



CITY OF BURLINGTON, VERMONT  
CITY COUNCIL COMMUNITY DEVELOPMENT &  
NEIGHBORHOOD REVITALIZATION COMMITTEE  
c/o Community & Economic Development Office  
City Hall, Room 32 • 149 Church Street • Burlington, VT 05401  
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**Councilor Selene Colburn, Chair**, East District  
**Councilor Tom Ayres**, Ward 7  
**Councilor Adam Roof**, Ward 8

Tuesday, May 31, 2016  
6:00 – 7:45 PM  
Fletcher Free Library  
Community Room

### **Proposed Draft Minutes**

In addition to the Councilors noted above, the following people were in attendance: Caryn Long, Lisa Kingsbury, David White (Planning and Zoning), Joe Speidel, Troy Headrick, Ibnar Avliex, , Moses Laport (Pathways), Paul Kirshner, Erin Sheehan, and Marcy Esbjerg (CEDO)

1. Review Agenda – Chair Colburn started the meeting and began with a review of the agenda. Councilor Roof made a motion to approve the agenda, seconded by Councilor Ayres. Motion approved.

2. Public Forum

Caryn Long wanted to share a news item about a single family home in her neighborhood that had one accessory dwelling unit. Upon the sale of this home, it was turned into a duplex. There were many people and many cars in a unit originally meant for a single family. This transition did not go through the rezoning process. Neighbors worked independently with an attorney through the legal system up to the Supreme Court. They recently received a 5-0 ruling – that the unit couldn't be turned in to a duplex without following the City process.

3. Approval of Minutes – Chair Colburn looked for the approval of the April minutes with the following amendments:

Amend the minutes to correct the following spelling of the name - Caryn Long; Proposed addition under section 6 – tiny homes – Councilor Colburn noted that the advocacy of Mr. Aviliz, Councilor Ayres and others had ensured an investigation of micro-housing as part of the accessory dwelling review called for in Burlington's Housing Action Plan

The programs and services of the City of Burlington are accessible to people with disabilities.

For accessibility information, call 865-7144. For questions about the meeting, contact Marcy Esbjerg at [mesbjerg@burlingtonvt.gov](mailto:mesbjerg@burlingtonvt.gov)

Councilor Roof made a motion to approve the minutes with noted amendments and Councilor Ayres seconded the motion. Motion passed.

#### 4. Update on UVM off-campus housing tracking

Joe Speidel spoke on various initiatives from the University to ensure quality of life with students in the neighborhoods. He highlighted the spring move out project and listed some of the results of day and showed a photo. 12-15 tons diverted from the waste stream; giant containers; 3 trucks from ReSource were filled; 30 mattresses, 50 couches and other furniture recycled. Many partners were included in this day including CEDO, CODE, UVM, CSWD, Champlain, Casella, Myers to name a few. Additional initiatives can be found on the attachment to the minutes.

Lisa Kingsbury spoke about the various ways UVM has worked to gather address data of their students. Initially they had a pop-up box in Registrar's screen and only 60% responded. Last spring they did a survey, Finally, this spring, they did the pop-up box on the Registrar's site and it is a required field and got an 85% response rate. They plan to do this type of data gathering at the end of Fall 2016.

The University also provided information provided on the cost of housing. It appears that looking at the cost of housing in a monthly figure, the data shows it is cheaper off site but most students sign an annual lease so then it's cheaper on campus. It is also important to include all the additional amenities included on campus like furniture, internet, security, programmed housing options, and utilities.

The housing surveys and data do not include graduate students or med students – about 1500 graduate students and 450 medical students.

Chair Colburn noted that the City wants UVM to do more on campus and did note that the cost is higher due to the additional things offered on campus. Mr. Speidel also hopes that more students desire to live on campus however he said that in a housing study, many juniors and seniors wanted to live off campus because they want independence.

The Committee questioned if Mall housing would consider 9 or 12month leases for their students? Councilors were sure that Don Sinex was looking for 12 month leases.

Councilor Roof asked UVM if moving forward will they continue asking for the address information? The answer was yes and also continue to do the survey.

The group brought up the question of married students. UVM stated that basically they were divesting themselves of those Fort Ethan Allen units – CHT bought them. Some students are looking at the Quarry in South Burlington.

Mr. Avliex wondered if they added an incentive, more would fill out the survey.

Mr. Speidel also explained the additional beds being built at UVM. In the building that was demolished, 391 beds were taken down and 699 added. This represents a net gain of 308 beds.

Chair Colburn asked for the handouts to be sent to her electronically so she can add as a communication to the City Council as a follow up to questions and previous items.

The final item that was discussed was accountability of the students for their actions. It was explained that there are 3 tiers and they are based on the severity of the incident. In the past 3 years, 15 students were dismissed; 54 suspended and 86 participated in a deferred suspension program. With officers on foot patrol, there has been a decrease on calls from neighbors. Trends are going on a positive direction. Please see the attached document.

Councilor Roof emphasized the importance of alcohol education and support programs to turn around student behaviors.

Mr. Speidel also mentioned the meeting sponsored by Champlain Housing Trust and the Regional Planning Council on housing and discussed where this group is going. Another comment was made regarding a survey done of Burlington young professionals and they want to touch the ground. The group discussed the importance of perhaps a small backyard or courtyard as filling a need.

5. Planning and Zoning Discussion on Tiny Homes (D. White)

Chair Colburn opened the discussion on tiny homes setting the framework around housing for the homeless. She noted that one of our attendees had a passion for this subject and asked him to speak.

Chair Colburn introduced Paul Kirshner, a resident of Burlington and one that has shown interest in this topic. She asked him to share his thoughts. Paul is interested and has advocated for tiny homes. He stated that the homeless who are living in encampments are in an unstable and unsafe environment. In his contact with homeless persons, he notes that in his conversations the homeless are resistant to living in traditional housing. Paul believes the City of Burlington can meet the needs with a modest structure and stressed the importance of integrating access to services like laundry, bathrooms. In the meantime, he wondered if the City could make lockers available so homeless persons do not need to carry their possessions around everywhere. He suggested identifying a place to have a tiny home village for the homeless on the bus line and mentioned the Barge Canal area.

Mr. Avilix asked if we can make it more safe in the Barge Canal since there are already homeless encamped there. Perhaps have a house on wheels or skids so you can winch onto a trailer and not worry about the contaminated soils. He also asked about the Intervale.

Chair Colburn asked Marcy Esbjerg (Acting Director of CEDO) who serves as the Collaborative Applicant for the Chittenden Homeless Alliance to speak on how the Continuum of Care views tiny homes. Marcy said there was interest but also mentioned that other providers questioned if the homeless who are camping want housing. She also cited the importance of human centered designed – asking those experiencing homelessness what are their needs and wants. She explained it was important to have programs and housing that have a low barrier to entry like Pathways Vermont.

Chair Colburn mentioned that during her research, some tiny home villages, like Occupy Madison, grew out of encampment; she believed it was self-governing and she was surprised at the low cost.

David White, Director of Planning and Zoning gave an overview of City regulations and looked at the concept across the board. Housing has to meet certain standards; micro units – apartment with small units – that can work. He did mention that the size of bedrooms are governed by the building code and mixed use zoning is more acceptable rather than residential. The issue with tiny houses is how it is defined. It is mostly like a recreational vehicle which doesn't have to have a permanent foundation. Tiny homes are permissible in campgrounds or RV parks. David also noted that the tiny homes might be regulated for health and wellness; if they have to be attached to the ground, function in all weather and meeting the building code requirements. David shared the idea of a group of tiny homes like a cottage court with a little green space and reminded the group about the issue of parking needing to be required.

During an open discussion about the subject several points were raised by the attendees:

- Mr. Kirschner – looking at a unit that was 8 by 12 perhaps 10 feet tall for a sleeping loft;
- Councilor Roof – spoke of the regulatory restrictions and land; suggested private land might not be feasible and asked if we have an inventory of public land and wondered what it took to create a campground;
- Mr. White – noted that regulatory changes need to be made in zoning and building code; economics are also an issue – is the project cost effective; he also mentioned city parks, green spaces and the one campground in BTV;
- Chair Colburn said she was pursuing an inventory of public land; also churches and other potential host sites;
- Mrs. Esbjerg suggested a pilot project on public land, possibly the campground;
- Ms. Long asked about tiny homes on owner-occupied private land which David White says can be an Accessory Dwelling Unit.
- Chair Colburn explained that the Committee will review ADU and micro units separately;
- Councilor Ayres mentioned the container housing movement as something to explore

What are the committee's next steps:

- Conduct focus groups with affected people, perhaps partner with other organizations who can facilitate;
- Invite Jesse Bridges (Parks) to a meeting to discuss a seasonal pilot
- Review public lands inventory
- Meet and discuss with VIA and interested members of the faith community;
- Consider the fair housing perspective;
- Research encampment ordinances (regulatory on behavior or bring services – lockers, bathrooms, etc to sanctioned encampments)

Chair Colburn will plan these next steps with Marcy Esbjerg. A list of possible partner agencies include:

COTS  
Spectrum

CHT  
Safe Harbor  
Street Outreach  
Pathways  
Lacy – BPD  
CVOEO

The plan is to discuss the 4 unrelated ordinance in September.

6. Next meeting – June 21, 2016 – Fletcher Free Library, Marcy Esbjerg will not be present so she will find someone else from CEDO to staff the meeting. Councilor Ayres made a motion to adjourn the meeting and Councilor Roof seconded that motion. The meeting adjourned at 7:50 PM.

Respectfully Submitted,

Marcy Esbjerg  
Acting Director  
CEDO