



Chittenden County Housing Convening
March 28, 2022 @ 6pm
Held on Zoom

Attendees:	
Aaron Frank, Colchester	Adele Gravitz, Shelburne
Pam Loranger, Colchester	Amy Demetrowitz, CHT
Mike Simoneau, South Burlington	Mike O'Brien, Winooski
Dale Wernhoff, Hinesburg	Susan Bressee, Jericho
Jess Hyman, CVOEO	SJ Dube, Jericho
RJ Adler, Wheelpad	Robert Millar, Winooski
Wendy Harrison, Winooski	Jim Duncan, Winooski
Darrilyn Peters, So. Burlington	Deirdre Holmes, Charlotte
Sandy Dooley, So. Burlington	John Abbot, Jericho
Connie van Eeghen, Richmond	Janet Bellavance, South Burlington
Todd Rawlings, Burlington	Joyce George, Shelburne
Bard Hill, Richmond	Taylor Newton, CCRPC
John Simson, South Burlington	Dan Albrecht, CCRPC
Sarah Carpenter, Burlington	Charlie Baker, CCRPC
Meagan Tuttle, Burlington	Regina Mahony, CCRPC

Notes

- I. **Welcome**
- II. **Burlington Accessory Dwelling Units.** Meagan Tuttle, Director of the Office of City Planning in Burlington provided an overview of the reasoning, process, and changes the City has made to the Accessory Dwelling Unit zoning regulations. These changes have proven successful. Since these reforms have been in place ADU's have accounted for approximately 10% of new housing permits. The **full presentation is attached to these notes**; and this is the City's ADU FAQ (please note that it is a bit out of date): https://www.burlingtonvt.gov/sites/default/files/tiles/ADU%20FAQs_Final%20March%202020.pdf. Here is one slide from the presentation on the zoning changes the City has made:

Burlington ADU Zoning Changes

Understanding local constraints, national context guided changes to zoning:

- **ADU's allowed in conjunction with single-family home in all zoning districts**
- **Streamlined permitting:** creating an ADU no longer a conditional use/primary reason for a project to go to DRB (Act 174 further addressed this)
- **No parking space required for an ADU**, more flexibility for parking location if provided
- **Increased max ADU size:** 30% of GFA of primary home, or 900 sq.ft., whichever greater (was 800 sq.ft. prior to Act 174)
- Up to **650 sq.ft. of ADU footprint exempt from lot coverage** limit if stormwater mitigated
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Discussion: A question was asked about who was opposed to these changes; as it seems most folks agree that housing is more important, but not when it's in their or their neighbors' backyards. Meagan explained that it was helpful to have AARP and Homeshare as partners because they were able to speak to the need from their members perspectives – aging in place is a real need and desire and ADUs can help fill that need. There was another question about what the City changed in terms of requiring sprinklers. Meagan explained that these changes have not been made yet. In Burlington sprinklers are required if the unit is over a certain distance from the road; and Burlington administers the building code locally. It may be a different situation in other municipalities.

- III. **April is Fair Housing Month – Ideas for Events.** Jessica Hyman, Associate Director of Housing Advocacy Programs at CVOEO described that Fair Housing Month can be a great opportunity to talk about needs and opportunities in your communities. Especially those who aren't being served by existing housing. The calendar of events is here: [Event Calendar — Fair Housing Month VT](https://fairhousingmonthvt.org/fair-housing-month-proclamations). There are several things municipalities can do: Share news blurb; Issue a Fair Housing Proclamations (Burlington and Montpelier have done this. Examples from last year: <https://fairhousingmonthvt.org/fair-housing-month-proclamations>); there are partnerships with libraries so many of your libraries likely have some programming planned; Community Art Projects with free art kits. There are also lots of educational opportunities for landlords, tenants, etc. There are Fair Housing Friday webinars scheduled, including Why Aren't We Building the Housing We Need on 4/15, and is Building More the Cure (more housing or certain types). These events can really help inspire rich conversations in communities.

IV. **CCRPC Update**

- a. **Climate Change & Zoning.** Regina Mahony explained that CCRPC is working on a document to help assist Energy Committees with climate change planning. The document lays out the importance of removing barriers to growth in areas planned for it with infrastructure. We will share this document when we have it ready, as it goes hand in hand with removing barriers to housing growth. The document also briefly touches on equity. There was a discussion around equity. Both Richmond and South Burlington expressed a need for more regional assistance around the topic of equity - social, economic, age, race & ethnicity. The majority of attendees also expressed interest in this topic.

Regina indicated that CCRPC will think on how best to address this request. Jess Hyman shared the following resources in the chat:

- a. Here are a few resources: Are We Planning for Equity? Equity Goals and Recommendations in Local Comprehensive Plans:
<https://www.planningmi.org/assets/docs/Are%20We%20Planning%20for%20Equity%20Carolyn%20Loh%20JAPA%20Article.pdf>
- b. An excellent webinar from last fall on Zoning & Equity:
<https://www.youtube.com/watch?v=I-CjFtLwmsc>
- b. ECOS Plan Update. Regina Mahony let everyone know that CCRPC is working on an update to the County's Regional Plan, called the ECOS Plan. When a housing draft is ready Regina will send this out to folks for input.

V. Legislative Updates. Regina Mahony provided an overview of S.226 the Housing Omnibus bill – this bill includes provisions to remove some barriers to Neighborhood Development Areas. S.226 currently includes significant funding for mobile homes and mobile home parks, large employer based housing projects, missing middle housing for new construction, rehab and homebuyer subsidies under a shared equity model, and rehab and new ADU construction (“provided they aren’t used for short-term rental”) and education program. Removes duplicity between municipal and state wastewater permitting. Extends bylaw modernization grant program. The bill is still on the Senate side and is expected to be sent over to the House side this week. Regina suggested that municipalities consider supporting this bill. Sarah Carpenter provided an overview of S. 210 - An act relating to rental housing health and safety and affordable housing. While the bill includes a rental registry, the real benefit of the bill is relieving municipalities from the burden of health and safety inspections for rental properties. Municipalities who want to keep their own programs in place can. Several exemptions have been added to the bill including owner occupied rentals, and properties only rented for less than 90 days/year. Sarah suggested that municipalities consider supporting this bill.

IV. Municipal Round Table – latest things you are working on, issues/challenges/successes:

Colchester reported that they’ve done some research on existing housing and found the following:

- About 69% of our housing is owner occupied
- About 68% was affordable using an easier to understand for non-housing policy people friendly metric of 300K cost (we actually used equalized grand list to make things comparable across towns)
 - and “affordable” for inner Chittenden County, appreciating that inner Chittenden County is not very affordable
- ~10% of our 6800 housing units are manufactured housing, the highest number in Vt. and Chittenden county
- Income spent on housing
 - Chittenden Co 35%
 - Affordable 30%
 - Colchester 29% tied with Shelburne with a higher income
- We have about 120 housing units under development now and about 700 in various stages of permitting which should come online in next 5-10 years. Not all of these are affordable but all housing helps affordable housing.

Hinesburg reported that they have an inclusionary zoning requirement for 10% affordable for projects over 10 units in size. However it only applies to base density, not tied to what you can get under density bonuses so they aren’t requiring as many IZ units as they could be. They have an ADU video; and they are trying to host at ADU summit/information meeting with a developer and residents.

So. Burlington reported that the City just recently adopted ADU rules in line with the recent statutory changes. The Affordable Housing Committee is developing programs outcomes for the ARPA funding the City put toward housing.

Richmond reported that they have a consultant looking at their zoning regulations for barriers to housing. This includes some thoughts on equity. They've also been thinking about advocacy and how to build consensus around zoning changes, because in the past zoning changes have been voted down.

Being a small town there are a lot of challenges: don't have enough staff; very small scale housing projects (but no less controversial), wastewater system expansion very difficult to pencil out when only going to connect 6 or 7 folks, no public transit and no easy access from the Downtown to the Richmond Park & Ride.

Burlington: working on a new initiative to serve the houseless on Elmwood Ave with 30 pods. Going to use ARPA money for this. Also using ARPA funds to add a staff person at CEDO to address homelessness. Also providing money to CVOEO, and Chittenden County Homeless Alliance as these groups help support those who are unhoused. Sarah Carpenter urged all communities to support these groups.

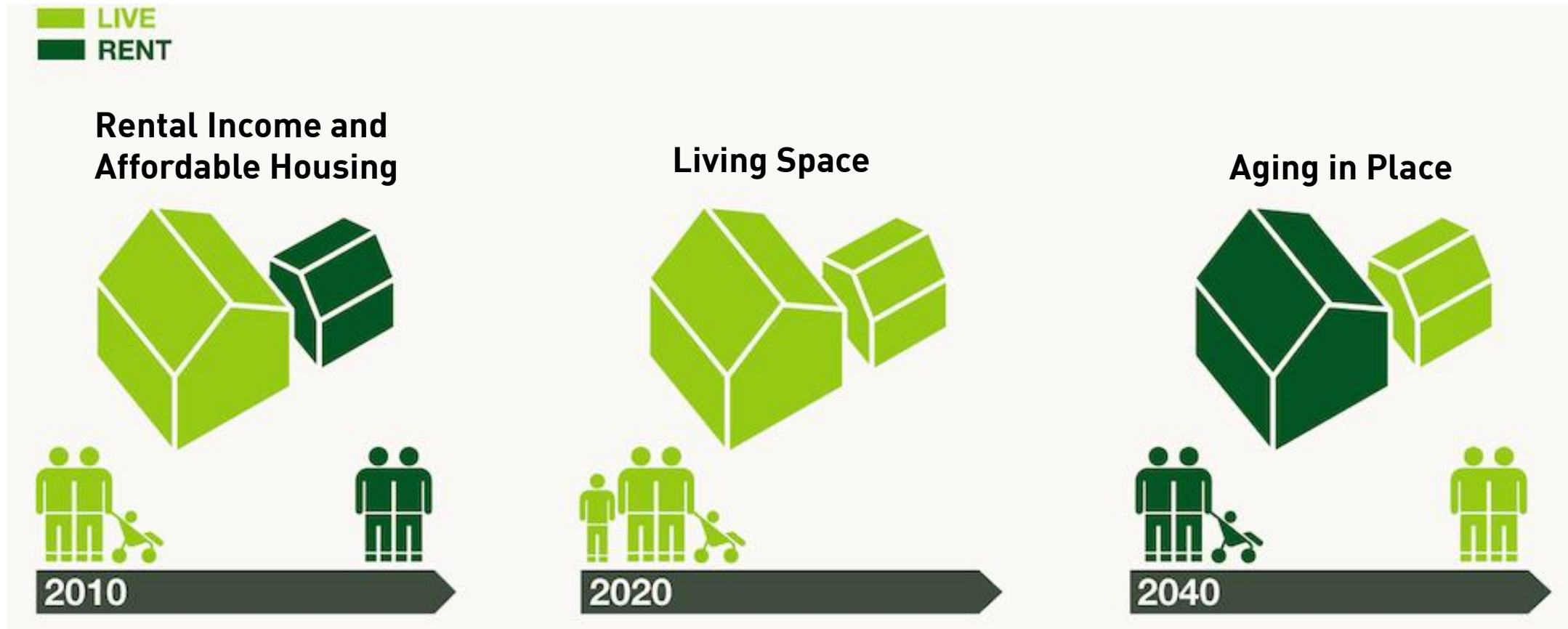
Jericho: Described that they would like to pull together a group of those of us who are in smaller towns. They've tried to model larger town work and a lot of it doesn't apply. SJ Dube stated that if folks are interested in this to contact her directly [lots of other folks were interested]. They were planning to do an ADU forum, but then COVID happened, so they may do this in the Fall. They are putting an ADU portal website together. They are also trying to think through how they can make the most change with their limited volunteer time. Also thinking through how to assess whether zoning changes that are made are working or not. Also thinking about infrastructure, education and advocacy.

Winooski: They are holding a public hearing for priority housing incentives (density increases or parking reductions) to encourage new 3+ bedroom housing units. They have an equity audit wrapping up – housing and equity and access will be presented in April and looking forward to following that up. They have some rental registry ordinances that need to be updated. Heather Carrington who staffed the Housing Committee recently left the City, so trying to make do without staff.

Shelburne: Trying to get a handle on how much affordable housing they have. 110 units being proposed on 6+ acre lot and according to FBC that is allowed. 6 surrounding neighbors put a petition together and got a lot of support. They are pushing the town toward interim zoning that would override the form based code. Looks like the development will probably be stopped. Smaller projects are also getting lots of opposition.

V. Next Meeting Date – Regina stated that she would include these in a follow-up email.

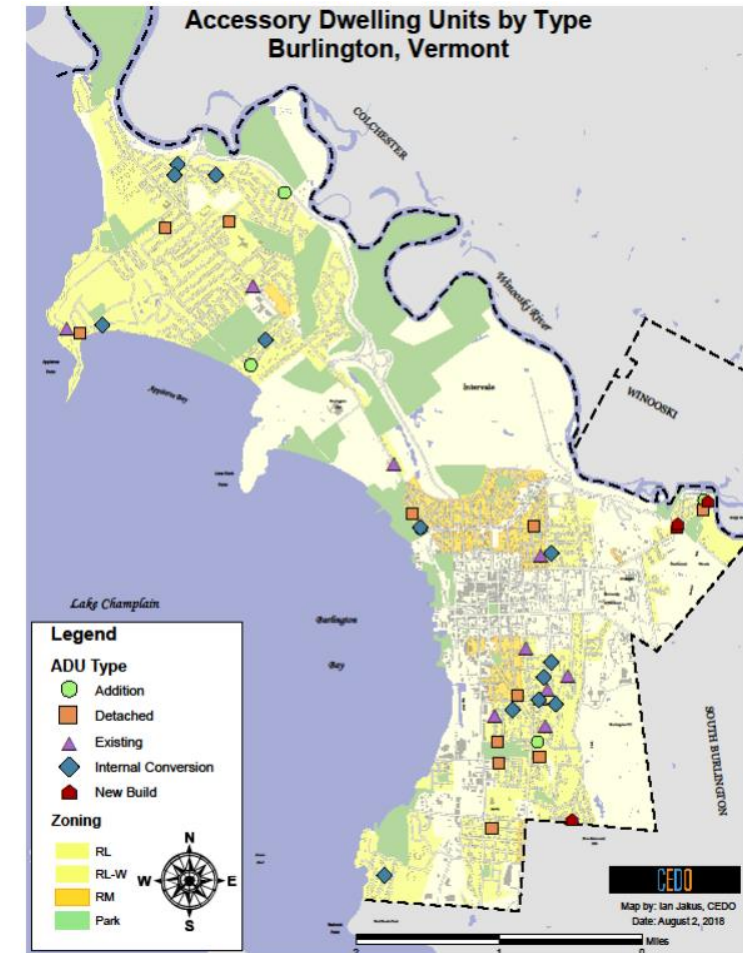
ADU Work in Burlington



ADU Work in Burlington

Directed by 2015 Housing Action Plan, Planning & Community Development (CEDO) prepared a report:

- Reviewed benefits, impacts, and best practices for ADU's nationally
- Analyzed ADU development in Burlington (location & type of ADU's built, owner survey results)
- Made recommendations for regulatory and non-regulatory approaches to encourage ADU's
- Further revised these ideas in 2019 Housing Summit & follow up work

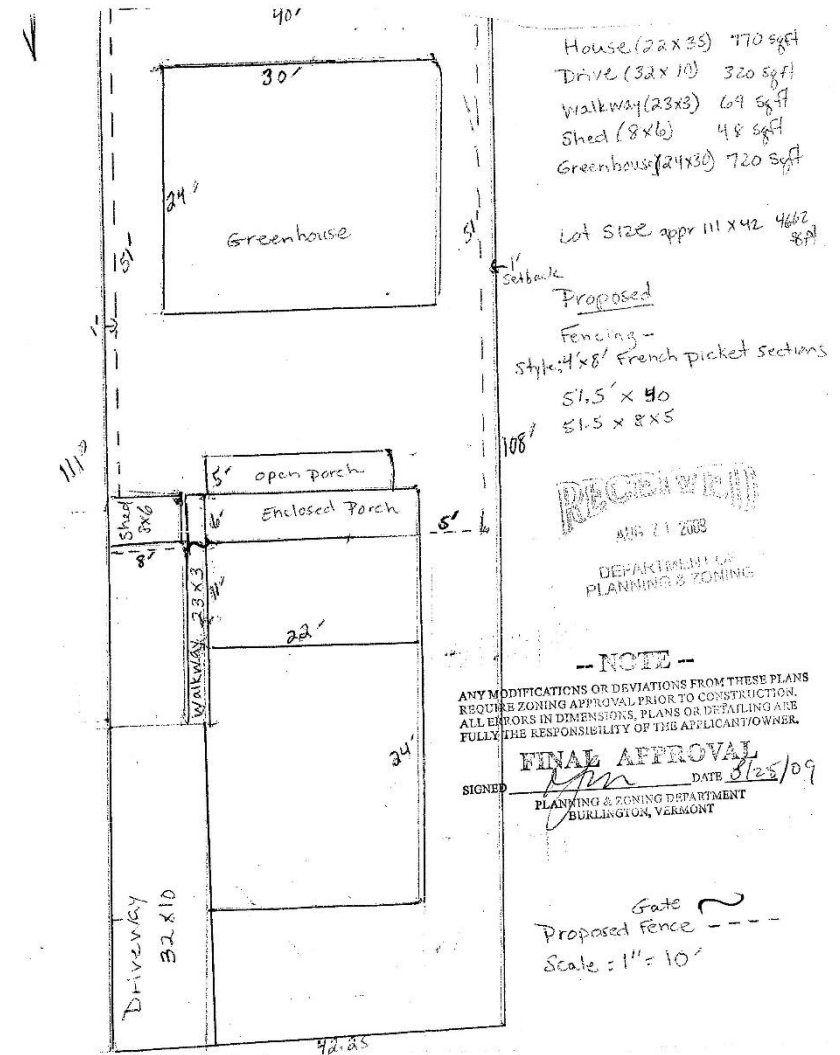


Find the report online at www.burlingtonvt.gov/cedo/adu

BTV Homeowner Case Study

Owner would like to replace an existing detached structure with a detached ADU.

Limitations:



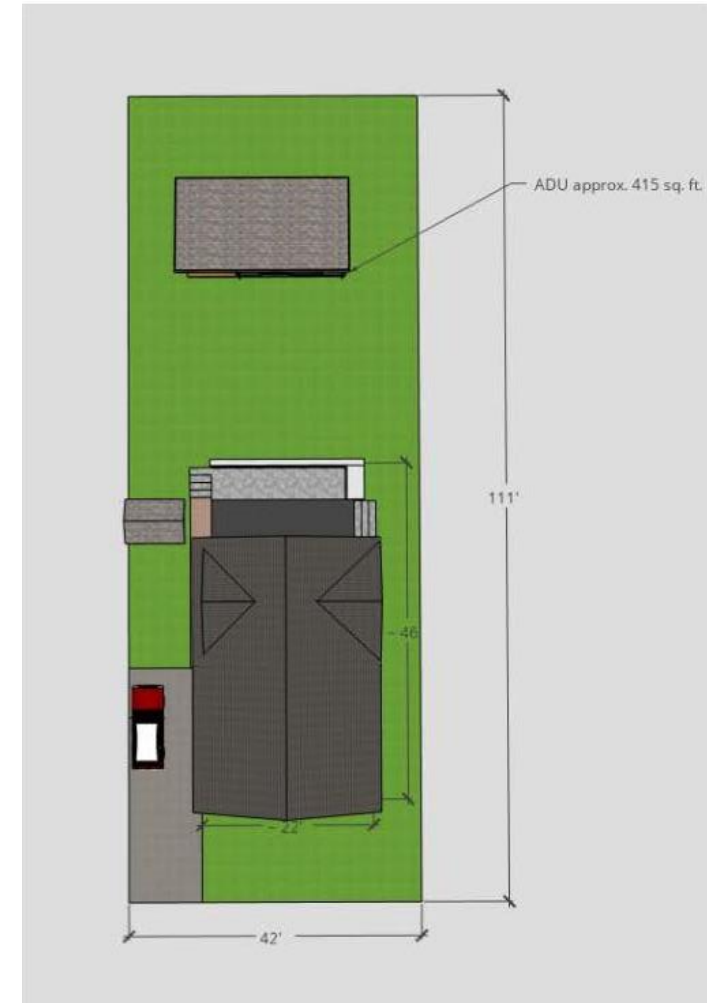
BTV Homeowner Case Study

Owner would like to replace an existing detached structure with a detached ADU.

Limitations:

- Small lot and small home

= max 415 sq.ft. ADU replacing existing non-conforming lot coverage

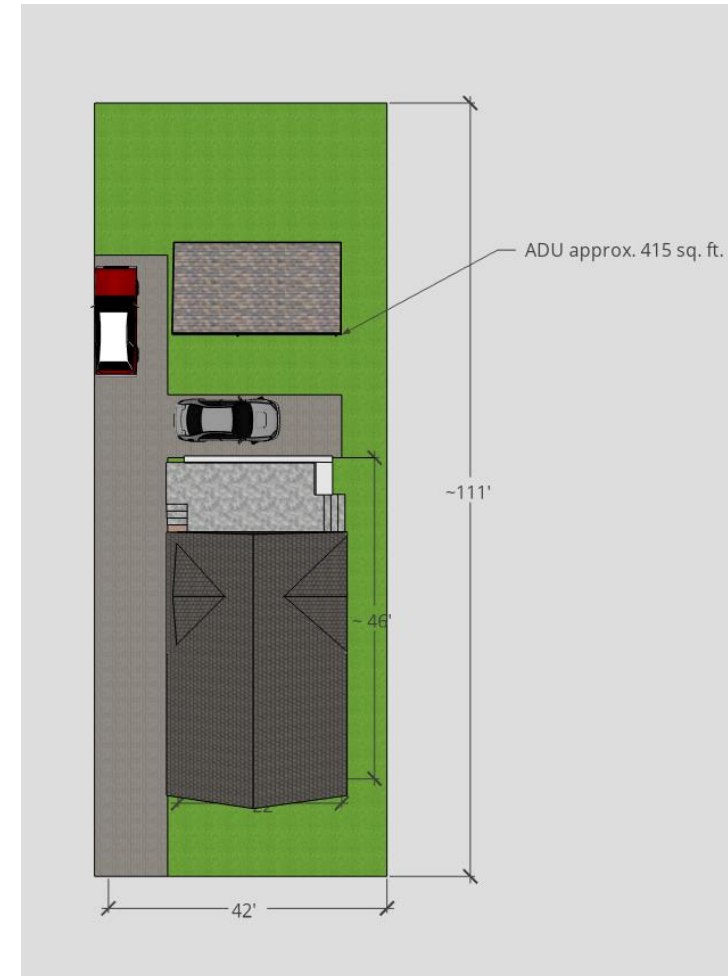


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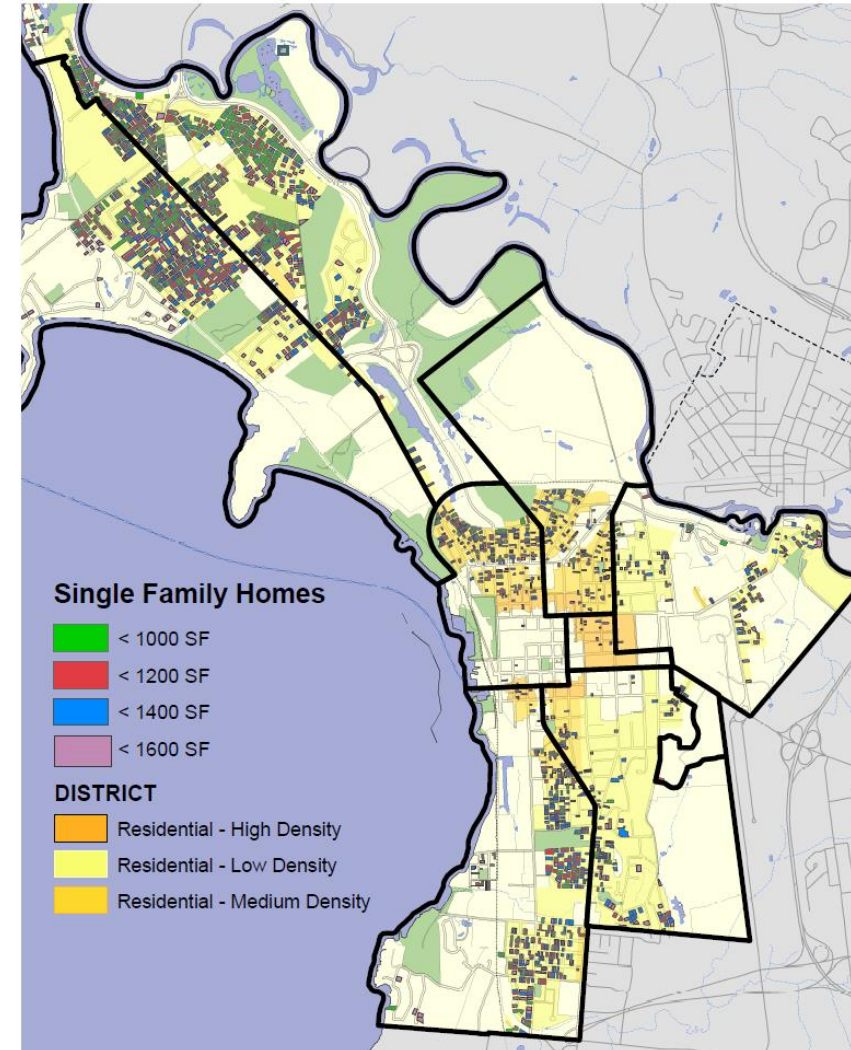
- Small lot and small home
- Parking requirement would mandate significant addition of impervious surface due to lot layout, but
- Lot coverage limit and parking design standards may preclude those improvements



Common Barriers to ADUs

In some neighborhoods, most homes weren't able to build an ADU due to two common hurdles:

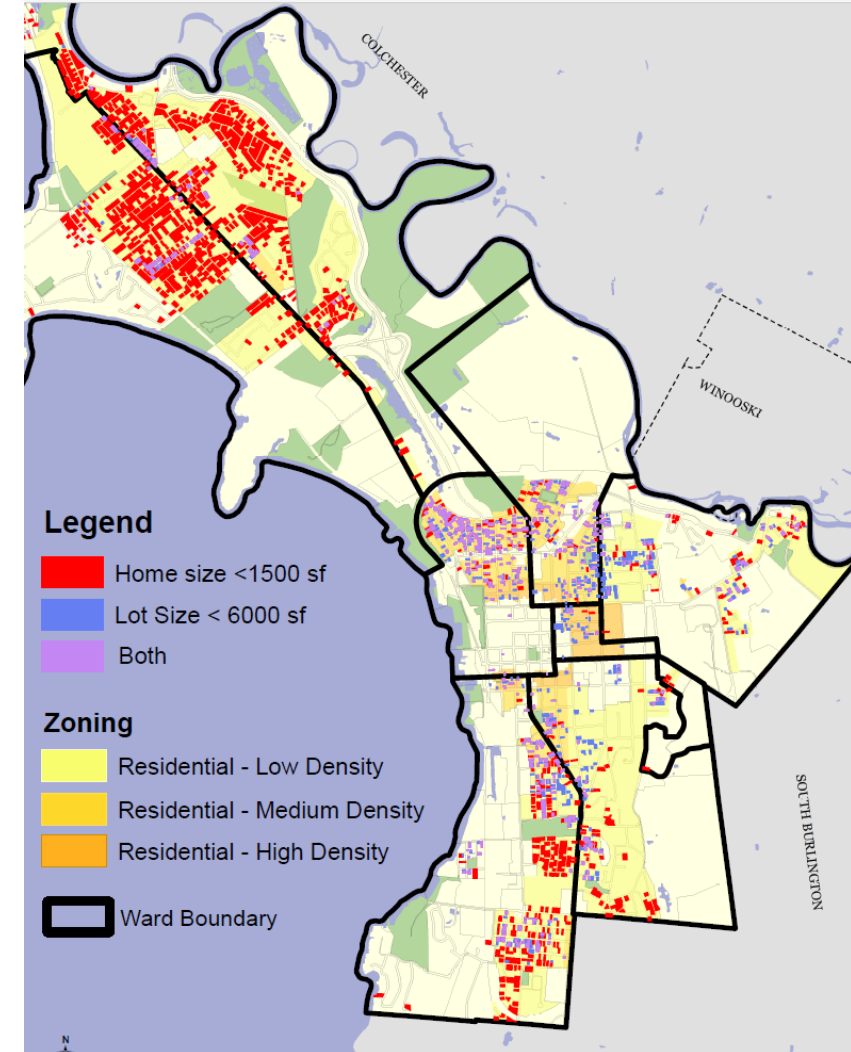
- **Median single family home in Burlington is 1,600 sq.ft.**
 - Limits ADU to 600 sq.ft. or less
 - In some neighborhoods, impacts vast majority of homes
 - More frequent than lot size & lot coverage hurdles



Common Barriers to ADUs

In some neighborhoods, most homes weren't able to build an ADU due to two common hurdles:

- **Median single family home in Burlington is 1,600 sq.ft.**
 - Limits ADU to 600 sq.ft. or less
 - More frequent than lot size & lot coverage hurdles
- **Lot coverage limited 25% of single-family homes from accommodating an ADU**
 - 17% of homes in low density, but 73% of homes in medium density districts



Common Barriers to ADUs

“...small isn’t necessarily inexpensive.

A bathroom costs as much to install in a small home as in a big one.

Attaching a self-contained dwelling to an existing home may cost more than building it as a free-standing house because it may require re-engineering part of the main structure.

Basements and garages must be brought up to code...”

- NH Housing Finance Agency, ADU Guide

Three factors that lead to ADU implementation:

- **Reform zoning regulations.**
 - lot cover, ADU size, owner occupancy
- **Waive fees.**
 - i.e. permitting and utility connection
- **Educate homeowners & provide technical assistance.**
 - Provide manuals, prototype plans, FAQ’s.

Source: “Jumpstarting the Market for Accessory Dwelling Units,” Turner Center for Housing Innovation at UC Berkley

Burlington ADU Zoning Changes

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Non-Regulatory Initiatives

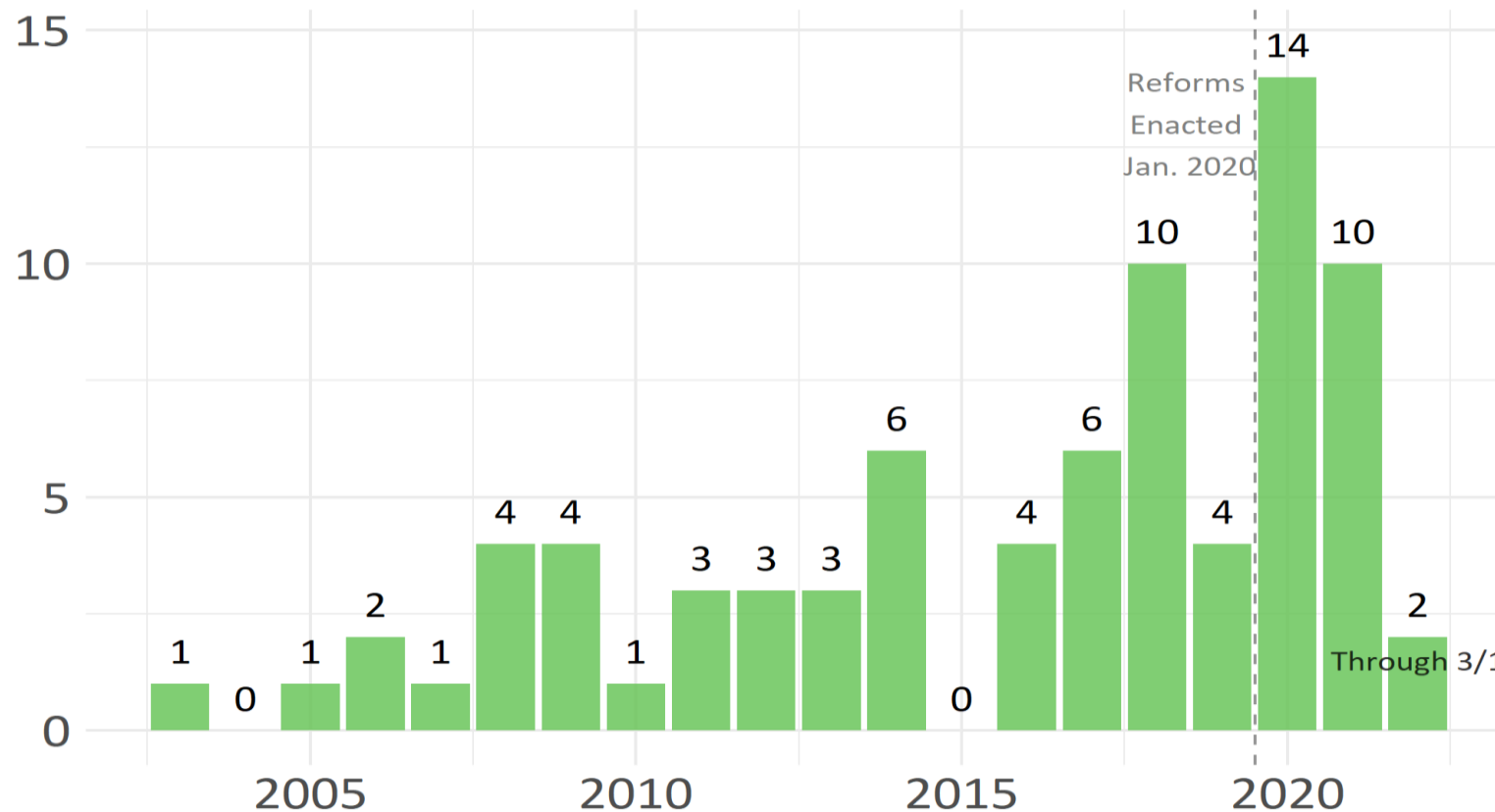
Complementary initiatives outside of Zoning Reform efforts:

- Created an ADU FAQ's on the city's and partners' websites; goal to develop more robust ADU "how-to" resource guide for property owners
- Partners provide access to national resources, and local education/ resources to their members (largely through Homeshare, AARP, BBA)
- Homeshare Vermont created an ADU technical assistance pilot program funded by State Housing Bond, in collaboration with City

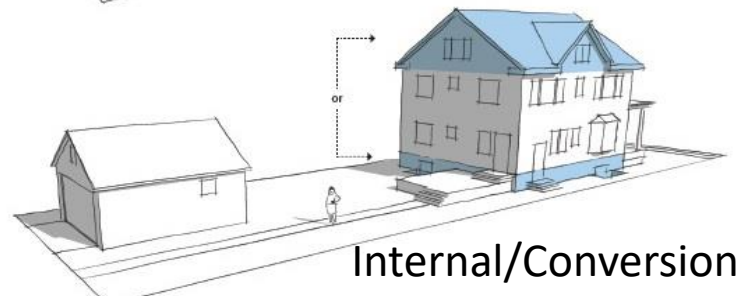
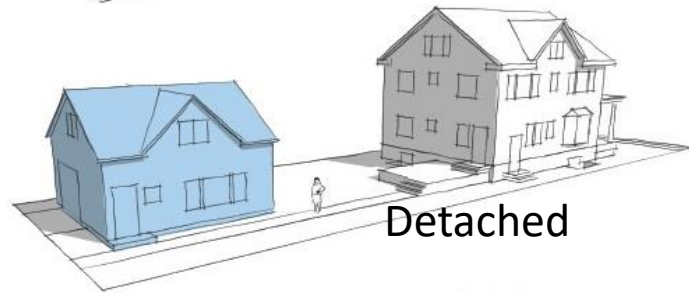
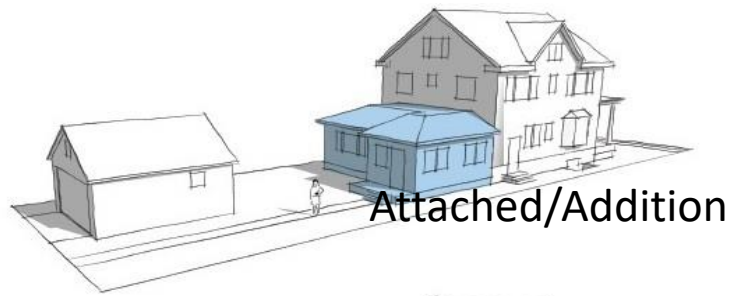
Offered City insights to real site conditions, barriers, opportunities for reforms

ADU Permit Trends

ADU's accounted for ~10% of new housing units permitted in 2020-2021



ADU Types Built in BTV To-Date



More to Come

Along with zoning reforms, more areas for collaboration to boost ADU's:

- **Pandemic-era construction costs, contractor availability**
- **Financial incentives and further fee reductions/waivers, particularly for low- and moderate-income homeowners**
- **Expand educational & assistance resources in the city's permitting process**
- **Additional regulatory barriers: side & rear yard setbacks, sprinkler requirements**