Housing Planning
Burlington ****, VT
Mayors Innovation Project 2015 Summer Meeting
Des Moines, Iowa
Burlington Housing Police Frame from 1980 to 2012: Equity
1980-2012 Housing Accomplishments

- Hundreds of perpetually affordable single-family homes and condos created in Burlington
- 60+ development projects with affordable housing units (largest 336 units)
- Created locally funded Housing Trust Fund
- Created Strong Municipal Inclusionary Zoning Policy
- Long list of renter protections
- 300+ affordable units preserved across City
Major Housing Challenges Persist

- Findings of 2014 Housing Study
  - Average Burlington renter spends 44% of income on rent
  - Only 18 non-subsidized rental units created in the downtown between 2002 and 2013
- Employment challenges
- Chronic vacancy rate of approximately 1%
- Physically declining housing stock
- Loss of young professionals in the downtown
Downtown Housing Lagging behind Peer Cities

Change in Downtown Households, 2000 to 2012

- Madison
- Bloomington
- Iowa City
- Portland
- Charlottesville
- Burlington
- Portsmouth
- Ithaca
- Boulder

Source: ESRI Business Analyst
Threat to Employment Base

### Historic Employment Change

**Burlington MSA, 2000 to 2012**

<table>
<thead>
<tr>
<th>Job Change, 2000 to 2012</th>
<th>Change in Total Employment (All Ages)</th>
<th>Change in Young Professional Employment (Ages 25 to 34)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1,360</td>
<td>(2,360)</td>
</tr>
</tbody>
</table>

**Source:** US Census, LEHD OnTheMap

### Young Professional (Ages 25 to 34) Employment in Top-5 Growth Industries

**Burlington MSA, 2000 to 2012**

<table>
<thead>
<tr>
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</thead>
<tbody>
<tr>
<td>Healthcare and Social Services</td>
<td>16,867</td>
<td>23.2%</td>
<td>4,311</td>
<td>$45,600</td>
</tr>
<tr>
<td>Accommodation and Food Service</td>
<td>8,288</td>
<td>25.5%</td>
<td>1,787</td>
<td>$19,000</td>
</tr>
<tr>
<td>Professional, Scientific &amp; Tech Services</td>
<td>6,358</td>
<td>25.1%</td>
<td>1,623</td>
<td>$69,000</td>
</tr>
<tr>
<td>Administrative Support &amp; Waste Management</td>
<td>4,000</td>
<td>22.4%</td>
<td>1,205</td>
<td>$30,900</td>
</tr>
<tr>
<td>Education</td>
<td>10,767</td>
<td>15.2%</td>
<td>1,164</td>
<td>$46,100</td>
</tr>
<tr>
<td><strong>All Industry Sectors</strong></td>
<td><strong>113,274</strong></td>
<td><strong>20.4%</strong></td>
<td><strong>1,361</strong></td>
<td><strong>$45,000</strong></td>
</tr>
</tbody>
</table>

**Source:** US Census, LEHD OnTheMap
Burlington Housing Policy Frame from 2012-Present: Equity + Affordability for All
Continued Focus on Equity Policies

- Nearly doubled annual local funding of Housing Trust Fund
- Created Low Barrier Warming Shelter
- Pursuing Housing First strategy to serve chronically homeless
- Completed one of City’s largest housing preservation projects
- New focus on New American housing issues
- Innovative approaches to reduce energy costs
Addressing Downtown Housing Market Failures

- Zoning requirement that all downtown buildings be 50 percent commercial
- Wasteful parking requirements
- Reforming elements of Inclusionary Zoning ordinance
- Highly unpredictable land use permitting
- Student housing market distortions
Housing Linked to All of Our Key Initiatives

- Bike/Walk Infrastructure
- BTV\textbullet IGNITE
- Health of Church Street
- Climate Action Plan
- “Best Cities for Successful Aging” (AARP)
- Quality of life initiatives
New Housing Coalition

- Affordable housing advocates/practitioners
- Real estate interests
- Downtown businesses
- Active transportation advocates
- Elderly advocates
- Environmentalists
- Regional Planners
Impact?

Packard Lofts

Maiden Lane
Burlington College Land
Redevelopment of urban mall site
What Does Burlington Experience Mean for Your City

- Expanding the frame of the housing issue to include creation of new supply is important in many cities and closely linked to affordability
- Studies and community planning critical to public’s understanding of the issues
- Housing is critically linked to many pressing municipal initiatives
- Expanding natural coalition for housing may be critical to overcoming paralyzing NIMBY concerns