

Hi Brian,

Thank you for sending the Draft Housing Plan along and the opportunity to comment. I have some comments that I hope will be considered:

Page 1

Rather than comparing to south and western cities, could you make some comparisons with other prosperous northeastern cities? It seems more relevant and realistic.

Could you give a historical context of the 3650 students in the neighborhoods? How many students lived in the neighborhoods 1970, 80, 90.... so that we can see where the trend is and if it has leveled off.

Page 2

While supply is clearly a problem, it wouldn't be a problem if not for a corollary high demand and successful economy. I think demand should be mentioned as well. The description of the supply problem makes it sound as though there has been an exodus from the City, which there hasn't been. If young professionals are exiting, who is taking their place in the existing units?

Page 3

Uncertainty regarding permitting process. Is the issue the DRB appeal process or state required process for appeals?

Inclusionary Zoning - we require a minimum size for these units too, further exacerbating the problem. Could that be mentioned in the age of "tiny homes" we might reconsider.

Building Code - they always tell us its "State Law" and no one else enforces it. I'd like to get to the bottom of this, because I don't believe it. Where did these codes come from? Not from the Council in my time, I don't think? Who is coming up with these "codes"?

Page 4

17,000 students and 53% live on campus tells me 47% or 7,990 live off campus, but you previously said 3650 live in the neighborhoods. Why the disparity? Do that many live in Winooski or elsewhere?

Page 6

Typo in number of UVM students.

Page 7

Why support purpose-built housing for 2200 students off campus rather than on campus? I don't think the case has been made in this document. The largest swaths of available land in the City are on campus. We can't build housing for residents there. Why do we want to give up land that could be available for "young professionals" and build for students instead. We can't house young professionals or families on campus, so let's not give away the housing opportunity specifically for students.

Page 8

Is there any evidence that a tax break would be a successful incentive for Home Sharing?

Page 9

More detail on the homelessness problem would be helpful. What are the numbers? Who are the homeless? How have the answers to these questions changed over the decades? Homeless encampments might be mentioned. It seems to me the scale of these encampments has dramatically increased even just in the last few years. Sounds like you're looking for answers to some of the above, but I would hope that we already have some of this data after decades of studying housing needs.

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