

THE NEIGHBORHOOD PROJECT

BURLINGTON CITY COUNCIL BRIEFING

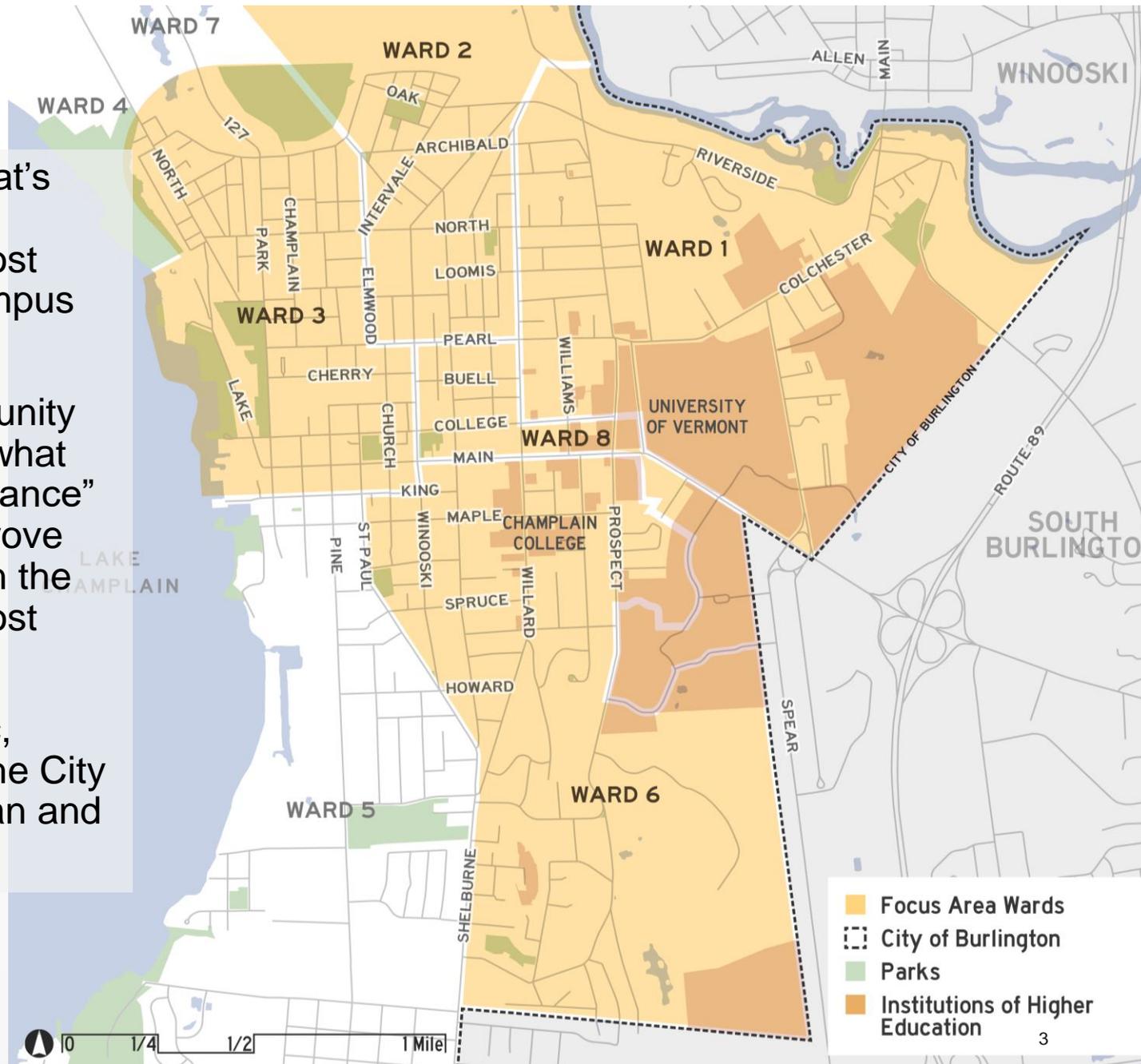
April 29, 2019

Presented by **Ninigret** | Partners

Project Goals

PROJECT GOALS

- To understand what's happening in the neighborhoods most affected by off campus student housing.
- To inform a community discussion about what "neighborhood balance" is and how to improve the quality of life in the neighborhoods most impacted.
- To identify specific, practical actions the City and its partners can and are *willing* to take.



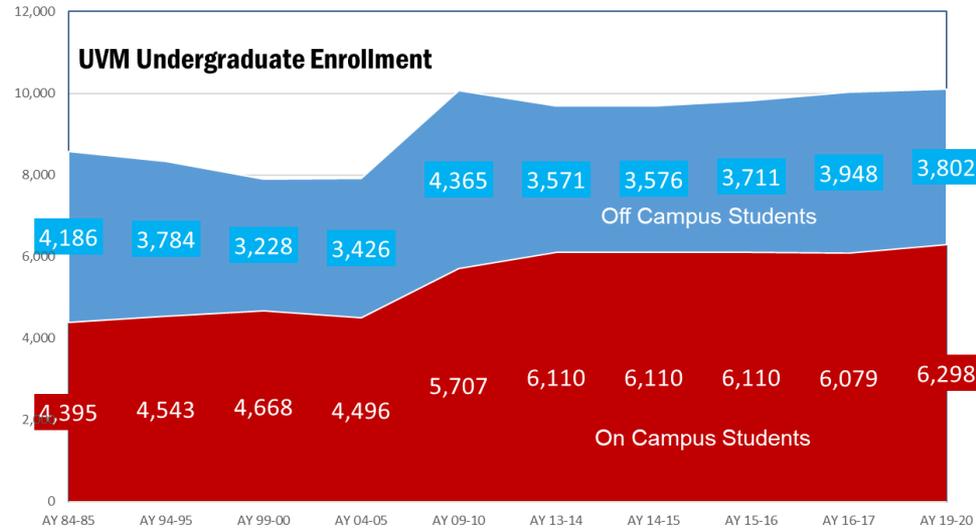
What We Learned and What It Means

PRESENT STATE OF STUDENT HOUSING

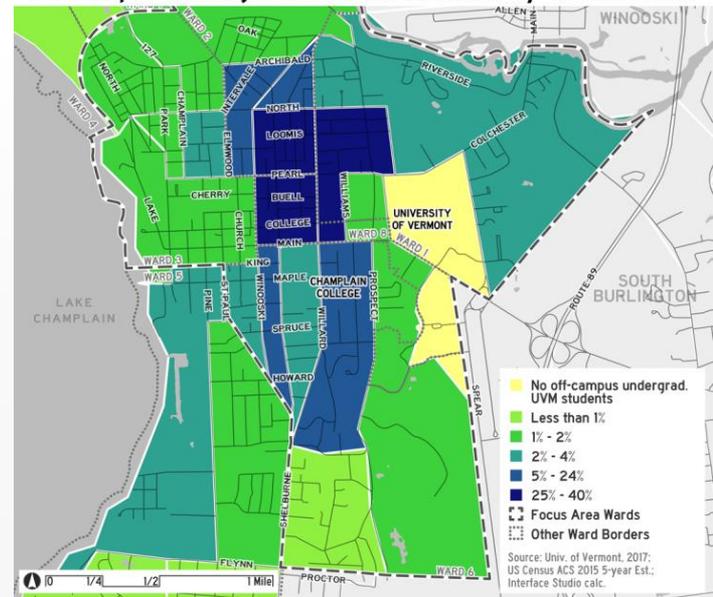
Approximately 3,100 undergraduate students live off-campus in Burlington, of which approximately 94% (2,800-2,900) are UVM students. Of the 14,000 18-24 year olds in the city, about 12,000 (or 86%) are college students who live in both on-and off-campus housing. UVM off campus students have decreased 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.

There is some anecdotal evidence that student renters are becoming more prevalent on streets that were traditionally owner-occupied, single-family homes.

Please note “Off Campus” in this figure includes UVM students living at home, or in other communities in Vermont or the region.



Percent of Burlington Residents Who Are Off-Campus Undergraduate UVM Students by Census Tract



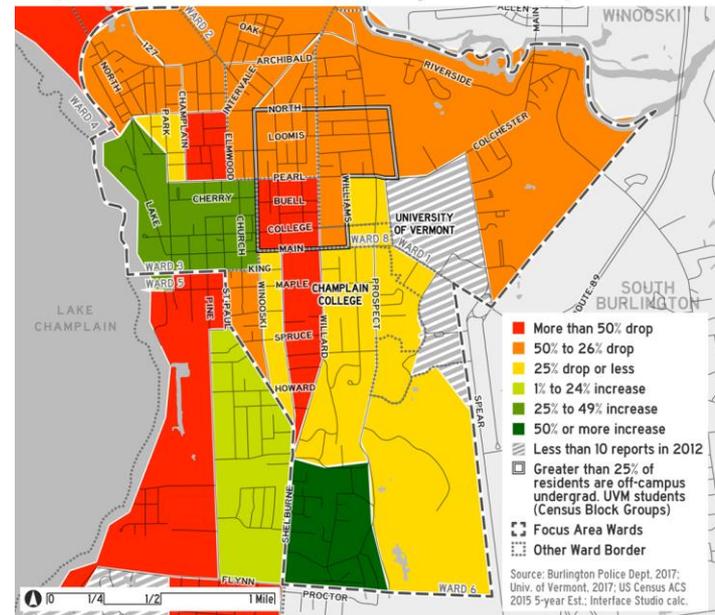
QUALITY OF LIFE BEST PRACTICES AND POSITIVE TRENDS BUT LARGER GEOGRAPHY INTRODUCES NEW AREAS TO IMPACTS

Burlington has a number of best practices in place relative to addressing off-campus student impacts.

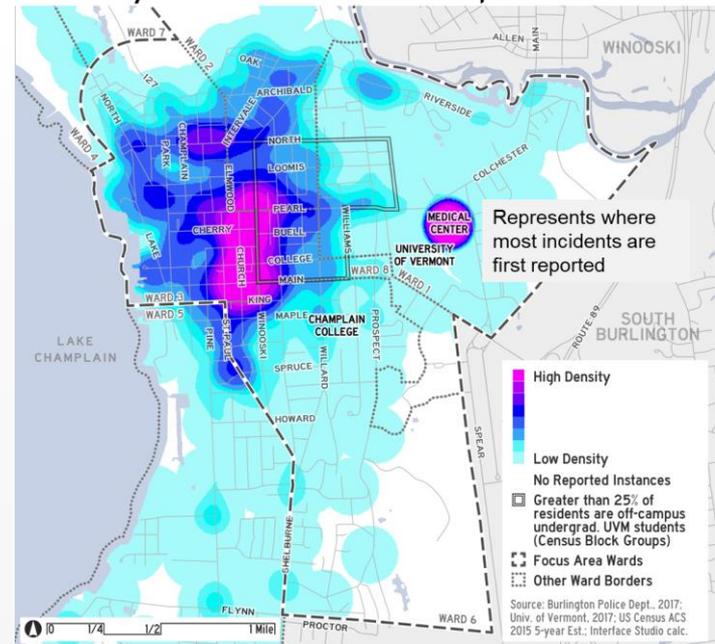
Quality of life trends in areas historically occupied by students are heading in a positive direction; however, expansion of rental housing for students outside of this area may cause issues in new parts of the city.

Moreover, increased downtown living by non-students will contribute to complaint levels based on proximity to entertainment centers of Burlington.

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



Disorderly Conduct and Intoxication Reports, 2012 - 2017



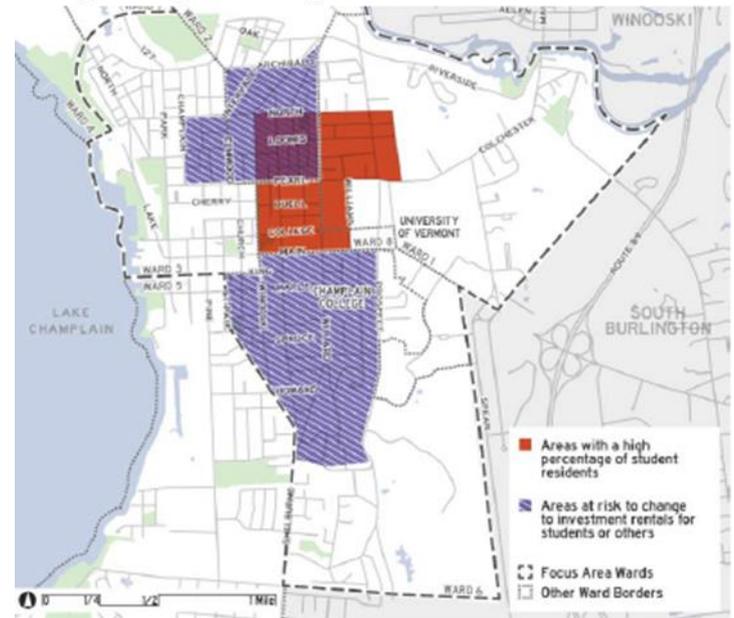
UNDERLYING HOUSING DYNAMICS ARE PROBLEMATIC

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.

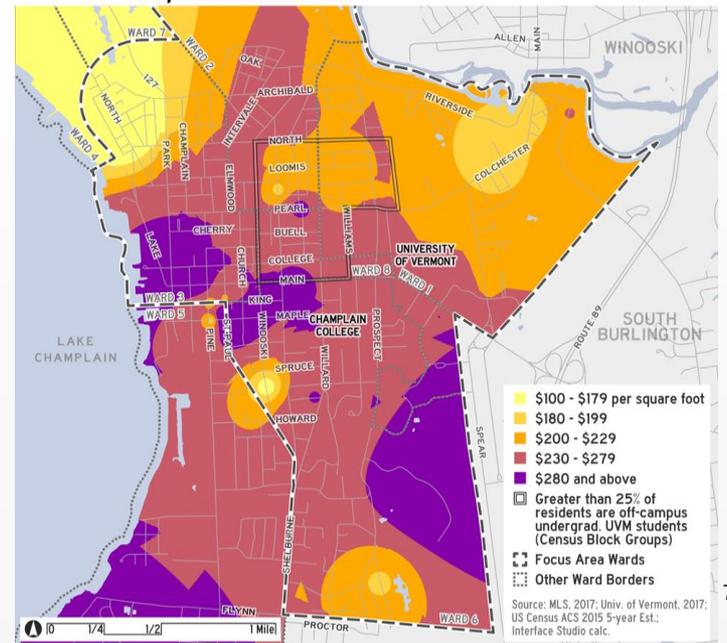
Housing price points are high, but roughly consistent with price points in the core of the city.

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.

Propensity to Change



Price Per Square Foot, Residential Sales

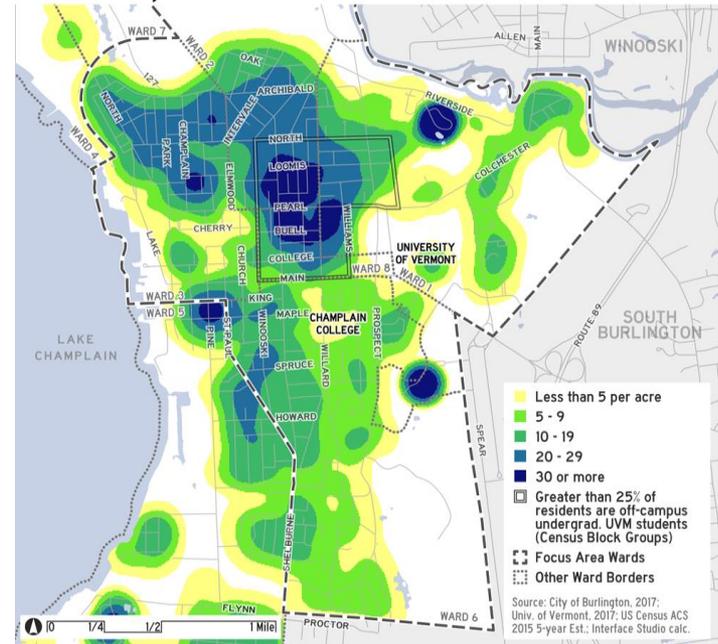


BURLINGTON HAS GREATER PEOPLE DENSITY IN ITS CORE

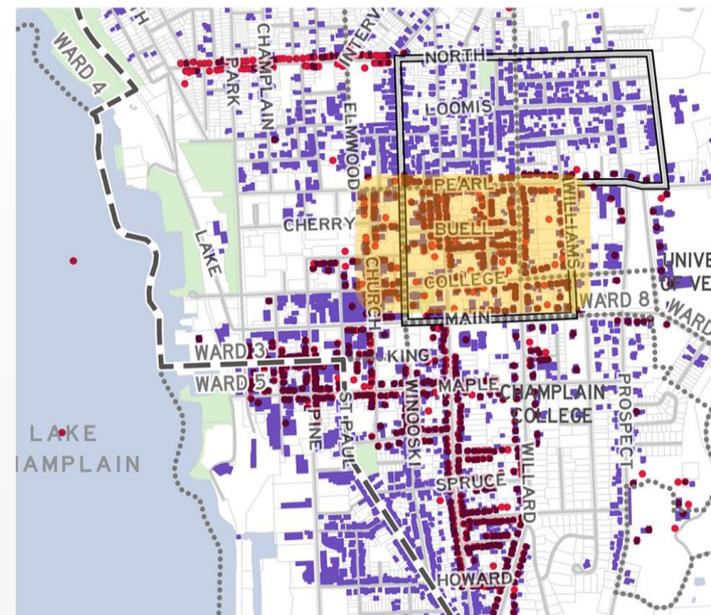
The areas with higher density of student renters also have the highest people density in the city and are located in historic neighborhoods east of downtown, suggesting the carrying capacity of this area may be challenged to meet the lifestyle and mobility requirements of the level of density now located in it.

It also raises concerns about the ability to preserve and/or restore these historic properties.

Bedrooms per Acre



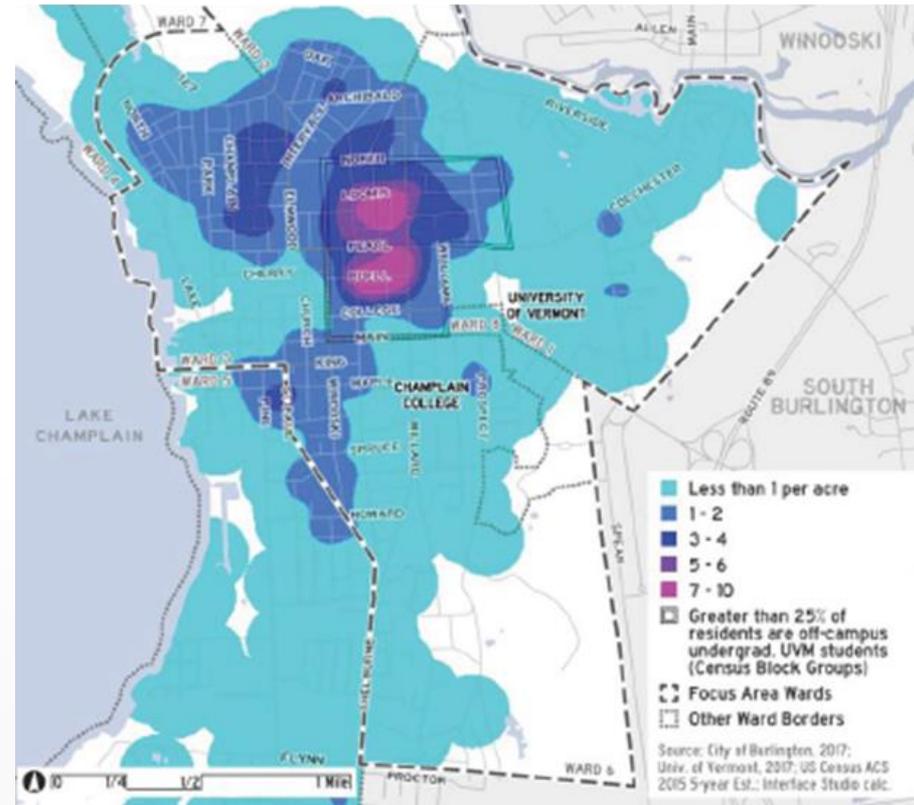
Historic Structures



MISUNDERSTANDING REGARDING 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.

Code Violations per Acre



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.

It's going to take time to rebalance the neighborhoods – there is no perfect solution – the longer it takes looking for “perfect” makes the problem harder and more expensive to solve – therefore doing nothing is also a decision

Neighborhood Project Strategy Framework

Enhance Quality of Life Initiatives

WHY THIS:

These can have an immediate or near term impact on some of the issues and help set stage for later actions. Also these are in the immediate control of the partners in this process.

Contain & Slow Down Conversion of Single Family Homes

WHY THIS:

Major challenge going forward is potential continued geographic expansion of off campus student housing into traditionally single family neighborhoods because of changing demographics

Actions that impact the market incentives for this conversion can help manage this dynamic.

Convert Selected Student Housing to Non Student Residential while Maintaining Affordability

WHY THIS:

Most student housing will require extensive rehab to be brought back for use as housing for broad range for Burlington residents. However, lease status, costs of acquisition and the rehab costs makes this prohibitive for many considering this as a primary residence.

Consideration will need to be given to which housing can be brought back based on its location and rehab costs.

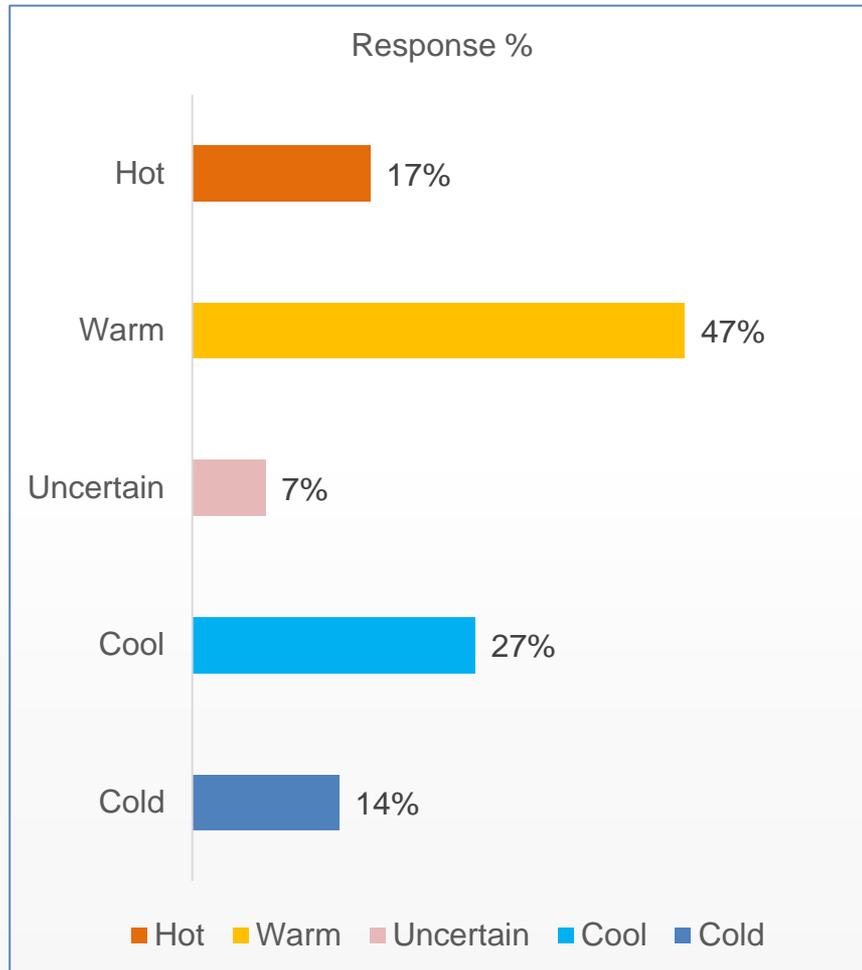
Community Feedback

A NUMBER OF METHODS WERE USED TO GENERATE COMMUNITY INPUT AND FEEDBACK

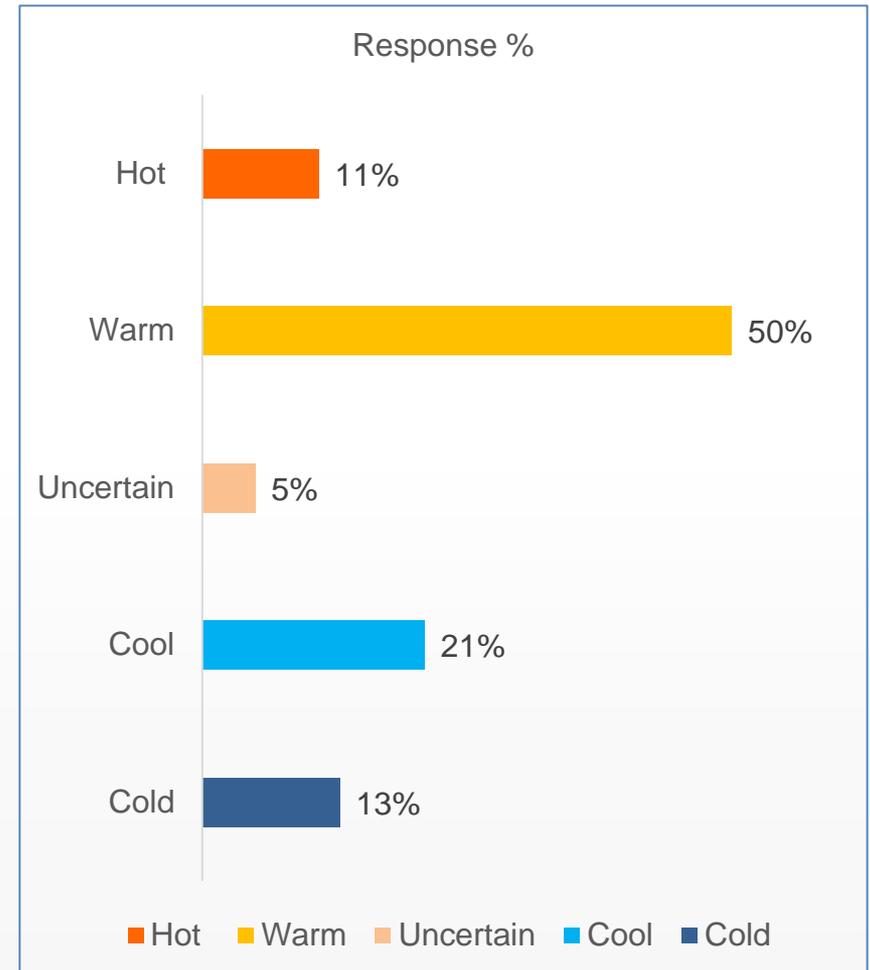
- Guided tours by residents of the impacted neighborhoods
- 60 interviews
- Three workshops & open houses with 85 attendees
- Online survey with 179 respondents

QUALITY OF LIFE INITIATIVES FEEDBACK

Workshop

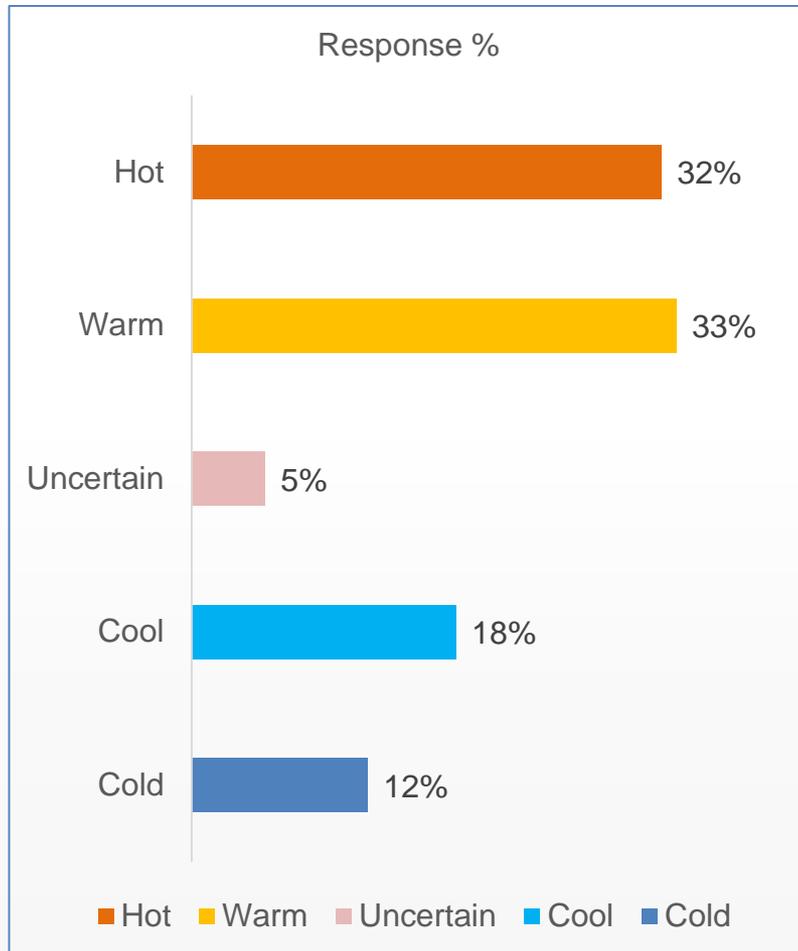


Survey

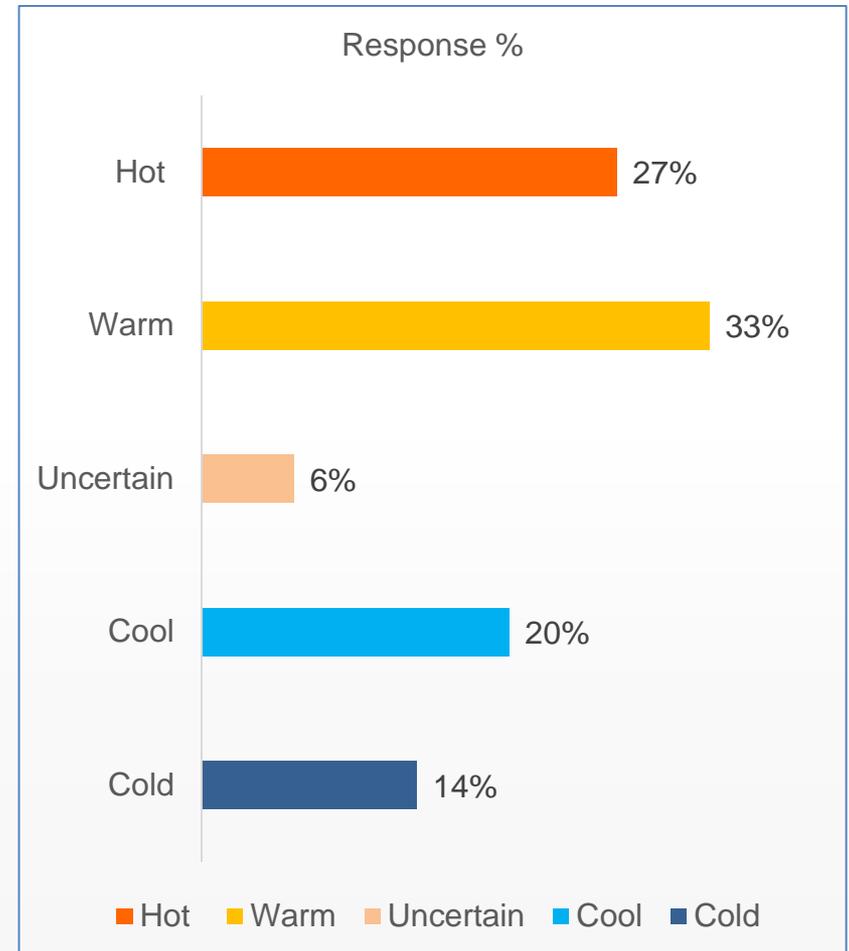


CONTAIN AND SLOW DOWN CONVERSIONS

Workshop

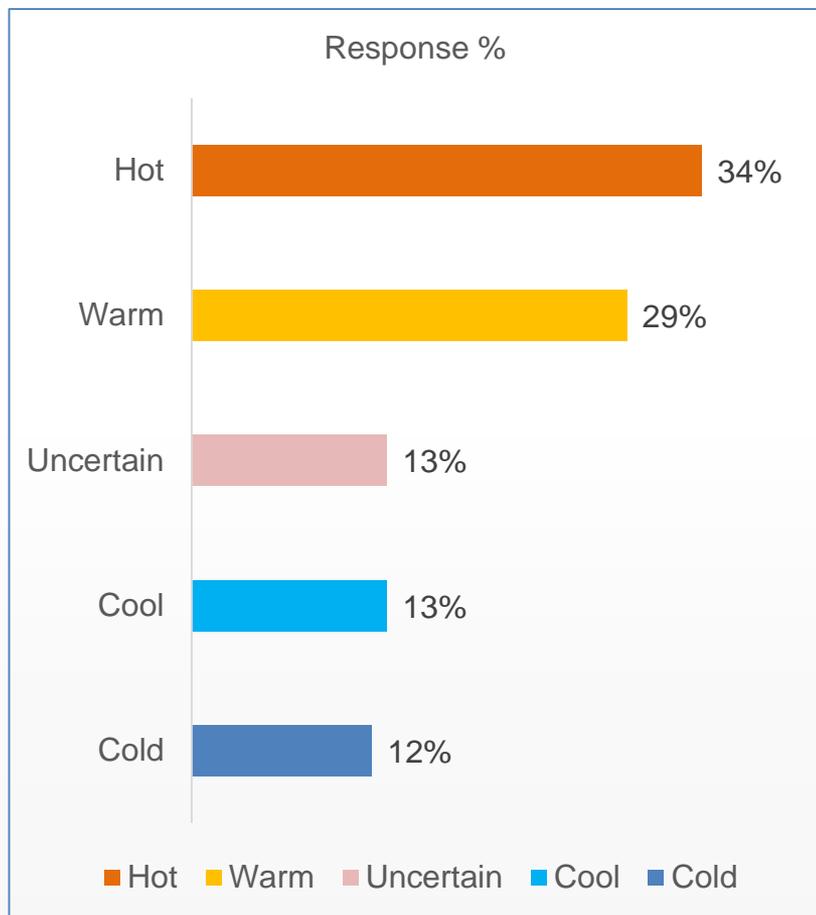


Survey

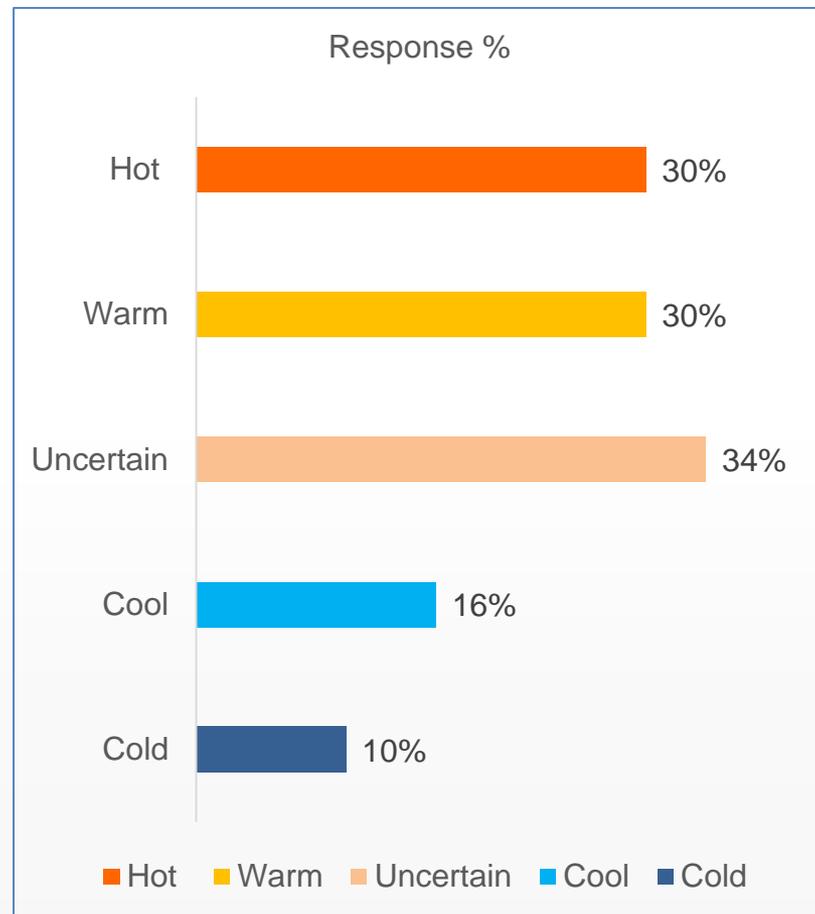


CONVERT SELECT PROPERTIES BACK TO OWNER OCCUPIED

Workshop



Survey



Specific Action Items

Neighborhood Project Strategy Framework

Enhance Quality of Life Initiatives

- 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
- Implement strategies to better manage demand for parking in core neighborhoods
- Provide additional police presence after bars close
- Use data to track results and enhance quality of life efforts

Contain & Slow Down Conversion of Single Family Homes

- 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

Convert Selected Student Housing to Non Student Residential while Maintaining Affordability

- Create a fund to acquire what have been primarily student rental properties
- 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

*Most of these initiatives particularly the ones where financing programs are required, are still conceptual, some require partners to come to participate (employer assisted housing) **nor would all initiatives apply to every ward** – the objective is to provide the city, its academic partners, and housing/preservation community with a diverse toolkit to respond as conditions warrant.*



Thank You