

Housing Action Plan – Current Status of Proposals (September 2017)

I. Expand and Strategically Apply Municipal Resources to Support New Low and Moderate-Income Housing Construction and Better Assist Those Ineligible for Subsidy but Unable to Compete in Burlington's Housing Market				
HAP Proposal	Goal	Timeline	Who	Status/Update
1. Prioritize Affordable Housing Preservation	Facilitate the preservation of affordable housing, particularly at North Avenue Cooperative (formerly Farrington's Mobile Home Park).	July 1, 2016	Mayor's Office, CEDO	<ul style="list-style-type: none"> - In 2016, City provided \$150,000 from Housing Trust Fund toward land purchase and demolition of 6 abandoned homes. - With CEDO support, Efficiency Vermont & BED have installed a high efficiency "Vermod" unit as a model home in the North Avenue Cooperative. - To date, more than 20 applications, including from North Ave. Coop residents, received under CEDO's rebooted owner-occupied rehab. program in April 2017.
2. Focus and Expand the Housing Trust Fund (HTF)	Double the size of the HTF.	July 2016	CEDO, Clerk Treasurer's Office	- HTF almost doubled in FY16, FY17 and FY18. Between FY13 to FY15 HTF allocations were \$190,000 annually. This was increased in FY16 to \$363,741; FY17 to \$372,079 and in FY18 to \$373,283. The Administration is committed to permanently raising revenues to the HTF by allocating at least a full penny per every \$100 of property value, after further discussions and upon conclusion of the work of the Inclusionary Zoning Working Group.
3. Establish Targets for Household Types	Establish targets for production of different household types.	12 months after adoption of HAP	CEDO in consultation with CDNR	- Prospective consultants commenced work on a methodology to establish targets for different household types. Subsequently, CEDO submitted an application to CCRPC under their FY18 Work Program to undertake a 'Burlington Housing Demand & Build-Out Analysis' study. CCRPC did not have the capacity to undertake the study this year.
4. Consider Revisions to the Inclusionary Zoning (IZ) Ordinance to Better Meet Housing Goals and Better Complement the HTF	Develop scope of work with CDNR Committee, assemble public/private team/committee, hire consultant and present findings to City Council.	Fall 2016	CEDO, P&Z and CDNR	- In January 2017, IZ Evaluation report completed and presented to CDNR committee. Subsequently, in April 2017, City Council adopted a resolution relating to the formation of an Inclusionary Zoning Working Group (IZWG) to review each of the IZ Evaluation report's recommendations, gather public input and report back by April 1 st , 2018. The IZWG will hold its first meeting in mid-September 2017.
5. Improve Home Energy Efficiency	Improve affordability and sustainability by creating incentive programs and partnerships to reduce energy costs.	July 1, 2016	BED, CEDO	<ul style="list-style-type: none"> - As of April 2017, under Energy Champ Challenge program, 150 building audits were completed; 54 building weatherization completions and 12 more buildings under contract. Average savings per building about \$520/year; about \$175/apt. - BED involved in several projects, e.g. Bright Streets Coop, COTS at 95 North Avenue and Bayberry Apts. BED is working with design teams including on Eagles Landing, UVM's first year dorm, BTC redevelopment & Burlington College bldgs. - In the Downtown Mixed-Use Core Overlay (DMUC) district, new developments and substantial redevelopment required to be LEED Gold Certified. The draft planBTV Downtown Code (form-based code) has a similar requirement.

On Target

In Progress

Not Started

Housing Action Plan – Current Status of Proposals (September 2017)

I. Expand and Strategically Apply Municipal Resources to Support New Low and Moderate-Income Housing Construction and Better Assist Those Ineligible for Subsidy but Unable to Compete in Burlington's Housing Market				
HAP Proposal	Goal	Timeline	Who	Current Status
6. Consider Continued Assistance for Home-Sharing	Review effectiveness of home-sharing model and explore incentives to expand, if appropriate	One year after adoption of HAP	CEDO	- Review of Home-Sharing model underway by CEDO. It is estimated that a draft document would be released in late September 2017.
7. Review South End Zoning and Housing Policies as Part of the planBTV: South End Process	Consider adopting planBTV: South End, including housing opportunities outside the Enterprise Zone	Final draft Oct/Nov 2015 and adoption by April 2016; implementation strategy within 12 months of plan adoption.	P&Z, CEDO	- Work on planBTV: South End to conclude in fall 2017, following which endorsement from Planning Commission and City Council will be sought.
II. Consider Regional Land Use Approaches and Reduce Regulatory Barriers and Disincentives to New Housing Production				
1. Lead Regional Housing Initiatives That Strengthen Transportation Corridors	Convene a conference of Chittenden County Communities interested in exploring regional housing and transit solutions	Spring 2016	Mayor's Office, CEDO, CCRPC, CTA, other stakeholders	- CCRPC and GMT evaluating housing and transit relationships with member municipalities - (i) CCRCC is updating the ECOS Metropolitan Transportation Plan, including looking at impacts of increased housing and employment density near transit routes. Adoption of MTP expected in May 2018 - (ii) GMT updating their transit plan branded as NextGen Transit Plan. Update to be completed end 2018. NextGen website can be found here .
2. Create a Rational Parking System in the City's Downtown	Pending results of the parking studies, present Planning Commission and City Council with a proposal to change the onsite minimum parking requirements of the Zoning Ordinance and change the Ordinance	Present proposals in Fall 2015	CEDO, Burlington Business Association (BBA), P&Z, DPW	- In Feb. 2014, City Council directed CEDO, DPW and P&Z to prepare a downtown parking study. Since then, several recommendations from the Downtown Parking and Transportation Management Plan (DPTMP) have been undertaken. These include: - Placement of smart meters in November 2014 - Introduction of pay by cell (Parkmobile) in Nov. 2015 - Ongoing collection of occupancy & usage data to inform future changes in rates, enforcement time and placement of smart meters - Ongoing investments to the tune of \$7-9 million in 3 City-owned garages - In January 2017, agreement between the City and BBA for implementing aspects of the DPTMP, approved. - Proposed amendment to on-site minimum parking requirements is ongoing and revisions are expected.

On Target

In Progress

Not Started

Housing Action Plan – Current Status of Proposals (September 2017)

II. Consider Regional Land Use Approaches and Reduce Regulatory Barriers and Disincentives to New Housing Production				
HAP Proposal	Goal	Timeline	Who	Current Status
3. Consider a Form-Based Code (FBC) in the Downtown and Waterfront to encourage New Housing Investment	Consider adopting a form-based code in Downtown and Waterfront	Adoption by July 1, 2016 (unless revised by P&Z)	P&Z	<p>Planning Commission received draft proposal and Public Hearing held on August 8th. City Council began deliberations on August 28th. The Council referred the document back to the Joint FBC Committee to reconvene and report back to City Council at its September 18th meeting. A public hearing is anticipated in October by City Council.</p> <p>- Downtown Mixed-Use Core Overlay (DMUC) completed.</p>
4. Reform the Building Code (Development & Construction Permitting Review)	Complete Scope of Work (SOW), hire consultant, and make recommendations to the Administration and relevant committees.	Complete SOW by Fall 2015, hire consultant shortly after, make recommendations by July 2016.	IT to lead, CEDO, DPW, Code Enforcement BED, P&Z, City Attorney's Office	<p>- Matrix Consulting Group, hired to perform the review of the building code, submitted their report along with recommendations in January 2017. Matrix also undertook an analysis of solar permitting. The report and recommendations were reviewed by a City team who prepared an Action Plan and recommended further research on a number of items. City Council formed an ad-hoc committee, which will review the recommended plan. The committee held a public meeting on July 26th to present the findings and action plan to the public, and to receive feedback on those items from the public. At its August 7th meeting, the City Council accepted the implementation plan recommended by the ad-hoc committee.</p>
5. Explore the Adoption of a Rehabilitation Code	To help encourage reinvestment and help restore older buildings without compromising preservation values	See #4 above in this section.	See #4 above in this section	<p>- Matrix Consulting Group explored adoption of a rehabilitation code and suggested that the International Existing Building Code (IEBC) be adopted. The City team will work with the State to understand if the code can be applied to Burlington, and evaluate the opportunity of implementing the code. An analysis should be completed by December 2017.</p> <p>- Graydon Land Use was selected to evaluate zoning regulations with regard to historic properties. This work commenced in February 2016 and an action plan is being finalized. It is expected this will be presented to the City Council in fall 2017.</p>
6. Reduce Inappropriately High Residential Zoning and Building Fees	Review fee schedule and present proposal to relevant committees/bodies	Complete work, or first phase by March 2016	P&Z	<p>- As part of the reform of the building code, residential zoning and building fees are being reviewed. This work is ongoing and action is expected in calendar year 2018.</p>

On Target

In Progress

Not Started

Housing Action Plan – Current Status of Proposals (September 2017)

II. Consider Regional Land Use Approaches and Reduce Regulatory Barriers and Disincentives to New Housing Production				
HAP Proposal	Goal	Timeline	Who	Current Status
7. Review Existing City Strategies for Healthy Growth	Review City strategies for healthy growth.	One year from adoption of Housing Action Plan.	CEDO	<ul style="list-style-type: none"> - IZ Evaluation report completed in January 2017 - planBTV: South End work to conclude in fall 2017. - Several mixed-use development projects underway or in the pipeline, e.g. Eagles Landing, Cambrian Rise and Burlington Town Center. - Investments in basic public services, with a focus on upkeep of streets, parks, public safety and parking. - Ongoing investments in preserving affordable housing units, creating new affordable units, new transitional housing units and support for renovating rental & owner-occupied affordable housing.
III. Pursue New Strategies for Housing College Students to Improve Quality of Life in Historic Neighborhoods and Reduce Student Pressure on Rent				
HAP Proposal	Goal	Timeline	Who	Current Status
1. Over the Next Five Years, Create Approximately 1,700 New, Well-Managed Student Housing Beds on Campus and in the Downtown to Create a Better Balance in Our Community	Over the next five years, create approximately 1,700 new, well-managed undergraduate student housing beds on the UVM and Champlain College campuses, and potentially on one to two carefully-selected downtown locations beyond the Brown's Court/Eagles Landing project.	July 1, 2020	CEDO, academic institutions and development partners	- In the last two years, the University of Vermont and Champlain College have each built new on campus housing for about 300 students, or about 600 total representing the completion of one-third of the Mayor's 5-year goal of housing half of off-campus undergraduate students in new, well-managed student housing to better balance quality of life issues in the City's historic neighborhoods. The City continues discussions with both UVM and Champlain regarding options for the remainder of the goal. Champlain College is committed through its master plan to house 300 more students on campus, and the City is working with UVM on agreement to work toward 800 additional students in the coming years.
2. Negotiate Significant Extensions of College Housing Commitments	Extend the agreements in coordination with proposal #1 above in this section.	Bring forward a draft proposal to the City Council by the end of 2015	Mayor's Office, CEDO, City Attorney, UVM, Champlain College	- The City has been negotiating a number of interconnected issues with UVM and Champlain College around the extension of the current housing agreements and the potential for both institutions to contribute to the City's substantial capital needs. The primary focus of discussions has been with UVM around the capital issues. The City and UVM have a tentative outline of principles to extend and re-focus the housing agreements once the capital discussion is resolved.

On Target

In Progress

Not Started

Housing Action Plan – Current Status of Proposals (September 2017)

III. Pursue New Strategies for Housing College Students to Improve Quality of Life in Historic Neighborhoods and Reduce Student Pressure on Rent				
HAP Proposal	Goal	Timeline	Who	Current Status
3. Create a Neighborhood Stabilization Program for Neighborhoods	Complete the overall strategy and toolkit of policies and programs	Scope of work complete by fall 2016, professionals hired by winter 2016 and overall strategy to be completed by winter 2017	CEDO, P&Z, CDNR and community partners	- In early August 2017, contract awarded to consultants for the provision of services under The Neighborhood Project. Consulting team visited Burlington in early September for a series of stakeholder interviews and neighborhood tours of affected neighborhoods, with residents and stakeholders most familiar with housing concerns and quality of life issues. Potential strategies and tools to be developed and shared in Interactive Community Open House by mid-November, after field testing. Subsequently, draft actionable strategy and funding plan to be presented to partners, Administration and CDNR Committee. Final deliverables are anticipated in December 2017.

IV. New Approaches to Chronic Homelessness in Our Community

HAP Proposal	Goal	Timeline	Who	Current Status
1. Strengthen Housing First	Implementation of a coordinated entry for permanent supportive housing and efforts to increase available housing stock	September 1, 2015	CEDO with community partners, including Continuum of Care (CoC) members	- City leadership in the Chittenden County Homeless Alliance and a strengthened Housing First Strategy have seen a continued decline in the homeless population in Chittenden County which dropped 45 percent between 2014 – 2017. Further, coordinated entry for permanent housing led to 51 homeless people being housed. Efforts are ongoing to apply the Housing First model for chronic homeless populations to youths, families and victims of domestic violence. - The CoC recently passed a 'Client Informed Consent & Release of Information' agreement which allows for data sharing of confidential information between partners.
2. Explore Establishing a Permanent Low-Barrier, Cold Weather Shelter	Support the State and local effort to open a seasonal low-barrier shelter at 179 S. Winooski Avenue for the 2015-2016 winter	Shelter opened November 1, 2015	COTS, CHT, CoC, DCF, Agency of Human Services (City in support role)	- A 40-bed Winter Warming Shelter, operated by CVOEO, was first opened in February through April 2015. Over the period 2015-2016, COTS operated the Warming Shelter. For the third year in a row, from November 2016 through April 2017, the Warming Shelter was opened and operated by the Community Health Centers of Burlington (CHCB). In FY18, the City budgeted \$60K with the view to leveraging other funding for the establishment of a permanent Warming Shelter.

On Target

In Progress

Not Started

Housing Action Plan – Current Status of Proposals (September 2017)

V. Provide Appropriate Housing Options for an Aging Population				
HAP Proposal	Goal	Timeline	Who	Current Status
1. Explore strategies to Expand Accessibility	Evaluate best practices on accessibility and issue a report to the Accessibility Committee	One year from adoption of the Housing Action Plan	CEDO	<p>- As part of the Fair Housing Report, accessibility issues and appropriate housing are being addressed. This Report will be presented to the City Council in September 2017.</p> <p>- CEDO is also exploring with the Vermont Center for Independent Living renovation of homes for accessibility.</p>
2. Review Accessory Dwelling Units	Evaluate the impact of accessory dwelling units and the possibility for 'micro housing	One year from adoption of the Housing Action Plan	CEDO, P&Z, with an update to CDNR	- CEDO & P&Z have commenced research, including best practices, data analysis and case studies on accessory dwelling units. The estimated target date for completion of the evaluation is December 2017.
3. Code for our community	Consider Universal Design elements in the permit reform effort	To align with Section II, #4 above	See Section II, #4 above	- Including Universal Design (UD) elements was considered by the Consultants. The City has also reviewed the existing codes and requirements, and we believe that the standards required in the Vermont Access code and the Accessibility Standards for Public Buildings and Parking provide for a significant expansion of availability of accessible residential units that will be beneficial to Burlington residents. Given the importance of other permit reform recommendations and the progressive, effective State requirements that exist, we will not implement UD elements at this time, however, the opportunity for more education and awareness of UD will be re-evaluated at a future time.

On Target

In Progress

Not Started