations, cultures, students, transients and long term residents
- Programs to teach students how to be renters and respect neighbors
- Opportunities for student renters to positively impact their neighborhoods (e.g. intros to NPAs, neighborhood volunteer opportunities)
- Consistent police presence to build positive relationships with students
- Students being accountable in neighborhood and part of upkeep
- Landlords hold students to lease requirements
- Landlords address deferred maintenance and code issues that make students feel it's a "dump" so why bother to be respectful
- Responsible and accountable landlords
- Landlords taking full responsibility for condition of building and land with substantial fines for issues

Ownership/Physical Characteristics

- Increased number of family or multi-generational housing
- More owner occupied housing
- Noise tolerant
- Late night activities (movies, coffee shops)
- Active spaces (parks for frisbee, trails)
- Less sense of connection
- Less sense of attachment/care for physical and emotional health of neighborhood

Diversity/Affordability

- Diversity of age, income, student/non-student, single family/multi-family
- Mix of housing types, demographic and economic mix
- Diversity of all types is necessary for a healthy and balanced neighborhood – and housing types and ownership
- More non-students (working people, families, multi-class, new Americans)
- Less diversity

Ratios

- Our street has 60 students and 19 long term people (7 owner occupied houses) in a total of 22 buildings. A balance would be a better mix of generations and more (3-4) owner occupied homes or with long-term renting people
- Four families per block creates a tipping point to ameliorate quality of life issues
- A healthy balance would be less than 30% students in our neighborhood. Moving students out is the only way permanently change things – non-students will want to move in
- In 10 years, streets teem with BSD children off to school – houses containing more families, streets are cleaner, houses are loved, owner occupied and "house pride"
- Having student housing more spread out so that each street or neighborhood has a "%" cap of college students living in those areas. UVM should do more to provide better off campus housing options for students.

Other

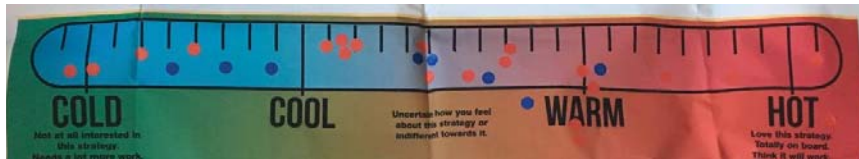
- Some vary, for landlords in Ward 2 especially Isham St
- Financing – special and merit based for investors?
- Property owned by university and called "dorms" with PILOT matching market tax rates
- Implement the regulations we have without requiring residents to make the complaint
- A balance of neighborhoods of student renters to non-student renters and home owners brings utility(?) to a neighborhood. It also calls for intentionally in developing connections and community that increases wellbeing and safety. The City and the institutions can create the infrastructure and resources to achieve this.

Strategy Feedback

Participants were asked to provide feedback on their level of support for the three high level strategies by placing a dot on a “temperature gauge” for each strategy and encouraged to leave comments. The strategies were:

- Enhance Quality of Life Initiatives
- Contain and slow down conversion of single family homes to rentals
- Convert selected primarily student rental properties to non-student housing while maintaining affordability

What do you think of Strategy #1 - Enhance Quality of Life Initiatives?



Participants had mixed reactions to this strategy as is evidenced by the temperature gauge (see above). While there was support for many of the ideas, many commenters noted a need to focus on landlord behavior/responsibilities too, institutions’ responsibilities in managing students and additional actions beyond just addressing quality of life issues.

Comments received:

- The City should hold a landlord workshop each year like they had done a number of years ago in partnership with Vermont Apartment Owners Association, VT Tenants and UVM.
- The City would benefit from making public landlords rental inspection cycle (1, 3 or 5 years). That way tenants have more information before renting and are aware of who the responsible landlords are. In addition, it gives landlords another incentive to be responsible managers.
- More and more students tell me that their landlord told them “only put 4 of you on the lease and the rest just live here.” That greater vulnerability for tenants and is against a City ordinance. Penalties need to be higher and more visible? Does the City need more resources for enforcement?

- City needs to hold landlords fee to the fire. Too many cars in small lots; trash heaped up and forgotten to blow around. Manage their properties as though they actually had pride of ownership and city.
- Doesn’t really address landlord as active role – issue of negligence of property, disrespect for tenants, breeds disrespect by tenants. More actively bring landlords into this
- UVM is launching an on-line program for off campus living in spring 2018
- UVM holds 6 off campus living workshops each fall
- Make sure universities enforce consequences for bad student behavior
- Do not spend federal, state or local taxes on the toolkits. Get UVM to use Trinity to house their students on campus. This solves affordability, quality of life issues and sales tax payments.
- Demand more responsibility of ownership by universities.
- This seems like all jobs for UVM and institutions.
- Schools should highlight and enforce codes of conduct for off campus students with consequences.
- UVM instead of hiring middle managers could use that \$\$ to lower campus housing costs
- Consider requiring all leases to contain provisions about quality of life, e.g. information on City ordinances (noise, recycling, trash) and the consequences of breaking them. Many landlords who manage their properties well put provisions and language in their leases and it gives their tenants information proactively and leverage when ordinances are broken.
- Ask UVM to provide addresses of off-campus students, names not necessary. List to be sorted to understand which properties/landlords are allowing more than 4 unrelated people in each unit
- The City used to have a Burlington Neighborhood Project in CEDO, which provided resources, attention and policy support for neighborhood well-being. Can we bring this infrastructure back?
- Can the City enforce or require certain lease penalties? Or language around that?
- New ordinance – all multi-housing units must have recycled tote
- All garbage and recycling out of sight except for time of pick-up. Fines \$100/day.
- Reduce cars!

- Love idea of satellite parking and remote parking
- Do not change the resident-alley parking permit system except to reduce from 4 to 2, the changed permits allotted per unit
- More shuttles around bar closing?
- Have UVM lower expectations for car ownership for students
- UVM should help students manage cars on campus or at offsite parking
- College and university give \$2-3000 incentives to not bring cars.
- Change comes not due to one initiative or program. It is a wheel with lots of spokes. We need to continue the spokes that are showing positive change and drill into the gaps and challenges.
- These all look like “soft” strategies. Probably not productive without the other strategies.
- This is what we already have. Street is quieter, but houses are being bought for investment as student rentals. Housing ownership needs to change to owner-occupied or long-term rental.
- This is a lot of the same. Blah, blah, blah.
- Want to see more proactive “community building” initiatives (a la UVM’s OSCR office) like community gardens, block parties that help build connections so students are introduced/deepen sense of place
- Love “first warning”
- Renters don’t want “kits”
- Reviews and consideration only go so far. I think concrete policy is importance for real change and timely change.
- These actions will only get us so far – they won’t make a huge impact given that the balance has already been tipped
- Like non-punitive measures, e.g. student participation in car/bike share and education students
- Lukewarm about increased police, parking permits
- The toolkit is good idea but how to enforce that it is done? For example, I work with many renters who tell me their landlord did not tell them about the noise ordinance, which they are required to do as part of the ordinance. Some tenants may not remember being told but I suspect many have not been told.
- It is crucial to dig into why some neighborhoods are seeing success with quality of life – what initiatives are they doing, why are they working – so that we can offer resources and support for other neighborhoods to learn from it. Equally important, digging into neighborhoods with challenges

- What can engaged and interested homeowners do? What tools can they be given? Many aren’t aware of how to deal with problems properly and effectively?
- Build on current renter ed programs- great!
- All good. But bar closing patrols most direct impact

What do you think of Strategy #2 - Contain and slow down conversion of single family homes to rentals?



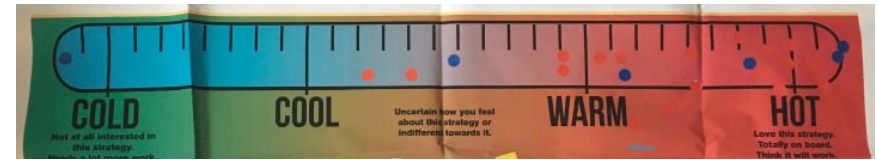
Most participants were supportive of this strategy. There were some questions and other ideas, which are noted in the comments below.

Comments received:

- Like higher density idea (modest infill, higher density development) near campus
- Like more student housing near, on campus
- Best are: infill, higher density
- Yes – more housing for students. Yes- codify living standards. Yes – property fund – where will \$ come from?
- Preserve historic assets
- All good zoning applications – higher density, codify livability, enable infill
- Yes – Not as much funding needed for this to be a success as the conversion and loan option. Best options here.
- Finish construction of 1200 beds for UVM, then add actions like single family acquisition fund and code livability standards. This is great – you are on the right track
- These properties should be owner restricted to owner occupancy – great idea! Protect home so they can’t be converted
- Agree with preservation fund for property acquisition. Have two approaches: 1) For neighborhoods at 49% vs. Neighborhoods at 25%.

- Have a hard time trusting terms like “appropriate to neighborhood character” w/o knowing who is defining appropriate
- Why employer-assisted? Won’t that just encourage companies to leave? How about university assisted?
- What if landlords needed a license where code enforcement/tenant feedback, ratings re: certain criteria were part of the criteria for earning that license?
- What kind of assistance can owners of these historic homes get to keep them in shape? The cost of improvements/maintenance is high.
- Depends on how its implemented
- Question is “rental to whom”? It is very different to “lose” a single family home to a family rental or young professor rental than losing it to a student rental.
- Zoning policy should be do not allow single family homes to be used as student rental properties. Require all student houses to be converted back to single family homes.
- These actions are more creative than those on “enhance quality of life initiatives” table
- Demand more responsibility and ownership from UVM and Champlain
- Expect much more rigorous efforts and investment and \$\$ from UVM to keep their students from contributing to deteriorating standards in student rental neighborhoods
- Please separate out the 25-49% area of owner occupied into 2 – 25% and 49%. Focus on the area that is 49% to try to save
- I would not want anything to change the character of each neighborhood/ward
- A sustainable BTV needs more 26-40 yrs living in homes and rentals
- UVM students should not have a higher priority for our limited housing
- For 2,000-3,000 students UVM needs to build housing on their Trinity campus – not via sponsored housing in our residential neighborhoods.
- Get UVM to fess up about total # of students on campus/off campus. # of students, not just percentages.
- UVM surely needs better off campus housing options for students or put in an effort to make off-campus housing, such as Redstone Apts or Lofts, more affordable to students of all backgrounds. Students should be focused on studies not working 3+ jobs or 30+ hours to cover rent.

What do you think of Strategy #3 - Convert selected primarily student rental properties to non-student housing while maintaining affordability?



Most participants were supportive of this strategy. There were some questions and other ideas, which are noted in the comments below.

Comments received:

- Yes – employer assisted. Yes – historic rehab, Yes – loan program. Where will this \$ come from?
- Target funds for owner occupied historic – targeted rehab loan
- UVM needs to take more responsibility for housing its students – with BTV’s reputation, young professionals will pick houses at a reduced price to fix up
- Employer assisted housing program
- Overall, this one sounds like the easiest strategy to swallow – who wouldn’t want to rehab dilapidated historic homes?! It’s hard and expensive work!
- \$\$\$ to rehab and give these old homes love!!
- These are great, great ideas. I will happily contribute to fund this stuff. Enable people to return run-down student apartments to fewer units, potentially accommodating young families with professional incomes.
- This board is more the right idea but go farther, be visionary and take risk!
- UVM could be asked to contributed to this fund since their carelessness and disregard has led to this problem to begin with.
- No – this option does not “guarantee” long term success as the option to slow down conversions.
- Assure durable affordability in invested properties or your goals will not be fulfilled for any length of time
- Maintain the conversions as public/CHT housing – not private

- Current homeowners often delay expensive renovations and then (when a renovation is finished) feel penalized when the city comes and reassesses the property to increase taxes or imposes expansive historic building requirements
- Negotiate higher PILOTS and use to assist in conversion and housing support
- Don't solve this problem by selling our city to the highest bidder. The best answer is not necessary the most financially prudent.
- Improving quality of life may cost money because quality of life is not measured in dollars.
- Be visionary! Take risks!
- I'm a huge fan of Bill Ward and Code Enforcement. Go tougher on sketchy landlords.
- Park cars back on campus with good shuttle services for off campus students
- UVM/Champlain write proposal to collaborate with Tesla on autonomous shuttles
- Use Ben & Jerry's model to capitalize fund – ask investors/individuals to buy in or issue a bond
- Change “employer” to “tax exempt employers”
- Move 2000-3000 students into Trinity Campus. Allow neighborhoods to be single family units. In the RH zone have rental properties, not in the RL zone
- Burlington, with this, and past studies, has an opportunity to really improve the neighborhoods, make them more attractive and affordable for young families. Please just don't sell out to new development in the city. The university or this will should (illegible)
- Create fund from savings generated by going with (illegible)

Open House General Comments

Participants had an opportunity to leave other comments or questions based on their experience at the Open House. The following are the comments received:

- Well organized – thank you. The choices of ideas to react to were good. I question the data/information given about our street – University Terrace. It is not currently accurate – more students/more student rentals on street than shown

- Some good strategies, interesting information, nothing surprising. Really like the quality of life initiatives and property conversion ideas, decent food, friendly consultants.
- Thank you. The check in progress by Ryan and Brianna was extremely friendly and professional. The exhibits were easy to read. I love the city maps Department heads and CEOs members were right on site and very approachable. We are fortunate to have CEDO. I really appreciate the ward by ward coverage. My Ward 2 is very student dominated in its southern half. We are slowly beginning to threaten the students as an asset. Our housing stock in Ward 2 is very old. How do we keep the historic charm but keep them up to date and up to code? Thanks for the nice snacks. Happy Holidays.
- One gap I see is examining neighborhoods that have had success and why? What are local best practices? The city used to have in CEDO an area that focused on neighborhoods. We have lost a lot of that infrastructure and intention. Many thanks for the opportunity to meet with the consultants and to create space tonight for the community to respond to what they have heard.
- UVM needs to do more. The City needs to be visionary – invest in revitalizing and rehabilitating our neighborhoods – incent conversions back to owner occupied. Don't study this much longer – the distractions are in the past!! It's time to move forward on our older neighborhoods.
- City housing is a big issue focusing on one small piece may help. Students living off campus is a big issue.
- Much of student housing suffers from deferment
- The boards wrapped their intent in attractive headers but the tactics were not neighborhood quality of life friendly. Yes we want student housing to move on-campus at Trinity – but not to other neighborhoods and not into “sponsored housing”. (no more student housing in South Campus, south of Main Street)
- Complicated issue for which there is obviously no easy answer. Generally well done and appreciate the stations set-up and the info boards. “What is neighborhood balance” – activity was confusing – couldn't tell exactly what was being asked. Refreshments were excellent.
- Well presented. Very engaging. Important goals.
- I really like the ideas of assistance in converting homes back to single family but the costs are prohibitive. When is a house “fully” converted? To what detail and how does historic designation help or hinder this? Owners can sometimes delay a renovation and then feel penalized by a reassessment and increased taxes.

- This was an excellent presentation. A nice mix of people from many wards. I like the time period able to catch student, professionals and residents from all the city. Contois is a great room.
- I like the format for the presentation, including the opportunity to write questions and provide feedback. Housing is a complex issue and having multiple tools and strategies is a smart way to make changes. One of the large challenges will be finding \$ to implement some of the strategies.
- Thanks for this information and presentation! And inviting input from citizens. Zoning regs seem cumbersome and difficult to understand. Please smooth that mess so people can improve their properties with less hassle!
- To have more students stay on campus, universities need to have better cost of living. For me: small dorm room at \$900-\$1100 housing cost / month. Off campus is \$450-650. Affordability is key. Invest in energy efficient retrofits (zero energy homes are more sound proofed). Need to work with UVM to do this.

SURVEY RESULTS

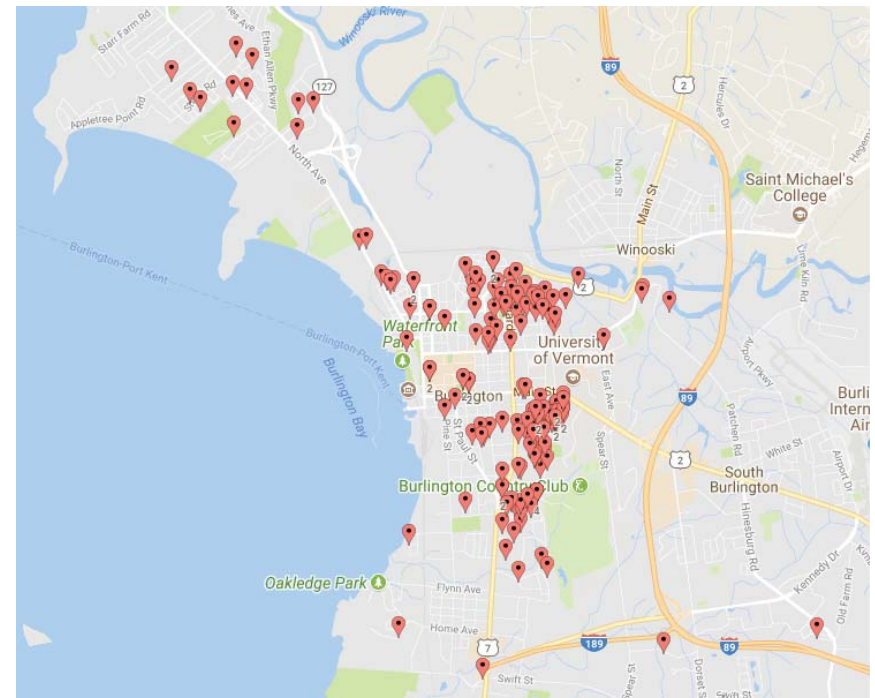
Introduction

The Neighborhood Project conducted an online survey from December 13, 2017 through February 16, 2018. The purpose of the survey was to provide an additional way for community members to give feedback to the project regarding potential strategies to consider. The survey mirrored the content and structure of the Community Open House, which was held on December 12, 2017. It was not designed to be statistically significant; rather it was meant to be an easy and familiar way for residents to provide additional feedback.

During the response period, 179 participants took the survey (see Figure 1 for a map of participant addresses – based on respondent provided data). This document details survey responses and comments organized by categories. Categories were developed based on the content of the comments received. (Please note that if a comment is coded with more than one category the additional categories are provided in parenthesis following the comment).

Also, a few residents sent in comments by email or as commentary to the Open House/Survey presentation. Those comments are included at the back end of this summary.

Figure 1 Participant Addresses Note that two respondent addresses do not appear as they fall outside the geographic extent shown here. This scale was chosen so that the map could be viewed at enough detail to identify the geographic pattern of respondents.



Neighborhood Balance

Respondents were asked to describe what “neighborhood balance” looks like in two likely neighborhood types that are proximate to the school campuses:

- Neighborhoods that are primarily single-family owner-occupied homes with some student renters; and
- Neighborhoods that have a higher concentration of student renters.

Responses have been organized thematically for each neighborhood type.

Responses - Primarily single-family owner-occupied homes with some student renters:

Over 60% of comments related to density and occupancy reinforcing the desire for these neighborhoods to stay owner occupied and less dense. Generally, respondents described quiet, clean, safe, family friendly neighborhoods with community amenities like parks. They also noted the potential for affordable home purchase options and a housing stock that is well maintained.

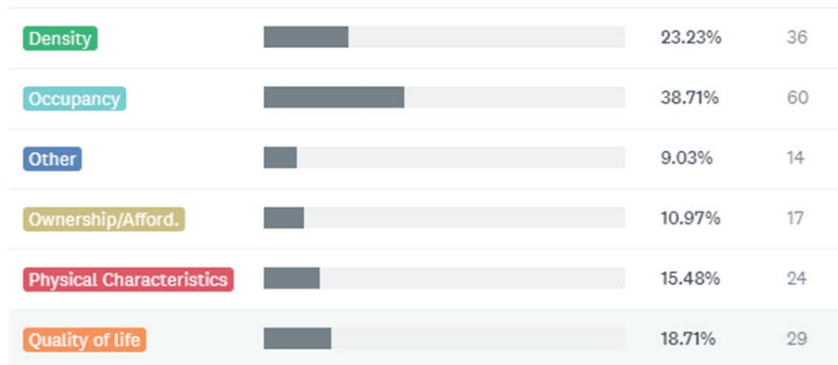


Figure 2 Percentage & Count of Comments by Category

Density

- Each rental should have a maximum occupancy and limit bedroom sharing. Overcrowding in rental units is causing congestion. Each rental should be granted a maximum residential parking permit of two per building, or one per rental unit. So, less dense. More purchasing opportunities. More single family homes as rentals. University repercussions for noise complaints.
- single family with separate areas of high density and commercial
- More ownership, less dense, no slumlords
- Keep low density residential housing
- more ownership, less density, more neighborly
- less dense student housing
- families; gardens; less dense
- Families, less dense, quiet, children, more cars
- Family oriented, less dense
- maintain signal family
- Less dense (2)
- lower density student homes, primarily owner-occupied
- I Want Less Student Density
- less dense
- Well maintained affordable housing. Reasonable density, low noise.
- limited number of renters per unit
- Less dense, neighbors know one another
- less dense
- less dense
- Less resident density
- still dense, public transportation, high quality housing
- less dense; older students (i.e. grad students); owner-occupied rentals; walkability
- maintain current density
- Fast track permitting for outbuilding accessory units
- less dense, 25% owner occupied
- more ownership, less dense (occupancy)
- Single family neighborhoods need to stay as they are (occupancy)
- neighborhoods with primarily single-family homes and some rental units (occupancy)
- single-family-owned dwellings (occupancy)
- mostly single family housing, occupants only parking (occupancy)
- Primarily single family owner occupied with some students. (occupancy)
- primarily single family with some student renters (occupancy)
- Primarily single family (occupancy)
- one student rented home per block allowed (occupancy)
- more accessory apartments *in owner-occupied homes* (occupancy)

Occupancy

- Each rental should have a maximum occupancy and limit bedroom more students living on-campus
- Integrated within a home, home sharing w/ owner occupied
- Fewer student residences.
- Family homes only.
- neighborhood is the key word. I love my neighborhood because it is a mix of all ages and we are all owner-occupied homes.
- 25% or fewer students
- Students living on campus for all 4 years and maintaining family neighborhoods avoiding transients.
- few student renters, keep families
- <10% student renters
- No student occupied rental housing
- Mix of owner occupied/renters. Multi-age, multi-race
- Students should rent on-campus in University provided homes.
- Student renters in a primarily single-family owner-occupied homes does not work. When four unrelated student live in a house that one of their parents own, they use obscene language, are drunk and loud in the middle of the night. Not an ideal situation for young children.
- Owners renting rooms and mother in law units
- High ratio SFO-O to SR
- No students in city neighborhoods
- less student renters, more on campus housing
- Fewer students on South Prospect / Keep single family homes f
- Avoid “student ghetto” situation
- Fewer student rental properties. More on street parking for owner occupied homes.
- student rental homes spread out among single family homes
- Help to keep them in owner occupied hands.
- It looks like residents with different needs, different commitments, and different daily schedules that clash.
- more owner-occupied homes
- scattered student housing only
- 75% single family, owner occupied; 25% student renters
- keep balance of more owner occupied than rental
- balance owner lived with renters
- higher ownership, owner-occupied duplexes
- mixed homes with “mother-in-law” detached units
- Families with young children
- equal number of rented units and owner occupied units (homes, condos, townhouse)

- Student renters
- Multi-age shared living arrangements
- More homeownership
- diversity of residents and housing types
- Owner occupied at a minimum
- Families, homes, diversity
- less renters, more owner occupied and more parking
- a wide variety of housing types and a wide variety of households including owner, renters, students, professionals, retirees, etc
- more on campus housing
- school-aged children
- mix of young families and older couples
- More affordable owner occupied homes (Ownership/Affordability)
- more ownership opportunities for new families/younger homeowners (Ownership/Affordability)
- students living in cooperatives with strong community ties (Quality of life)

Ownership/Affordability

- A housing market where young recent students can afford to be homeowners
- Affordable housing for families
- more affordable housing opportunity
- helps ownership affordability
- Expensive and driving unaffordability.
- Housing Trust ownership opportunities for single-families
- opportunity for purchase and rent
- ownership opportunities for local workers
- More affordable ownership opportunities for adults and families
- Preserving / adding ownership opportunities
- more opportunities for homeownership
- more affordable ownership opportunities

Physical Characteristics

- well-maintained exterior appearance
- houses with yards, some carriage houses or converted garages, houses look like they are taken care of, parking in driveways not on lawns, trash cans not visible
- It looks natural
- Maintain character of single family home neighborhoods
- family-friendly spaces such as parks

- more maintained
- More Parking, Safe Housing
- Better quality units
- Parks and community space, safe sidewalks and bike lanes for youth, space to grow as a family/homeowner.
- Community, housing, parks
- More shared green spaces where people come together
- Mix of options for families and students.
- fewer cars to park, better quality housing
- Higher quality rentals
- Nicer housing, more home owners, more investment
- quiet students in more upgraded properties (Occupancy)
- More homeownership, renters, shops (Occupancy)
- Blended ownership and quality apartments (Occupancy)
- Affordable home ownership options, adequate green space, good public transit, access to carshare & bikeshare, neighborhood amenities (coffee shops, restaurants, corner stores, etc.) (Ownership/Affordability)
- beautiful homes, no trash, low noise, respect (Quality of life)
- Cleaner quieter with nicer well kept homes (Quality of life)
- Quieter, more family friendly, cleaner (Quality of life)
- Priorities on community and on housing stock maintenance (Quality of life)
- More yards space, quieter (Quality of life)

Quality of life

- Better quality of life
- Quiet, minimal traffic, safe
- more interactive between neighbors
- friendly tolerance
- noisy, drunk students, litter
- peaceful, quiet, respectful
- quiet, private for non-students
- invested. calmer. neighbor knowing neighbor.
- caring about the community
- Low energy, too quiet
- Quiet stable respectful friendly
- clean, quiet, better cared for
- less student noise, fewer cars
- Quieter, more respectful communities/neighbors.
- quieter cleaner neighborhoods, clear guidelines for renters
- safety, respect, mutually agreed upon terms
- relatively quiet, well-kept, vibrant

- variable, family centered, mixed use
- Community through shared responsibility
- healthy, welcome, quieter
- diversity of family units, but common values/behaviors
- diverse, expensive, family-friendly (Ownership/Affordability)
- more ownership opportunities, community events (Ownership/Affordability)

Other

- I don't understand the question
- Balance is the wrong goal. RL zone should be all owner occupied single family homes.
- Ok
- Balanced community
- Average American neighborhood
- More code enforcement support
- not in my backyard
- x
- close to tipping point
- restoring houses rather than selling to slum lords
- Normal
- I don't understand this question.
- Better treatment of working poor by the Housing Authority.
- I don't consider this a valuable goal.

Responses - Higher concentration of student renters

Just under 60% of comments related to density and occupancy with more of a focus on multi family buildings yet the comments regarding occupancy were more mixed; some noted neighborhoods with a greater percentage of renters while others focused on a desire for more owner occupied buildings. Comments related to quality of life and physical characteristics of the neighborhood had a split with some respondents speaking to neighborhoods that are noisier, messier and higher levels of activity while others spoke to neighborhoods that could be better maintained with a higher quality of life (possibly through greater enforcement). Transportation was mentioned more for this neighborhood type with a greater focus on more walkable, bikeable streets and better access to public transportation.

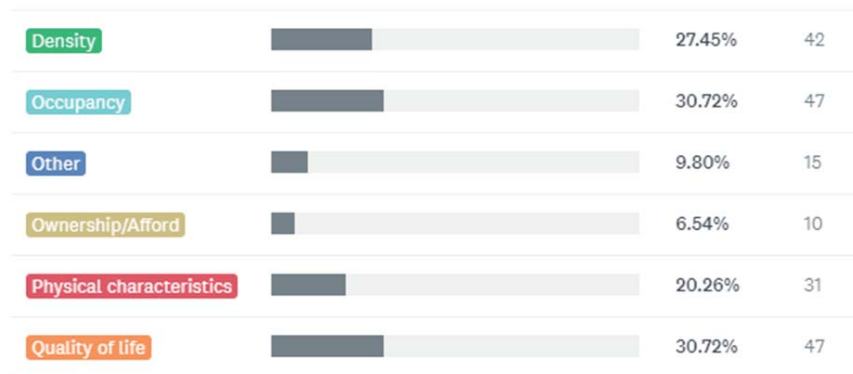


Figure 3 Percentage & Count of Comments by Category

Occupancy

- Fewer student residences.
- Move UVM's off-campus students onto Trinity campus. Convert the crowded off campus student houses back into a mixture of single family homes and duplexes in the RM zone. In the RH zone, allow tri-plexes and greater density.
- More owner occupied properties
- UVM should provide housing for its students; stop ruining our neighborhoods
- >33% student renters
- Fewer students than owner occupied homes
- Families not students

- responsibility for students rest with the institution
- student "slums"
- less student renters, more on campus housing
- Turn current student housing into family housing
- greater percentage of renters
- students live near other students
- better balance of families and students
- More owner-occupied homes
- Greater percentage of renters
- Multi-age shared living arrangements
- limited number of students living in one home
- Mix of options for students.
- greater percentage of renters
- Constant resident turnover
- greater percentage of renters
- Primarily student rentals with some families mixed in. The rents should be far less than in single family neighborhoods. (Ownership/Affordability)
- Dense housing, primarily students (Density)
- more single family homes (Density)
- Mix of renters & affordable home owners (Ownership/Affordability)
- multi family and small student apartments, mix of ages (Density)
- multi-family, greater percentage of renters (Density)
- Fewer owner occupied homes, more on street parking for renters, more renters. (Physical characteristics)
- More bikes on sidewalks, fewer family owned houses (Physical characteristics)
- I want less student density (Density)
- organized student housing in buildings, not houses (Density)
- a wide variety of housing types and a wide variety of households including owner, renters, students, professionals, retirees, etc (Density)
- owner-occupied, multi-unit buildings (Density)
- More owner occupied multi-family properties (Density)
- fewer students per unit (Density)

Density

- multi-family, occupant only parking
- Keep low density residential housing in ward 6
- More apartments vs shared homes
- Multi-family, more crowded
- more cars, more bikes, more people (Transportation)
- Dense, multifamily dwellings

- limit on number of bedrooms in one apartment and/or limit on how many apartments can be made in a single building
- Mini-campuses, directly associated w/ institution.
- multi family
- Dense but well maintained multi family homes
- Densely populated
- Fewer tenants per housing unit
- Higher density properties
- more duplexes, triplexes
- Dense but room to breathe

Owernship/Affordability

- opportunities for ownership - condo or multi family
- Better affordability for recent grads and other young people
- rent control on larger (3-5 bedroom) "single family" houses to make them attainable for families and section 8 vouchers holders
- Too costly for families
- incentives for single family ownership
- Multi family and more "adult" opportunities to rent. (Density)

Physical Characteristics

- less visible trash service and on site garbage storage
- Chopped up run down apartment
- junky, unkept, not maintained
- fewer cars, better home maintenance
- Limit cars per rental unit
- Greater upkeep of property
- no neighborhood investment, houses trashed
- Messier
- restoring houses rather than selling to slum lords
- carelessly maintained housing
- Maintain character of single family home neighborhood
- more multi-family homes but with parking in driveways not on lawns, more bikes, trash cans still not visible, still nice landscaping and houses painted/taken care of (Density)
- lesser quality housing, more dense (Density)
- Out of balance / trashy / too dense (Density)

Quality of Life

- vibrant neighborhoods with primarily single family units and some student rentals that are well maintained who live together understanding the importance of quality of life initiatives and ordinances (Density)
- worse quality of life
- dense, noisy, undisciplined
- Noise, irresponsibility, harassment
- Few restrictions, but with noise/parking patrol
- friendly tolerance
- louder, more drunkenness
- Slum, noise pollution, disrespect
- constant change. temporary. louder. less investment.
- More cars, more noise, more need for city cleanup
- More likely to have similar schedules and investment (or not) in the neighborhood.
- Vibrant, productive, youthful, forward-thinking
- Less Parking, Rowdy, More Noise
- Better enforcement of good neighbor ship
- young, loud, vibrant
- Vibrant friendly active
- better noise and trash control
- less neighborhood pride
- less sense of community
- more noise, weekends that are challenging
- later bedtime, less attractive, more affordable (Ownership/Affordability) (Physical characteristics)
- Similar to above. Maximum occupancy based on unit size must be monitored and honored. Students follow university rules in not having cars while enrolled in school. Parking in these neighborhoods is currently a problem. Accountability to the school for poor public behavior: university repercussions for noise complaints (Density)
- Tidy, walkable, safe (Physical characteristics)
- neighborhood means folks walking on sidewalks and biking to and from work and activities. There is a rental property on our street that is generally med students and quiet. It works when it is quiet! (Transportation)
- I am all about bike lines and college students, but I do not want the zoning to change with more houses being converted to college housing (we already have plenty of noise from the fraternities) (Density)
- walkable, bikeable, gathering space (Physical characteristics)

- limited parking; curbside garbage; noise (Physical characteristics)
- few children, little neighborhood comradery (Occupancy)
- students living in cooperatives with strong community ties (Occupancy)
- Renters, rundown, noisy, more cars (Physical characteristics) (Occupancy)
- more owner occupied needed with less renters, better quality of life, people care about their homes (Occupancy)
- respectful neighbors, well-cared for properties (Physical characteristics)
- More affordable and vibrant (Ownership/Affordability)
- loud, more cars, less well cared for (Physical characteristics)
- more bikes, more noise (Transportation)
- Busy but clean and maintained. (Physical characteristics)
- Crowded, noisy, unclean (Physical characteristics)
- Safe sidewalks and bike lanes for students, apartment buildings that are well-maintained and properly supervised for renter and community safety. (Density) (Transportation)
- No one knows their neighbors. Too dense. (Density)
- Temporary, high-impact, homogeneity (Other)
- less cars, noise, trash, disturbances, more family feel (Physical characteristics) (Transportation)
- safety, respect, multi-family (Density)
- walkable, bikeable, cafes (Transportation)
- deferred building maintenance, more noise, more cars (Physical characteristics)
- louder, buildings in poorer repair (Physical characteristics)
- more later night activity, less care of property (Physical characteristics)
- More traffic, noise, more renters, (Occupancy)

Transportation

- more bikes
- more cars, multi-unit properties (Density)
- More cars
- better public transportation - less cars
- need for car restrictions and more bikeability
- Expanded mass transportation.
- Fewer cars / less congestion
- more bikes, public transportation
- more dense; walkability; more public transit
- multi-family & more bikes (Density)

- Potentially crowded with cars (Physical characteristics)
- mixed renter type buildings, bikes are great! (Density)
- more renters more bikes (Occupancy)
- Good TDM strategies to reduce cars & encourage walking/biking and preserve green space, safe and affordable rental housing that is maintained (Physical characteristics) (Occupancy)
- fewer cars, less density (Density)
- dense, multi-modal development (Density)
- Multiunit buildings, parking issues (Density)
- less percentage of renters, less cars (Occupancy)
- more bikes, more renters (occupancy)
- more walking/biking, more renters (Occupancy)
- More pedestrians and renters (Occupancy)

Other

- I don't understand the question
- unbalanced
- Balanced community
- Same as previous
- Not possible
- balance is insane way too many student rentals
- x
- more university involvement,
- Declining student populations improve
- I don't understand what you mean by "balance"?
- there is NO BALANCE
- Ensuring that landlords do not take advantage of student naivete.
- more awareness/involvement from (absentee) landlords
- More density, increased regulation (Density)

Strategy Feedback

Participants were asked to provide feedback on their level of support for the three high level strategies by placing a dot on a “temperature gauge” for each strategy and encouraged to leave comments. The temperature gauge had the following readings:

- Hot (Love this strategy. Totally on board. Think it will work.)
- Warm (Like this strategy. Think there are some good ideas in there.)
- Uncertain how you feel about this strategy or indifferent towards it.
- Cool (Have some questions about this strategy before I can be supportive of it.)
- Cold (Not at all interested in this strategy. Needs a lot more work.)

Responses - What do you think of Strategy #1 - Enhance Quality of Life Initiatives?

Figure 4 illustrates the percentage of responses according to their reaction to this strategy. As the chart illustrates just over 60% were hot or warm on this strategy. Just under 5% were uncertain and about 34% were cool to cold on it.

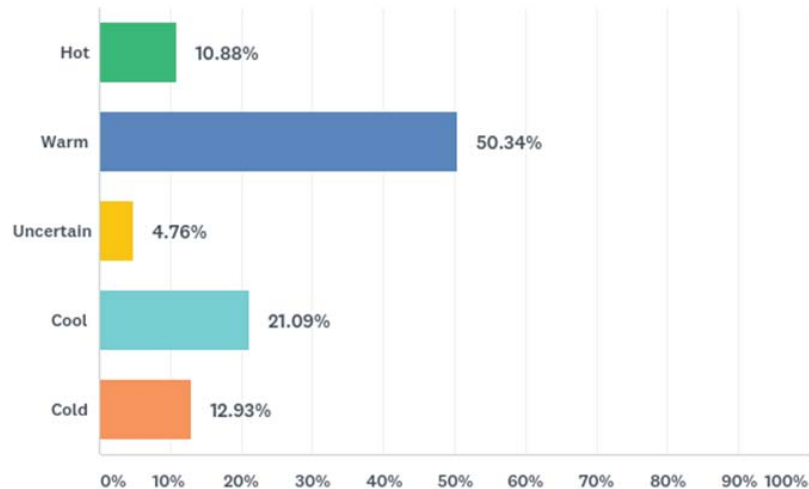


Figure 4 Responses to Strategy 1 – Enhance Quality of Life Initiatives

Forty-eight respondents (27% of total respondents) provided feedback on their questions or concerns regarding this strategy, which are detailed according to the categories below. Most prevalent comments included:

- Questions regarding implementation, often desiring more specific details on different action ideas or questioning whether actions would work;
- Questions and concern related to the parking action ideas; and
- Desire for the university to house more students and better manage issues like parking.

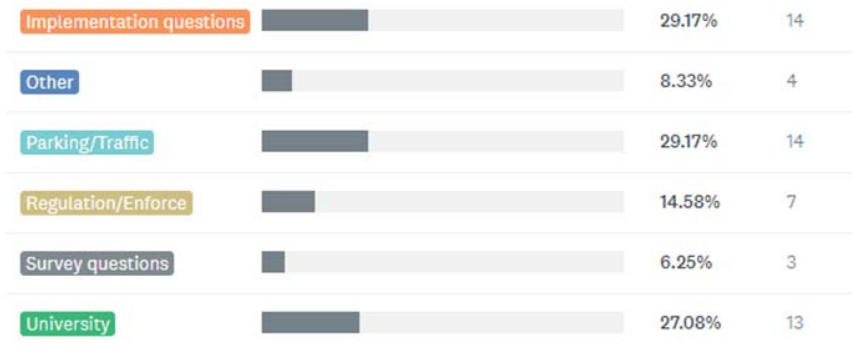


Figure 5 Percentage & Count of Comments by Category

Implementation-related Questions/Concerns Comments

- I am not sure how it will be implemented. I also enjoy the nature of my neighborhood now.
- Vague and too open to “interpretation”
- The efforts in this direction have made no difference on our street.
- Because it does not seem achievable and will be used to allow more student housing without solving the problems.
- I don’t see these changes making a positive impact on neighborhood quality of life.
- It’s fine. but if this strategy is focused on, the city risks declaring victory before making substantive change.
- Feel good response, not concrete
- Every year there’s turnover of students and young renters, so it seems like this would be a constant, endless campaign.

- I largely think we're largely (to use Sen Ashe's words) "trying to solve a problem that doesn't exist". I believe strongly in tenant rights, and promoting bike/walk transportation through a market-based solution - meaning remove free, on-street parking in residential neighborhoods so that car owners have to bear the cost of the storage of their vehicles. However, many of the proposals in "Strategy #1" such as enhanced noise ordinances and enforcement I disagree with 100% and I don't think that's a good solution. We live in a city. Let's embrace vibrancy and culture. If you want to live in a quiet area perhaps you should move to Underhill or Calais.
- These "strategies" have all been tried in one way or another in the past, all failures. housing prices absurd for a rural state and neighborhoods look like junk
- Not sure of toolkit currently available. Our experience with trying to initiate our own quality of life programs for our street was painful and way too long.
- What revenue will need to be raised or resources redeployed in order to enable it? With no price tag, it is difficult to objectively evaluate anything.
- I think it focuses too much on negative/adversarial-type elements, rather than fostering mutual respect, discussion, and personal investment

Parking, Traffic, Transportation Comments

- With visitors, maintenance and installation vehicles parking for residents is already tight. We had students parking some time ago before NO PARKING became law and it was a disaster
- It supports the colleges and universities without them supporting the neighborhoods. Parking is the issue for the university, not for property owners who already pay excessive taxes for everything in this city. We should be able to keep ownership of our parking so that we are neighborhoods remain neighborhoods for individuals and families.
- Parking change recommendations are unacceptable.
- Concerned about hidden agenda to use our quiet streets as parking lots
- I am uncertain if there is a response plan re: parking, traffic and an emergency response if there are community planning changes
- Need to keep residential parking free and assured for homeowners - some have no garage and tiny off street parking areas
- It reopens on street metered parking, doesn't value children neighborhoods, doesn't address a neighborhood filled with only families, adds greatly to congestion and traffic (Neighborhood quality)

- Few examples nor definitions of terms, ie. "tools". Without understanding your references, the strategy is meaningless. Also, bad idea to reduce vehicle numbers, while already squeezing drivers with many fewer on street parking spots, fewer traffic lanes, and more and worsening traffic and traffic jams. Squeezing, inconveniencing and hampering drivers is not the "strategy" to reduce student vehicles, as if they want fewer vehicles, themselves. Too much manipulation and regulation. (Survey questions)
- As the majority of break ins recently have been occurring during the day, would increasing police presence work to reduce crime, or target certain demographics? I question the efficacy of the parking permit as well. Burlington needs to improve public transportation before limiting the already limited parking available. (Regulation/Enforce)
- Adding parking meters on residential streets adds traffic, noise and reduces capacity for kids to play.
- I don't like restricted parking for residents. I pay taxes and support the city infrastructure. I should not be prohibited from parking in any residential area. Landlords have too many restrictions already without having to give out "booklets."
- Does not address installation of cycle track on major routes, installation of safe intersections (i.e., no systematic safety approach on streets)

University Related Comments

- UVM needs to house its students on property that it owns, not within family neighborhoods. We do not want multi-units in the single family home areas.
- I think the universities should set rules. It's not a program that can fix this. (Regulation/Enforcement)
- concerned about institutional parking creep into residential areas - proximity to campus should not mean that families are driven away (Parking/Traffic)
- don't like non-residents parking in neighborhoods during the day. If institutions need more parking, let them build it on their property, not clog MY STREET with their overflow parking. (Parking/Traffic)
- Students should live on campus.
- Total disregard for tax paying home owners. Landlords should not won the city. The university and college should house their students.
- Erodes our quality of life. Force UVM to build the housing it needs and stop catering to greedy slumlords. Vigorously enforce and strengthen parking and housing ordinances. (Regulation/Enforcement)

- The strategy is tailored to a student population now and in the future. I would like to see more UVM on campus housing at Trinity campus. Long term, I wonder if undergraduate students will be able to afford to live on campus. Hate to see the city neglect the need for a balanced population in order to meet the needs of a changing higher education trend toward on-line and commuting for undergraduate programs nationally.
- Students should live on campus. They aren't invested in neighborhoods and so are not likely to consider other residents' schedules (sleeping, waking).
- UVM needs to be responsible for creating more student housing. Issues go beyond parking and partying. The approach needs to be about a more integrative community.
- after 30 years of housing studies with the SAME results, why reinvent the wheel? More housing on UVM campus is the big tool that neither UVM nor the city want to pursue. Enforcement of current zoning not supported by Mayor...it works when enforced. Again why reinvent the wheel?
- We already see that these strategies are not being effectively implemented in the new neighborhoods that are experiencing student renter creep. I used SeeClickFix for awhile, but then I got tired of it. Neighbors are constantly barraged with reporting quality of life issues. This tool in particular is not addressing the root problem, which is too many students without supervision living together. Four students living in an apartment without the help of a resident advisor to mediate disputes between students and between renters and landlords makes for a stressful living situation for the students as well as the neighbors. Landlords are benefiting at the expense of students and the neighborhood. Colleges are better equipped to handle housing issues of their students than landlords and neighborhoods. We should require UVM to house more of their students and end the destruction of our neighborhoods. (Implementation questions)
- City is not looking out for taxpayers in residential neighborhoods - trying to take UVM and Champlain College off the hook for providing housing and parking for their students.

Regulation/Enforcement Comments

- The city selectively chooses where to enforce their codes. Example: Parking on lawns. I have seen cars parked on lawns in the affluent area of the Hill Section, never with a ticket.
- Depending on enforcement and incentives it avoids creating a community vision and enlisting everyone.
- simply policing problematic density and behavioral areas created by the city
- Quality of life can be improved in ALL neighborhoods by changing zoning to: (1) not allow more than 4 unrelated persons per building in the RL zone, (2) allowing a 50%:50% mix of single family homes and duplexes in the RM zone; and higher density in the RH zone. This can be accomplished through zoning that allows less density in RL and RM. And this will compel UVM to house all of its 2900 off-campus undergraduate students on the 20-acres it owns on the Trinity campus. That UVM Trinity Campus should be re-developed to house its 2900 off-campus students; and doing so free up 300 houses in Burlington for non-undergraduate students to live in and it would make housing much more affordable in our city. Changing zoning to allow multi-units in the RL zone will ruin this neighborhood. It will start to look like Colchester Avenue and the RM zone. The strategies in this Neighborhood project report will RUIN the RL zoned Hill Section neighborhood near UVM.

-

Project/Survey Related Comments

- Too many strategies grouped together. Not well written, hard to understand.
- Your wording is very markety and misleading. You are talking about zoning changes. This is a sales document and not an unbiased evidence based report. Shame on you

Other Comments

- I'm not seeing specific language that communicates civic and neighborly responsibility of students to their neighbors.
- Some of these issues make sense for Ward 6 and others do not.
- There has to be a balance of owner-occupied properties, otherwise the lack of landlord OR renter investment will result in whole blocks being trashed. As they have.
- I would love to live in Burlington, but the sub-standard housing that the "landlords" are permitted to provide is deplorable!! My children both rent overpriced, unsafe housing and it doesn't seem to bother anyone in City Hall that this is happening on their watch!

Responses - What do you think of Strategy #2 - Contain and slow down conversion of single family homes to rentals?

Figure 6 illustrates the percentage of responses according to their reaction to this strategy. As the chart illustrates 60% were hot or warm on it. Just over 6% were uncertain and about 34% were cool to cold on it.

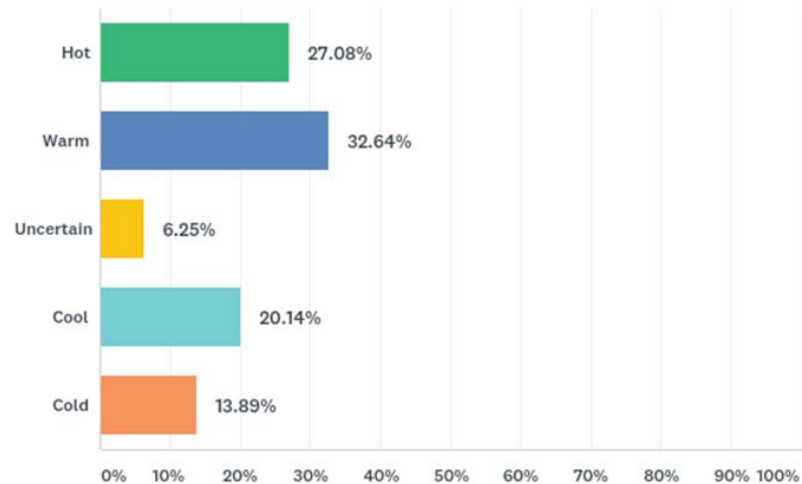


Figure 6 Responses to Strategy 2 - Contain and slow down conversion of single family homes to rentals

Forty-seven respondents (26% of total respondents) provided feedback on their questions or concerns regarding this strategy, which are detailed according to the categories below. Most prevalent comments included:

- Questions and concerns about ideas around increasing densities in particular neighborhoods;
- Desire for UVM to house more students;
- Questions about how ideas would be implemented; and
- Concerns about how action ideas would affect the market or interfere with property rights.

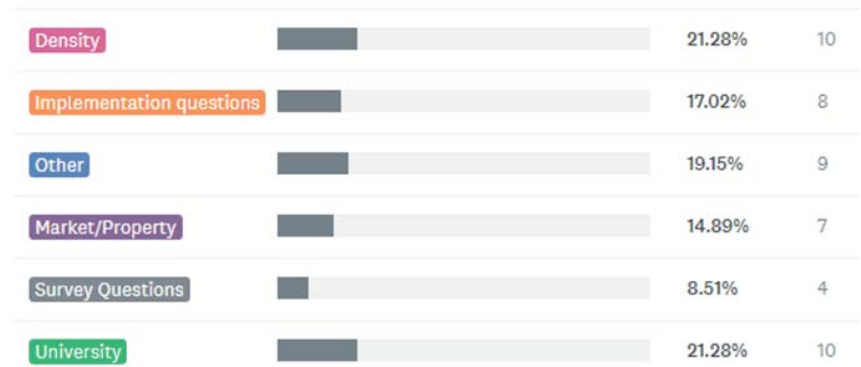


Figure 7 Percentage & Count of Comments by Category

Density/Housing Placement Related Comments

- Allowing for accessory structures (carriage house, mother in law apartment) is fine for increasing density. Converting single family to multi-family or rental should not be encouraged, has a huge impact on quality of life issues. Creating additional housing “on campus” is desirable, but “adjacent to campus” sounds like a very different plan - not appropriate to lump them together. UVM has more than sufficient land (ie Trinity Campus) to build housing. Density and residential mix can be approved in other ways.
- How is this going to impact homeowners who live closest to campus? It sounds like part of this suggestion is creating more student housing in our neighborhoods. This is concerning and troubling about the future of the integrity of our neighborhood and the ability of families to find affordable housing within the city.
- It favors encouraging the universities and colleges to continue to grow without any substantial responsibilities on the institutions for the effects of high density housing. The corridors and “potential areas still would highly impact the neighborhoods in population and all the problems of excess that come with it. UVM could have bought Quarry Hill and developed it but wants to be in the city for student attraction.

- I oppose increasing density by any amount in the Hill Section. I oppose infill in the Hill Section. I oppose the acquisition of single-family homes in the Hill Section and the conversion of single-family homes into multi-unit properties. The Hill Section, including South Prospect Street, is meant to be Low Density; and that means zoning should allow no more than 4 unrelated persons per BUILDING (not unit). Currently, duplexes are allowed in the RL zone, but they are problematic because students move in. Duplexes should not be allowed in the Hill Section. Existing duplexes in the RL zone should be converted back into owner-occupied single family homes. If the city changed its zoning to reduce density in RM and RL zones, it would compel UVM to house all of its off-campus undergraduates on the 20 acres UVM owns on its Trinity Campus. The zoning I am proposing would be much better for all residents in the City of Burlington because more housing would become available, and with the increase in supply, housing would become more affordable. The RM zoned houses, that the students vacate, could become a combination of re-converted single family homes, and duplexes (condos and rentals). The RH zone should have higher buildings so the density can be increased in the RH zone, which is supposed to be high density. This would allow for multiple bedroom apartments to house large extended families that need multiple bedrooms but at an affordable price; and the apartment and condo buildings could also offer housing that is attractive to young professionals and people of all ages who prefer apartments and condos instead of homeownership and the maintenance costs that comes with home ownership. Don't modify the zoning on South Prospect Street, between Main Street and Ledge Road. Instead, modify the zoning on Colchester Avenue to re-develop those properties since they have already been ruined by UVM and the students.
 - Keep residential neighborhoods low density
 - Because I live near campus and I don't want my lovely neighborhood designated for "student housing." Also, infill will become a blight.
 - Strategy #2 is 100% the wrong direction. I could not be more disappointed with CEDO on this strategy. We desperately need MORE rental housing to mitigate the affordability crisis that disproportionately affects young people. We need to de-regulate to accommodate higher density rental apartment buildings in all areas of the city. We should also de-regulate to accommodate "in-law apartments" in formerly single-family houses through out all wards. We could add 100's of units of housing stock by enacting supply-side zoning that better accommodates new supply.
 - Creating more student housing in selected single family neighborhoods closer to campus can decrease the physical and social attractiveness of these areas. I'm all for expanding student housing on campus, but Leave nice single family neighborhoods (and their residential on street parking) near campus for faculty, staff, medical employees and their families, and older population who want to move into the city after retirement. You presume older residents want to move out, I think they want to move in. There is a problem with the quality of off campus student housing in the historic districts that the plan proposes to help finance the recovery of you are only making more such areas by expanding high density housing into existing neighborhoods that are currently in good repair and are adjacent to campuses. Soon you would worry about rehabbing them!
 - Possible negative effects on our property. More dense housing would reduce livability.
 - I believe that infilling should be a last resort, not something to be considered as a major part of the plan. Neighborhoods should not suffer what is going on downtown where "infilling" means growing up and making the city less livable. The same would be more damaging in a neighborhood.
- University Related Comments*
- UVM needs to house students on its own property, not in Burlington's single home areas. End of story. They have land they can develop and build student housing on, and they should do so (Trinity campus)
 - On-campus housing is not even mentioned. What about developing Trinity College property?
 - The city is unique with some mixed neighborhoods and still has many single family home that house seniors and Ramalies with some student housing. Students are UVM's responsibility.
 - I need more information and explanation of how these work. UVM should build or facilitate more housing on trinity campus. (Implementation questions)
 - I don't think Burlington should do anything to increase available student housing in the city. UVM should house its undergraduate students on campus.
 - These strategies are just a way for the city to populate Ward 6 with students and take away the burden from UVM and Champlain College to provide adequate housing and parking for them. It is also a way for the city to increase tax revenues at a cost of destroying residential neighborhoods in Ward 6 and other wards.

- it's too complicated. we know the colleges won't build more dorms than they can financially manage, and building high rise dorms out in campus neighborhoods will negatively impact the quality of life (and property values) of home-owning neighbors. Can't the schools be instructed that enough is enough, and they can't expand anymore??
- At what point should we consider taxing them, if they insist on growing and taking over our town's prime real estate with their overflow student body?
- Schools should control enrollment and provide their own housing and not take residential housing away.
- UVM already has its answer. UVM needs to redevelop the Trinity Campus. No need to talk about further expansion until this is done.
- I thought there were caps on how many students were allowed to enroll each year. While working at Champlain College, I heard the college wasn't supposed to have more than 2,000 students and each year they boasted more than that. Enforce less students in the first place!!!

Implementation-related Questions/Concerns Comments

- Again, not sure of implementation. I believe we need to concentrate rental housing, but isn't that already the case with areas like College Street? Perhaps a small note, but wonder why the Champlain College Security car goes around the neighborhood at a regular basis?
- Not sure how much control you'd have over any converted houses to rentals.
- Actually, I'm warm on this -but if this strategy is focused on, the city risks declaring victory before making more substantive change.
- This strategy feels hostile to renters and people who want to rent out their houses. Could still work, I'm just not clear on where this strategy is coming from
- I'd need to know more about restricted deeds and third party development opportunities facilitated by the city before I could support those things.
- I'm not sure the deed restrictions would hold up and I don't think they would achieve the goal even if they did. I also have a lot of questions / concern about a rule that would require a certain number of bathrooms. These steps do not promote affordability and they quite likely worsen the problem.

- I want to know exactly what "encouraging higher-density development/redevelopment" looks like. If it involves spot-zoning in order to circumvent height restrictions a la the mall, and/or construction of even more generic, ugly, corrugated steel boxes, I will not favor it ... most especially if third-party developers get tax incentives and reap all the rewards. Someone mentioned razing Trinity and redeveloping there: I agree with that strategy. Also, where will the money for a "property acquisition fund" originate? If it's taxes, I can't support that. We are already on the verge of being priced out of our modest, owner-occupied single-family home thanks to annual double-digit tax increases. Finally, re: modest infill. I think the city should consider a zoning change that allows for single-family homeowners to add a separate, small housing unit (like a tiny home) on their own property: ultimately to provide for aging parents, or even their own caregivers. In the meantime, such properties could be rented out to small numbers of students (2-4) to help spread out student density in the city.

Real Estate Market/Property Related Comments

- retention of single family areas in the city to avoid degradation of property values. Just look at the west side of south prospect from Maple to Main street
- Again, manipulating residence owners who likely occupy their homes, but want to sell, to make it harder for them to sell to convert to student housing, or sell to developers who will convert to student rentals. If I want to do either of these when I sell, I don't want anyone interfering with my plans. I've planned for this for MANY years and would not want some new initiative to manipulate me out of my rights nor freedoms right when it's my time to sell.
- Rentals are always needed, not all homes should be for single families. There are many ways to live.
- if current zoning was aggressively enforced, more landlords would sell. Buildings that landlords let degrade will sell for lower price - let them take the hit. The market will punish them. Any new housing must NOT be use specific - must be attractive to a wide range of renters - young to old. UVM has the land to house ALL their students - our city resources are very limited - use for other segments of the population, not students.
- artificially maintaining single family houses does not address long-term growth needs. it restricts responsible development.
- Intrusion into private homeowners rights
- Too much government control of rules on real estate. Doesn't seem realistic.

Project/Survey Related Comments

- I'm cold because everything is worded very vaguely. I can't tell what you are proposing. But I live near UVM and I'm terrified the development you mention will affect the value of my biggest investment: my home. Where would new housing go? Would there be triplexes? Would there be stores and restaurants? (Is that what "amenities" means?) I can't tell.
- Since this is the first day I've heard a word about any of this, and since this survey is vague, as are the extensive materials you asked me to read (and I did read), I worry that there's too much I don't know yet. Indeed, I worry that you've sent me information and a survey that are meant to paint a rosy picture and get us to say yes, like a push poll. It looks more like advocacy than an objective presentation of the information and a genuine attempt to discern what those affected think. That makes me very uncomfortable.
- There was once a proposal to put parking meters in front of my house. Is that still on the table? Changes like that could change our quality of life and lower the value of our property. Why hasn't there been more public discussion of this? Why did I find out about this from a neighbor?
- The hot-cold rhetoric seems puerile. No significant consultation with tax paying residents.
- And the taxes are quite high in Burlington.
- You mix good ideas (make UVM develop Trinity campus housing) with bad (infill!) and then ask for one response - so manipulative. How stupid do you think we are?!
- the bolded "Contain and slow down conversion of single family homes to rentals" is totally misleading. The goal is to INCREASE conversion in my neighborhood.

Other Comments

- This project needs to make clear that the goal of the project is neighborhood stabilization where it is needed. I support this project to help those areas of the City struggling with this important issue. Doing so benefits our housing stock, our quality of life for everyone, and our City's future
- I would like to see more single home ownership vs multiple dwelling/ landlord ownership. I believe this would drive longterm community pride.
- Parents buy homes on our street for their UVM students to live in and have no investment in the neighborhood, nor do their children.
- Students aren't good neighbors, generally speaking.

- I would like to see more aggressive strategies to take back properties that have traditionally been student housing to allow for more single family properties. Stop developers from buying everything up!! They are ruining this city - making it very hard for families to choose Burlington as a realistic place to raise a family. They are horrible neighbors, transient, disrespectful and most importantly - have too many cars!!
- Too much intervention and sounds like it may sacrifice some of the existing neighborhoods to all student ghettos
- Student populations in decline, any SF to rentals mostly non-student population--good if non-profit, coops,etc.
- I agree with some but not others.
- I'm not seeing where energy is being expended into first figuring out WHY single family homes are being converted into multi-unit student housing. Is it our unreasonable property tax base? What is making people move out? What is making student rentals attractive to them instead?

Responses - What do you think of Strategy #3 - Convert selected primarily student rental properties to non-student housing while maintaining affordability?

Figure 8 illustrates the percentage of responses according to their reaction to this strategy. As the chart illustrates 60% were hot or warm on it. Just over 14% were uncertain and about 26% were cool to cold on it.

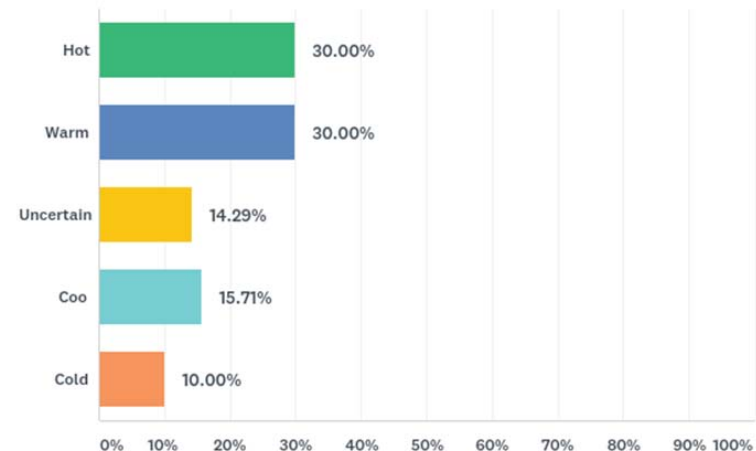


Figure 8 Responses to Strategy 3 - Convert selected primarily student rental properties to non-student housing while maintaining affordability

Thirty-six respondents (20% of total respondents) provided feedback on their questions or concerns regarding this strategy, which are detailed according to the categories below. (Most prevalent comments included:

- Concerns about how ideas would be funded;
- Questions related to how ideas would be specifically implemented; and
- Concerns about how action ideas would affect the housing market.

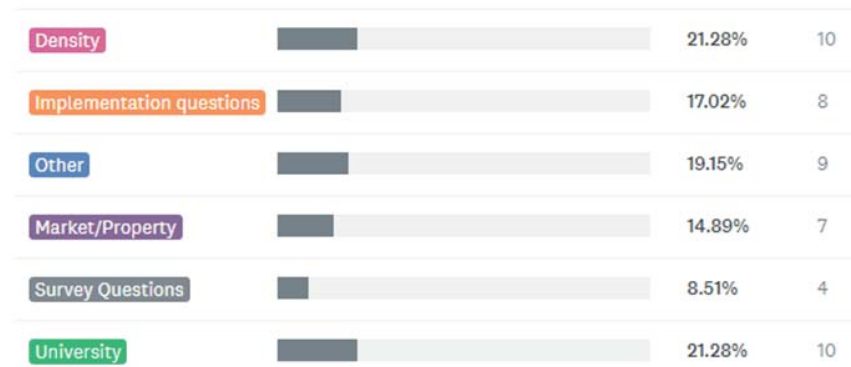


Figure 9 Percentage & Count of Comments by Category

Cost/Funding Comments

- The city shouldn't have to pay for this.
- This could require enormous investment and expense - if housing units are not up to code than enforcement (including liens) can be pursued. I do think there is value in encouraging owner occupancy of city properties, but feel that a tax credit on property taxes would be more equitable.
- Not interested in using public funding to acquire private housing.
- Seems like it will be too expensive
- I don't think this is proper role of public funds.
- I think that the property rehab costs should be the responsibility of property owner.
- There are several existing lender programs for rehabs. Why not just educate buyers about those programs? Spending more \$ and resources to create what already is in the marketplace - why?
- Historic preservation experts and resources need to be a bigger part of this strategy, e.g. Preservation Trust of Vermont. Will tax credit financing be helpful here?
- Potential higher cost to taxpayers

- Creating funds paid for by the entire city is not fair to citizens not affected by students living off campus.
- Heavy handed, not convinced it is an effective use of tax dollars.
- Where will all this money come from? We are already taxed too heavily in Burlington.
- Where would this money come from? I think continuing existing policies and allowing dense growth in the downtown seems like an easier fix.

Implementation-related Questions/Concerns Comments

- I don't see this every really happening.
- Again, you haven't given us all the details. How would this affect property values? Who pays for it? Do you not want us to know the answers or have you just not figured it out yet? Either way, it makes me uncomfortable.
- there is no real plan here. It is a dream to create another "Fund" that has no real funding source except to raise taxes.
- Who is this intended to benefit? Who will fund these initiatives, and at what "cost"
- I have absolutely no idea how the city could "force" a landlord to rent to particular group.
- It seems like preventing turnover in areas likely to be susceptible is more feasible than converting existing student rentals back to single family homes so I'd prioritize that one over this strategy. I'm just not sure what scale you'd have to do this on to make it really effective. As a young family if you incentivized me to convert a home on a heavily student dense street, it would only work if there are 4 or 5 other families doing it at the same time so that the balance shifted quickly. It would be good to know what the tipping point is for when you have a good/healthy neighborhood balance. Is 60/40 home owners to student rentals? I'd want to know more about how this strategy would actually play out.
- Sounds expensive and exclusionary
- Need more clarification of details, implementation strategy, budget to achieve results, funding sources, etc.

Real Estate Market/Property Related Comments

- Conversion should include the possibility of reverting to single-family occupancy.
- protect property values in single family areas
- AS mentioned before, targeting funds to support rehab of existing historical apartment buildings is always good, but landlords take on that responsibility as part of their overhead. If you keep moving student housing out to other areas of the city, you will soon be rehabbing them as well at public expense and with an overall decrease in QOL for residents who seek to live in the city with their families and who are not students. Forcing families and workers out of the city further tilts the balance toward accommodating undergraduate students of schools that could, and (in the case of Champlain at least) do provide housing on campus. I would welcome students who want to live in a neighborhood, choosing to become part of a small local community, but not as a simple transient housing option for cheaper than on-campus living.
- Again, get the City out of the business of doing business. Private enterprise can do these things if they make economic sense. Not because it's also being manipulated, treated preferentially, or hampering others to favor the few.
- This is not as bad as Strategy #2, but Strategy #3 is still in the wrong direction and will not create a nimble housing market that can more quickly change to meet the market and community need. We need more supply to create more competition amongst landlords, driving up quality while driving down price. The more the city tries to intervene with the housing market the less investors will be incentivized to add supply and increase quality. Market-rate renters (both student and family) bear the costs of inaction via higher prices for lower-quality units.
- Seems that it may support gentrification/higher cost housing

University Related Comments

- UVM needs to house students on its own property, not in Burlington's single home areas. End of story. They have land they can develop and build student housing on, and they should do so (Trinity campus)
- No emphasis on the university to solve the university's problems. This is a university and college problem caused by the university and college.
- Cool because it presupposes the opposite: more students in other neighborhoods. I want the University to house 90% of its students on campus.

Other Comments

- Same reason as before. All these strategies are just an attempt by the City and UVM to use residential neighborhoods in Ward 6 and others to house their students when they should provide housing and parking-for example UVM could develop the Trinity campus. Of course, that would not raise the tax revenues the city desperately wants to pursue its other neighborhood destroying projects. (University)
- Promoting and enhancing single family owned properties and enriching revitalizing neighborhoods should be the goal.
- What is inherently wrong about having some areas being student housing?
- Houses that are used by students (or boarders) should be converted into single-family homes if they are in on South Prospect Street between Main and Ledge Street. Tighter zoning regulations that allow for less density, would allow the free-market to work effectively in the RL and RM zones. There is no need to subsidize future owners of the condos that city wants to see created in converted single family homes. UVM should pay its rank and file employees more. And UVM should house its 2900 off-campus undergraduate students on the 20 acres it owns on the Trinity Campus. These two suggestions, if implemented, would make a lot of housing available and much more affordable in Burlington. In Wards 2,4,8, these crowded student family homes could become a 50% to 50% mixture of duplexes and single-family homes. People will buy these student run down homes and convert them back to single family homes. They will be able to afford to buy them and do the work themselves over time to fix them up. The city should be more open to these becoming single family homes again and not be pushing to have the student houses turn into or remain multi-unit properties. The Neighborhood Project report should be re-written with participation of residents from South Prospect Street and adjacent streets because we are the ones who will be adversely impacted when the P&Z department uses this report to push for infill and more multi-units and amenities in our neighborhood. The CEDO posts on Front Porch Forum about this project were dishonest and misleading. CEDO did not disclose the strategy of acquiring homes not yet converted to student housing and turning these into multi-unit properties. CEDO did not disclose the fact that City Hall told the consultant to recommend strategies that would "achieve balance" by offering a variety of housing types - even in the Hill Section.

The RFP was too narrowly orchestrated on what outcome the city wanted. If the RFP instead said find recommendations to improve quality of life related to housing, and improve availability and affordability, then ideas about moving students onto campus would have been studied. The Neighborhood Project Report and this survey were very badly written - intentionally - to mislead people. If the intent is to convert “Handy’s Court” and Colchester Avenue, then say that specifically in the report. But instead, the report’s language is intentionally broad referring to streets next to campus so the P&Z dept can use The Neighborhood Project report to increase density on South Prospect Street between Main Street and Ledge Street. And we oppose that!!! We do not want multi-unit properties on South Prospect Street, we do not want amenities on South Prospect Street. We do not want historical buildings to lose their protections and be developed. We do not want off-campus university sponsored student housing. Go back to the drawing board with this report Mr. Mayor. There are many other neighborhoods that are begging for housing improvements - such as all of Colchester Avenue. Why not reject this report, and re-write it to focus just on changing Colchester Avenue, and the Trinity Campus and see what can be done there in order to improve the quality of life situation in Wards 2.4, and 8. Because of this study, you are not getting my vote. And I will work hard to make sure that others don’t vote for you because of what you plan for our neighborhood.

- Promoting and enhancing single family owned properties and enriching revitalizing neighborhoods should be the goal.
- What is inherently wrong about having some areas being student housing?
- So, student housing stock is substandard? Why? So the next step is to take well maintained homes and turn them into student housing so these homes will have the same fate in 15 years? This is just illogical, short sighted and will mean people who want to LIVE where they WORK (in BTV), will have no choice, except to live in a “student” neighborhood.
- Housing need is “affordable housing assistance” (federal term for Section 8, Housing Choice Vouchers, etc. = livable rents). Need State/ City “livable rent” program not more non-profit which help mostly moderate/middle income.

Other Comments Received

Other residents submitted comments by email or through the online presentation:

- What if we require UVM to take greater ownership given the vast property tax breaks they get? Specifically, in the words of my 21 year old UVM senior, “Trinity Campus is a dump.” The dorms are very outdated, the housed student population is not very dense, there is no dining option there, and the prices are not much lower than the brand new, closer to classes central campus dorms. By razing Trinity Campus and building new, larger dorms there, UVM could house 100% of it’s undergrad population on campus. Please explain the “fund” you intend to create in greater detail. I would strongly oppose anything that would increase taxes. We are taxed heavily enough in Burlington already.
- I have been a resident of Burlington since 1999, with four children that are attending or graduated Burlington schools. We live in close proximity to UVM. To the extent the city proposes to encourage additional student housing outside of traditional student neighborhoods, I note that UVM should be pressed to expand on campus housing and has plenty of room at Trinity Campus for expanded housing. Moreover, UVM should not be able to push more into residential neighborhoods with parking. Satellite parking for those who insist on driving rather than biking is a better solution and UVM has the means to accomplish this.
- My comment is regarding wanting to make sure that this project is keeping in mind the folks in town who can’t yet afford housing and rely on rental properties being available. I’m one of the classic millennials who can’t afford to buy, can’t totally afford to rent what’s available and often find myself needing to have roommates in less than ideal units. I’m a working professional in the area and love it so much, I want to be here and invest in the community, but I don’t find myself represented in these suggestions. Even one bedrooms, when they are available are too far out of my price range. I do very much appreciate the suggestions for improving living requirements for landlords, and I am very excited about the funding suggestions for renovation for old rental units, that would be a program that when I am able to afford to buy I think is a really great idea. This is a really exciting project and I’m so glad to hear that work is being done here. I will work to be more plugged in moving forward.

- The goals of The Neighborhood Project are “to understand what is happening in the neighborhoods” dominated by student rentals; to discuss just what is “neighborhood balance” and how to improve student neighborhoods; and “to identify specific practical actions the City and its partners . . . are willing to take.” What’s happening in neighborhoods dominated by student rentals or student ghetto areas is simple. Predatory landlords are renting low quality apartments to vulnerable students at high prices while the city and the university stand by and let the good times roll for this subset of property owners. Lax enforcement and preferential interpretation of zoning regulations along with good deals on property taxes (the shabby property discount) make for a welcoming business environment for these niche investors whose business model embraces neighborhood blight. Just what is neighborhood balance? This may be a loaded and condescending question suggesting that some residents may have a faulty understanding of balance. Neighborhood balance in the context of a college town like Burlington is what occurs on blocks that have not been busted to make way for a monoculture of student rentals. Such monocultural housing is normal and healthy on a college campus with RAs and other appropriate measures of supervision. It’s not healthy off campus. And it’s especially ignominious when it is the result of driving homeowners and non-student renters out of their neighborhoods. This is how student ghettos in Burlington came to be: the city chose to support investors and abandon residents, chalking up the damage to market forces. The municipal plan pays lip service to supporting “the reversion to single family occupancy of properties, especially in areas with high concentrations of student rental housing, which have been converted to multi-unit dwellings” but in practice does the opposite. A prime current example is 12 Weston Street. Thus, restoring balance means eliminating the ghettos — which never would have developed had the city managed its housing responsibly — and which will go away if zoning regulations are enforced and implemented and tax policy adjusted to remove the incentives for a business strategy that damages the city and its neighborhoods and exploits undergraduate students. Irresponsible public policy created this problem; responsible public policy can solve it. Raising funds to subsidize faculty or other non-student housing in student neighborhoods is window dressing, not balance. And it suggests that what has happened in such neighborhoods is acceptable and reputable when it is not. Similarly, it is a distorted notion of balance to think that some neighborhoods don’t have “enough” student housing and need more. As the block busting phenomenon attests, student housing is an invasive form in city neighborhoods, though indigenous on campus.