

# Burlington Planning Commission

Tuesday, April 14, 2026, 6:30 PM

## Remote & Virtual Meeting via Zoom

In person option available:

Bushor Conference Room (Room 102), 1st Floor of City Hall, 149 Church St.

To Join the Meeting on a Computer

Link: <https://zoom.us/j/97941883790?pwd=bGZBNzNyV1liL3p5NkhIL2dqUFIzdz09>

Passcode: 658929

To Join the Meeting on a Phone

Number: +1 646 931 3860 US Meeting ID: 979 4188 3790

## 1. Agenda

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## 2. Public Forum

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## 3. Chair's Report

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## 4. Director's Report

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## 5. BUILD Report

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Subject	<b>5.1. Director to share an update related to the City Council's BUILD report.</b>
Meeting	April 14, 2026 - Planning Commission Agenda - Tuesday, April 14, 2026, 6:30 PM, Burlington Planning Commission
Category	5. BUILD Report
Department	Planning
Type	
Recommended Action	

## 6. planBTV 2050: Existing Conditions

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Subject	<b>6.1. Staff to present on planBTV 2050 Existing Conditions Analysis and discuss findings with Commissioners.</b>
Meeting	April 14, 2026 - Planning Commission Agenda - Tuesday, April 14, 2026, 6:30 PM, Burlington Planning Commission
Category	6. planBTV 2050: Existing Conditions
Department	Planning

Type

Recommended Action

**7. Commissioner Items**

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**8. Adopt Minutes & Accept Communications**

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**9. Adjournment**

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# BUILD Resolution Report

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# Background

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## January 12th Resolution:

- Administrative, procedural, and regulatory barriers that impede or delay housing development consistent with the Neighborhood Code;
- How permitting, review, and approval processes may be improved to increase clarity, predictability, and efficiency while maintaining public accountability and safety;
- Coordination between City departments, relevant boards and commissions, and State counterparts related to housing development; and
- Impacts of local and state regulatory requirements on housing development, including but not limited to applicable building and housing codes.

Review of administrative, procedural, and regulatory barriers that impede or delay housing development consistent with the Neighborhood Code.

Action or Activity	Goal	Status
<b>ModGov and Office of City Planning Reorganization</b>	Centralize the City’s teams focused on housing and encourage a more holistic housing policy framework.	<b>Completed</b>
<b>One-Stop Shop Evolution</b>	Advance greater coordination of development review process as initiated in 2019 reorganization, which created OCP and DPI.	<b>Ongoing</b>
<b>DPI-OCP Coordination</b>	OCP staff regularly meet with DPI to review development activity, zoning updates, and housing trends, barriers, and strategies.	<b>Ongoing</b>
<b>OCP &amp; DPI Advisory Services</b>	OCP and DPI staff provide guidance to property owners and others interested in developing housing, a service provided at no cost.	<b>Ongoing</b>

Review of administrative, procedural, and regulatory barriers that impede or delay housing development consistent with the Neighborhood Code.

Action or Activity	Goal	Status
<b>Permit Data Analysis</b>	Staff has and will continue to evaluate permit applications to better understand where in the process applicants face the most challenges in getting their projects built.	Ongoing
<b>802 Homes &amp; Pre-Approved Plans</b>	Pre-approved plans reduce cost, time, and complexity barriers for small-scale developers. OCP is working with State ACCD to establish a pathway for Burlington to adopt the 802 Homes pre-approved plan package.	Ongoing
<b>Community Housing &amp; Infrastructure Program (CHIP)</b>	CEDO, OCP and DFA staff have advanced an internal CHIP policy framework to facilitate transparent and timely municipal review of applications to this State housing initiative. CHIP will be a valuable tool in the development of Neighborhood Code PUDs.	Ongoing

Review of administrative, procedural, and regulatory barriers that impede or delay housing development consistent with the Neighborhood Code.

Action or Activity	Overview	Status
<b>Neighborhood Code 2B</b>	Part 2B created new rules for three development types: Rowhouses, Pocket Neighborhoods and Planned Unit Developments (PUDs).	<b>Adopted</b>
<b>Act 181</b>	City’s goal is to map all eligible areas – including all residential districts, as Tier 1A. Tier 1A status would further remove barriers to Neighborhood Code PUDs on large properties within Burlington’s neighborhoods.	<b>Ongoing</b>
<b>Ongoing CDO Reform</b>	Staff have identified several persistent zoning barriers to housing, some of which are actively being pursued.	<b>Ongoing</b>
<b>Building &amp; Fire Safety Code</b>	OCP has met with DPI Housing staff and the Fire Marshall to identify how building and fire codes may be contributing to housing cost barriers.	<b>Ongoing</b>

**Coordination** between City departments, relevant boards and commissions, and State counterparts **related to housing development.**

Action or Activity	Opportunities for Collaboration	Parties Involved:
<b>Bloomberg-Harvard City Leadership Initiative</b>	Core team of City staff from across departments have worked intensively over several months to address housing barriers.	Depts. Involved: OCP, DFA, REIB, BED, DPW, CEDO
<b>802 Homes &amp; Pre-Approved ADU Plans</b>	OCP staff is working with ACCD leadership to proactively identify a pathway for Burlington’s approval of the 802 Homes package.	OCP & ACCD (State)
<b>Act 181</b>	Building on the goal of identifying land eligible for Tier 1A status, OCP and DPI staff participate in a working group with nearby municipalities to share knowledge and best practices for implementing Tier 1A in VT communities.	OCP, DPI, CCRPC <u>Tier 1A Working Group:</u> South Burlington, St. Albans, Rutland, Brattleboro, Killington and Williston

**Coordination** between City departments, relevant boards and commissions, and State counterparts **related to housing development.**

Action or Activity	Opportunities for Collaboration	Collaboration:
<b>Chittenden County Infill Housing Campaign</b>	Education and outreach campaign that will develop materials and workshops to support small-scale infill housing development in Burlington & surrounding municipalities.	CCRPC, South Burlington, Essex Junction, Winooski
<b>Technical Assistance with AARP Vermont</b>	OCP will continue its strong partnership with AARP-VT, which is providing technical assistance through a rental market analysis as well as infill housing test fits for housing enabled by Neighborhood Code Part 2B.	OCP, AARP-VT
<b>Building &amp; Fire Safety Code</b>	Staff from OCP, DPI, the Fire Marshall’s office, and Water Resources have begun conversations on potential reforms to Building and Life Safety Code barriers to housing construction.	OCP, DPI, Fire Marshall’s Office, and Water Resources

Recommendations on **next steps to address identified housing barriers**, including suggestions on how the City Council and its CDNR will actively participate in this work.

Topic	Recommended next steps
<b>Building Code Reform</b>	<ul style="list-style-type: none"> <li>• Form internal Building Code Working Group to explore potential and balanced reforms that maintain high safety standards while removing unnecessary barriers to housing. <i>(2026 – 2027)</i></li> </ul>
<b>planBTV 2050</b>	<ul style="list-style-type: none"> <li>• Advance community dialogue around housing and associated city-building through Plan’s engagement and scenario planning processes <i>(2026)</i></li> <li>• City Council should, through its participation in the Planning Advisory Committee, advise City staff and consultants on Council housing priorities. It should be noted that the current CDNR has two members on the plan’s PAC. <i>(2026 - 2027)</i></li> </ul>
<b>Pre-Approved Building Plans</b>	<ul style="list-style-type: none"> <li>• Adopt the 802 Homes package and create marketing material and incentives to encourage the plans’ use. <i>(2026)</i></li> <li>• Explore the creation of a Burlington-specific Pre-Approved ADU program based on successful models from across the country. <i>(2027)</i></li> </ul>

Recommendations on **next steps to address identified housing barriers**, including suggestions on how the City Council and its CDNR will actively participate in this work.

Topic	Recommended next steps
<b>City-Owned Land &amp; Priority Parcel Audit</b>	<ul style="list-style-type: none"> <li>• Assess and analyze all city parcels for development feasibility, including those that represent opportunities for Neighborhood Code-scale housing.</li> <li>• Reform development procurement processes to ensure consistency with community values and high-quality, livable neighborhoods. <i>(2026-2027)</i></li> </ul>
<b>Upcoming CDO Amendments</b>	<ul style="list-style-type: none"> <li>• Reform Inclusionary Zoning standards and associated Housing Trust Fund policies to help finance the construction of affordable Neighborhood Code units <i>(2026)</i></li> </ul>
<b>Continued Collaborative Work</b>	<ul style="list-style-type: none"> <li>• Advance the BH9 portfolio of housing strategies <i>(2026)</i></li> <li>• Advance CCRPC Infill Housing Campaign <i>(2026)</i></li> <li>• Continue and build upon partnership with AARP-VT <i>(2026-ongoing)</i></li> </ul>

Recommendations on **next steps to address identified housing barriers**, including suggestions on how the City Council and its CDNR will actively participate in this work.

Topic	Recommended next steps
<b>Act 181</b>	<ul style="list-style-type: none"> <li>• Pursue Tier 1A status for all eligible areas <i>(2026)</i></li> <li>• Encourage continued Act 181 reform to create greater flexibility in sunsetting existing Act 250 permits. <i>(2026-2027)</i></li> </ul>
<b>Permit Data Analysis</b>	<ul style="list-style-type: none"> <li>• Institute rigorous and regular permit data analysis to better understand project timelines and failure points <i>(2026)</i></li> <li>• Engage project applicants after withdrawal and/or permit approval to understand why projects are not constructed and how regulations and procedures can be improved. <i>(ongoing)</i></li> </ul>

**To:** Burlington Planning Commission  
**From:** Charles Dillard, AICP, Director, Office of City Planning  
Kara Alnasrawi, Director, CEDO  
**Date:** April 14, 2026  
**RE:** BUILD Resolution Report on Housing Barriers and Associated Recommendations

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## Overview

The purpose of this memo is to provide the Planning Commission with an update on the BUILD Resolution Report to City Council, which provided a comprehensive understanding of the Administration's work in identifying and addressing persistent barriers to housing construction in Burlington. The memo concludes with recommendations on next steps to address these barriers, including suggestions on how the City Council and its Community Development & Neighborhood Revitalization committee may participate.

## Administrative, procedural and regulatory barriers that impede or delay housing development consistent with the Neighborhood Code

### Administrative Barriers

1. **ModGov and OCP Reorganization:** The Mayor's organizational improvement strategy, "ModGov," focused on the Office of City Planning in FY26 and ultimately relocated OCP to sit within the Community and Economic Development Office (CEDO). A primary goal of this reorganization was to centralize the City's teams focused on housing and encourage a more holistic housing policy framework. In the two months since the reorganization, staff from OCP, CEDO's Housing Program and CEDO's Real Estate Development Manager have worked more closely than before and continue to collaborate on several housing policy initiatives.
2. **One-Stop-Shop Evolution:** As part of the ModGov process, the Mayor has instructed the Director of City Planning to assist in leading an ongoing evolution and improvement of the City's "one-stop-shop" development review process.
3. **DPI-OCP Coordination:** Staff from OCP meet regularly with the DPI team focused on development review and zoning administration to discuss ongoing and anticipated development application review, along with potential zoning amendments. These meetings are critical to developing a mutual understanding on ongoing housing trends, barriers, and strategies to address them.
4. **OCP and DPI Advisory Services:** OCP and DPI staff routinely provide advice and guidance to property owners and others interested in developing housing, a service provided at no cost.

### Regulatory Barriers

Regulations that impact housing construction and rehabilitation can broadly be organized into three groups: local zoning and other ordinances, state Fire and Building Safety Code, and state land use law (i.e. Act 250). As the City Council noted in its January 12 BUILD Resolution, the City's Neighborhood Code Part 1, which was adopted in spring 2024, is intended to enable additional housing development, support neighborhood-scale growth, and expand opportunities for diverse and affordable housing throughout the city. However, regulatory barriers across all three aforementioned groups have been persistent and have been or are being addressed by the Mayor's Office and staff in the following ways:

1. **Neighborhood Code Part 2B:** Where Part 1 of the Neighborhood Code established the framework for infill housing reform, including notably new rules allowing for up to eight units across two buildings on all residential districts in the City and even more development intensity along major transportation corridors, Part 2B created new rules for three development types: Rowhouses, Pocket Neighborhoods and Planned Unit Developments (PUDs).
  - Notably, until the adoption of Part 2B in June 2025, Burlington did not allow for fee-simple Rowhouses, the missing middle type that has far outpaced all other types in terms of units constructed across the country. This housing type, and the underlying absolute title to land that it offers, has proven to be more desirable and easier to finance than other, condominiumized missing middle ownership types.
  - Neighborhood-scale PUDs offer enhanced design flexibility and acknowledge the economies of scale that accompany larger lot developments. The Office of City Planning is aware of several Neighborhood Code PUDs in planning that, if constructed, would produce hundreds of units of housing.
  - Finally, Pocket Neighborhoods, also known as Cottage Courts, offer opportunities for modular construction and thoughtfully-designed community-oriented housing. This type has been particularly popular in communities prioritizing aging-in-place and other accessible housing models.
2. **Act 181:** The Mayor’s Office and staff, with City Council authorization, have advanced a policy framework in response to Act 181 that has already established Tier 1B Act 250 exemptions for projects of 50 units or fewer across the City’s residential zoning districts. While Tier 1B is a critical step forward in addressing Burlington’s housing challenges, staff has been focused more recently on Tier 1A and the more expansive Act 250 relief that it would bring to Burlington’s residential neighborhoods. While there are concerns regarding staff capacity to administer and enforce existing Act 250 permits, the City’s goal is to map all eligible areas – including all residential districts, as Tier 1A. Notably, Tier 1A status would further remove barriers to Neighborhood Code PUDs on large properties within Burlington’s neighborhoods.
3. **Ongoing Comprehensive Development Ordinance Reform:** Staff have identified several persistent zoning barriers to housing, some of which are actively being pursued:
  - Administrative Alternative Compliance approaches, like the Administrative Relief available in the Downtown Form Code (Sec. 14.7.3), allow for design flexibility. Staff has explored various topics for inclusion in a potential Alternative Compliance zoning amendment, including several that would address dimensional standards in the Neighborhood Code.
  - Inclusionary Zoning and Housing Trust Fund Reform is an immediate priority. Among the concepts being considered are reforms to Payment-in-Lieu standards – long noted to be significantly out of step with best practice and market conditions, in order to increase Housing Trust Fund (HTF) Revenue. One goal of this approach is to diversify the City’s use of HTF funds through investment in affordable Neighborhood Code units.
  - Neighborhood Code has been adopted without a wholesale examination of the Design Review process, which is intended to “further Burlington’s vision for a dynamic, vibrant, sustainable city amidst a scenic, natural setting.” Design Review is required in all Residential Medium and High zoning districts, and for projects in the Residential Low district that contains three or more units or more than one building. Given the severity of Burlington’s housing affordability and supply challenges, and the degree to which

Design Review applies to the fundamental concepts underlying Neighborhood Code, staff has identified potential reforms to Design Review that would seek to establish an objective housing project review process.

- Ecological Design Standards have been discussed at various points since the 2022 adoption of the Nature-Based Addendum to the Open Space Protection Plan. This approach is reiterated in the recently adopted Open Space Plan and would explore incentives and alternative compliance standards that promote ecologically-responsible housing development. Topics to explore are tree preservation, on-site and neighborhood-based stormwater management, and incentives for bio-based building materials. Altogether this approach acknowledges that Burlington’s housing challenges are not limited to supply and that they also impact environmental and public health.
4. **Building and Fire Safety Code:** Housing reform nationally has focused on zoning standards. However, a universal experience across the United States and Canada, the only two countries that use the “International Building Code,” has been the degree to which building and fire safety codes create cost barriers to housing construction. Of particular concern to OCP staff are the requirements for sprinklers in Accessory Dwelling Units beyond a 50-foot hose length, and even requirements for sprinklers in three- and four-unit buildings. Staff has begun conversations with DPI Housing staff and the Fire Marshall regarding areas of potential agreement. Recommendations for next steps on the building and fire safety codes are provided below.

#### Procedural Barriers

1. **Permit Data Analysis:** Despite the numerous zoning and other administrative barriers identified in this memo, data suggests that the primary challenges to housing construction in Burlington may not be due to difficulty in securing permits. As of October, 2025, the City had received 30 applications for Neighborhood Code projects, 21 of which were approved with a median processing time of 36 days. Of the nine applications that were not approved, only three were denied – five were withdrawn and one was pending. Of the 21 approved projects, however, only two have been constructed. This data suggest cost may be the primary driver of project feasibility. However, staff cannot decisively say why permits are withdrawn, or why approved permits are not carried through to construction and occupancy.
2. **Pre-Approved Plans:** Pre-approved plans address cost and time barriers to housing construction, as well as the daunting complexity that housing construction presents to small-scale developers and property owners interested in taking advantage of the Neighborhood Code. OCP staff is currently engaged with State ACCD leadership on identifying a pathway for Burlington to approve the State’s 802 Homes package of pre-approved housing plans. Additionally, staff, with experience creating the City of Raleigh’s Fast Track ADU program, is exploring a Burlington-specific pre-approved ADU program.
3. **Community Housing and Infrastructure Program (CHIP):** CEDO, OCP and DFA staff have advanced an internal CHIP policy framework to facilitate transparent and timely municipal review of applications to this State housing initiative. Notably, CHIP could be a valuable tool in the development of Neighborhood Code PUDs.

#### **Coordination between City departments, relevant boards and commissions, and State counterparts related to housing development.**

#### Bloomberg Harvard City Leadership Initiative

Mayor Mulvaney-Stanak was invited to participate in the ninth cohort of this program, which provides “training and capacity-building to help participants foster their professional growth, advance key capabilities within their city hall, and lead more effective, efficient, and equitable cities.” The Mayor identified removing barriers to housing construction and affordability as Burlington’s challenge in this year-long program. In this effort, a core team of City staff from across departments have worked intensively over several months to address housing barriers. This work includes deep engagement with a diversity of stakeholders and iterative development of policy strategies. The City team has identified the following eight strategies within its portfolio, which it will work to implement over the coming year. Of note, the first two strategies – the Housing Shepherd and the Priority Parcels initiatives will be prioritized in the coming months.

1. **Housing Shepherd** as a new function within the City that will advise applicants and see housing projects through from application to implementation, along with advising on removing regulatory and policy barriers
2. **Identify Priority parcels** that have the biggest and most immediate potential as sites for housing and engage with owners to encourage and incent development
3. **BTV Build, an improved digital experience** for housing development applicants outside of the OpenGov site
4. **Support and Expand Construction Workforce and Business Ecosystem** to bring costs down and increase housing affordability
5. **Filling Zoning Potholes**, which are residual and persistent zoning barriers to housing
6. **Explore potential for Right to Repair** legislation that would allow tenants to secure timely maintenance of units and ensure high quality rental units
7. **Extend Housing Trust Fund** dollars to existing building rehabilitation projects
8. **Explore tax abatement for existing and naturally occurring affordable housing**, in the model of Minneapolis’ 4D Affordable Housing Incentive

#### 802 Homes

As mentioned above, OCP staff is currently engaged with ACCD leadership on proactively identifying a pathway for Burlington’s approval of the 802 Homes package in advance of the project’s completion.

#### Act 181

OCP staff is engaged with Chittenden County Regional Planning Commission (CCRPC) staff on identifying a future land use map that would make most of Burlington’s developable land eligible for Tier 1A status. Additionally, OCP and DPI staff participate in a Tier 1A Working Group consisting of colleagues from South Burlington, St. Albans, Rutland, Brattleboro, Killington and Williston, and that has the purpose of sharing knowledge, practices and experience in implementing Tier 1A status in Vermont’s communities.

#### Chittenden County Infill Housing Campaign

This is an education and outreach campaign that will develop materials and workshops to support small-scale infill housing development in Burlington, Essex Junction, Winooski and South Burlington. Funded by the FY26 CCRPC UPWP, this campaign is expected to evolve into additional outreach and training for small-scale builders and developers and to support coordination of 802 Homes implementation.

#### AARP

The City is party to a CCRPC application to the AARP Community Flagship Grant, the goal of which is to expand upon the Infill Housing Campaign in delivering a series of public, in-person workshops and peer networking events designed to demystify small scale infill development. Workshops will explain

housing options such as ADUs and neighborhood scale homes, clarify basic zoning terminology, outline the permitting process, and introduce residents to financial, design, and construction resources.

#### Interdepartmental Coordination

Staff from OCP, DPI, the Fire Marshall's office, and Water Resources have begun conversations on potential reforms to Building and Life Safety Code barriers to housing construction. As mentioned above, topics to address include sprinklers and backflow preventers. Additional topics related to larger scale construction, such as mass timber and means of egress, could be explored as well. Recommendations on next steps related to this item are included below.

### **Recommendations on next steps to address identified housing barriers, including suggestions on how the City Council and its CDNR will actively participate in this work**

#### Building Code Reform

1. Form internal Building Code Working Group to explore potential and balanced reforms that maintain high safety standards while removing unnecessary barriers to housing. The Working Group should consist of representatives from BDS, DPI, OCP, DPW Water Resources, and the City Attorney's Office and could include representatives from Council and its Ordinance or CDNR Committees.
2. Following the process model adopted in cities and states across the country, Burlington should commission a study of building code reforms to support the Working Group. This study could be commissioned and paid for by the City Council.
3. Depending on the Working Group's findings, the Mayor's Office and/or City Council could lobby the State to reform statewide building codes or allow greater flexibility in adopting local building code reforms.

#### planBTV: 2050

1. Advance community dialogue around housing and associated city-building through Plan's engagement and scenario planning processes
2. City Council should, through its participation in the Planning Advisory Committee, advise City staff and consultants on Council housing priorities. It should be noted that the current CDNR has two members on the plan's PAC.

#### Pre-Approved Building Plans

1. The City should adopt the 802 Homes package and create marketing material and incentives to encourage the plans' use.
2. The City should explore the creation of a Burlington-specific Pre-Approved ADU program based on successful models from across the country.

#### City-Owned Land and Priority Parcel Audit

1. Assess and analyze all city parcels for development feasibility, including those that represent opportunities for Neighborhood Code-scale housing.
2. Reform development procurement processes to ensure consistency with community values and high-quality, livable neighborhoods.

#### CDO Amendments

1. Reform Inclusionary Zoning standards and associated Housing Trust Fund policies to help finance the construction of affordable Neighborhood Code units

#### Continued Collaborative Work

1. Advance the BH9 portfolio of housing strategies
2. Advance CCRPC and AARP-funding Infill Housing Campaigns

#### Act 181

1. Pursue Tier 1A status for all eligible areas
2. Encourage continued Act 181 reform to create greater flexibility in sunsetting existing Act 250 permits

#### Permit Data Analysis

1. Institute rigorous and regular permit data analysis to better understand project timelines and failure points
2. Engage project applicants after withdrawal and/or permit approval to understand why projects are not constructed and how regulations and procedures can be improved.



# planBTV/2050

**Planning Commission Update:  
Existing Conditions Assessment + Community Open House**

2026.04.14

planBTV **2050** is a new effort by the City of Burlington to develop **four coordinated plans** that will guide how Burlington evolves and adapts over the **next 25 years**.

The **Municipal Plan**,  
or comprehensive plan



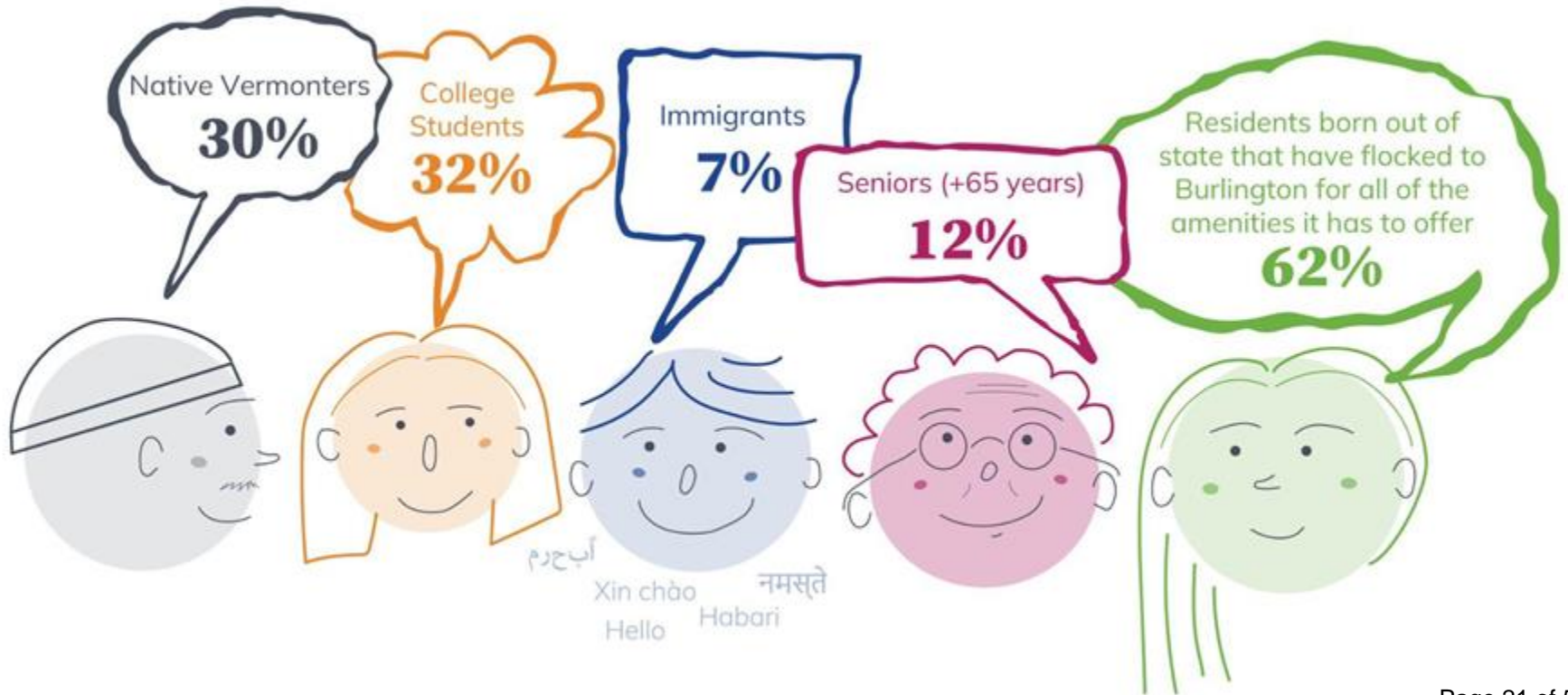
A **transportation plan**,  
or **planBTV Mobility**

A **Parks, Recreation, and  
Waterfront** plan



A comprehensive **Economic  
Development** plan

# Burlington's residents belong to many different communities...

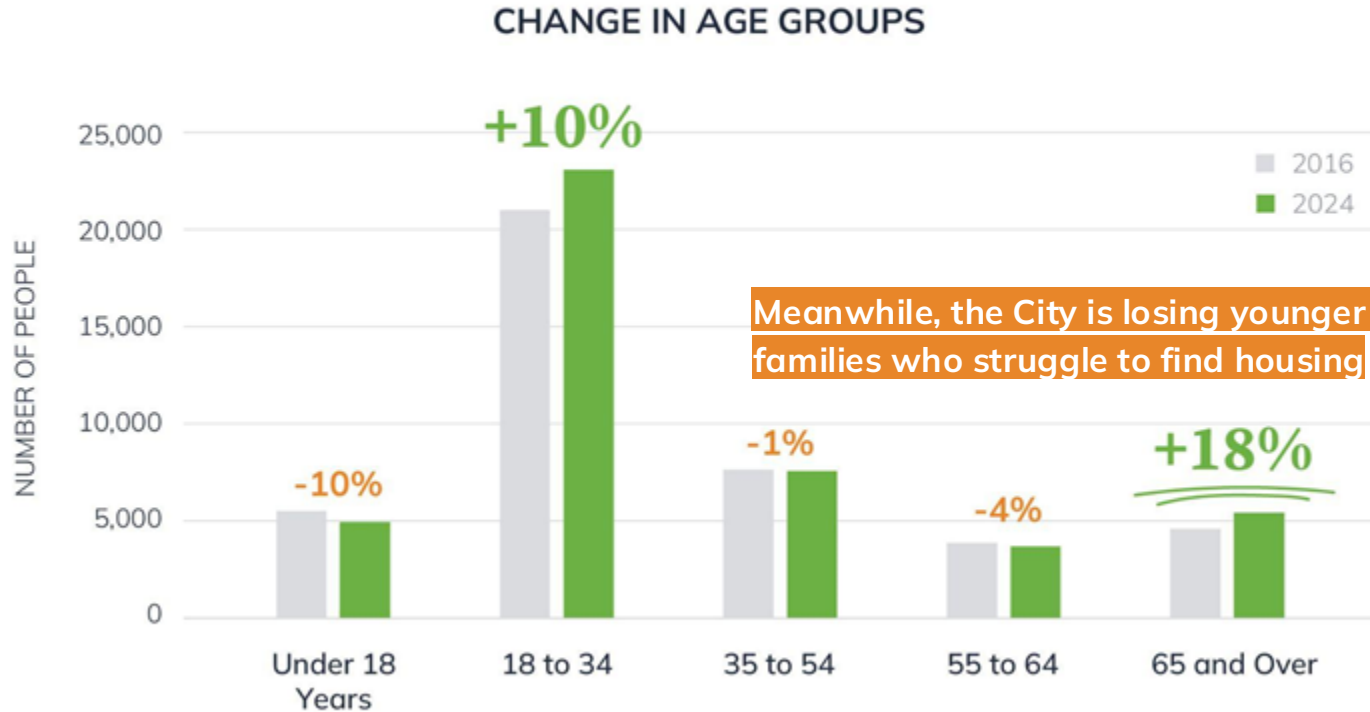


Though the population is predominantly white, the city is home to very diverse immigrant and **New American**

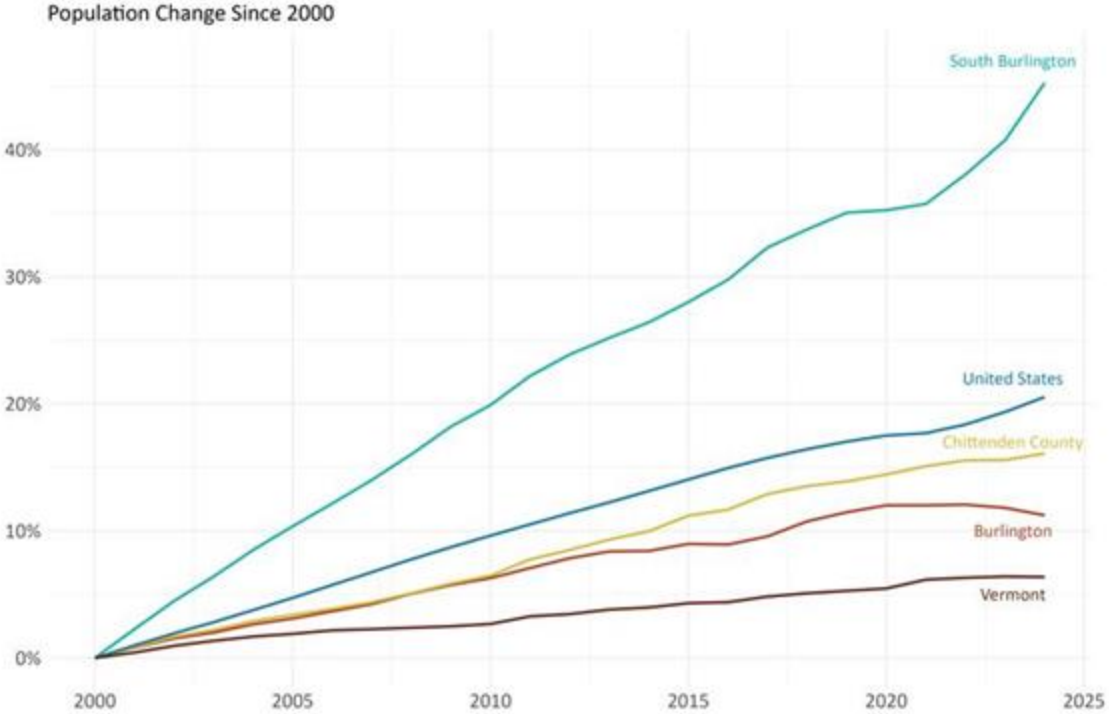
**communities** – Nepali, Somali, Swahili, Congolese, Karen, Burundi, Vietnamese, and Arabic speaking communities.



Burlington's population is aging, but college students and young professionals make up a large part of the community.



While the City's population has grown steadily since 2000, that trend has slowed and even reversed recently.



The breakdown of household income has changed significantly, with an increase in households earning over \$100,000 and a decrease in households earning less than \$50,000.



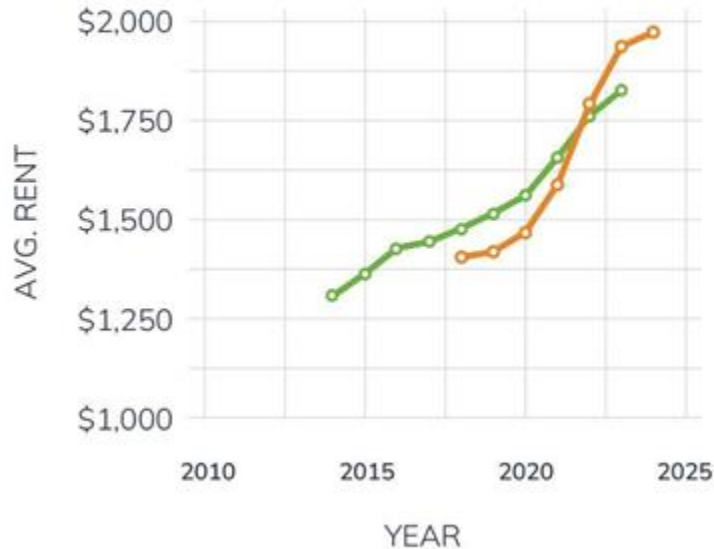
The number of households earning \$200,000 or more per year increased by 308% in the past 10 years... That's +1,446 households!

This may reflect out-of-state residents with higher-wage remote jobs moving into Burlington.

Over the last 10 years, the median sale price for a home has nearly doubled; average rent increased about 40% in 5 years.

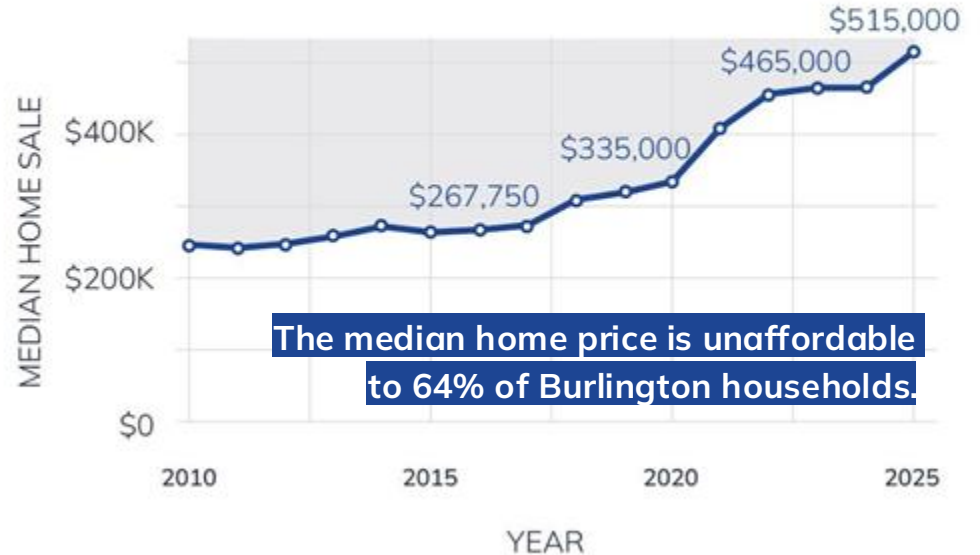
### AVERAGE RENT OVER TIME

- Zillow: Burlington
- Allen + Brooks: Chittenden County



### MEDIAN HOME SALE PRICE OVER TIME

*Includes single family and condo sales*



Many jobs that provide essential services do not pay enough to afford a home within the City of Burlington.

Examples of occupations earning **less than \$50K**



- Cashier = \$36,900
- Fast Food Worker = \$38,080
- Childcare Worker = \$38,710
- Firefighter = \$45,530

Examples of occupations earning **between \$50K & \$75K**



- Dental Assistant = \$56,620
- Paramedic = \$58,700
- Paralegal = \$65,900
- Social Worker = \$68,700
- Police Officer = \$74,150

Examples of occupations earning **more than \$75K**

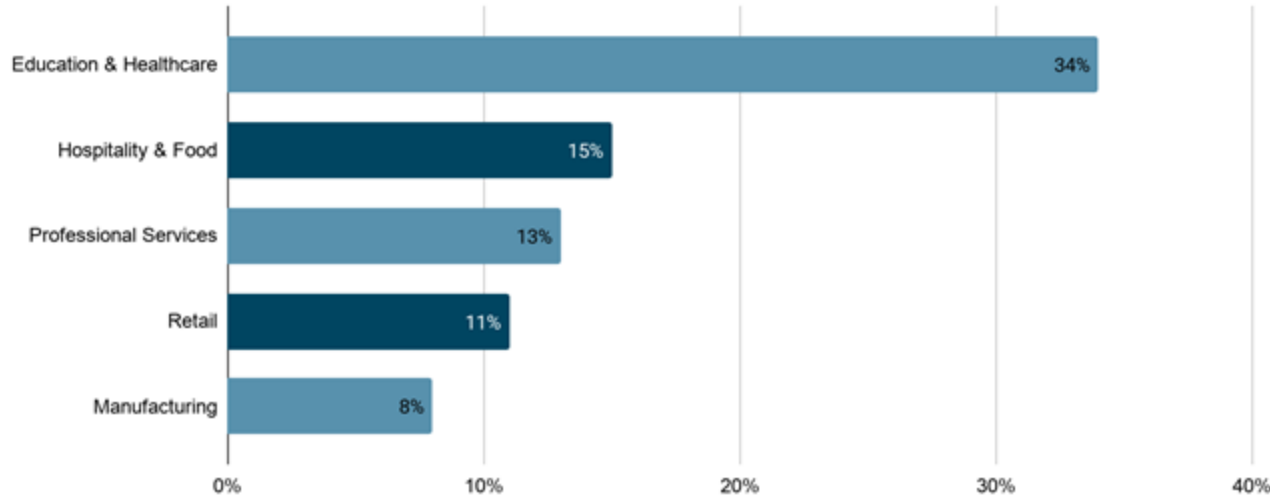


- Architect = \$93,950
- Nurse = \$95,450
- Dental Hygienist = \$100,170
- Civil Engineer = \$102,380

# Hospitality and retail sectors play a key role in the local economy for employing residents and attracting visitors.

Combined, it is the second largest sector after education and healthcare.

Top 5 Employment Areas



**54%**  
of all businesses  
in the city are  
**retail and food-**  
**related**

# Burlington has more jobs than its resident workforce can fill

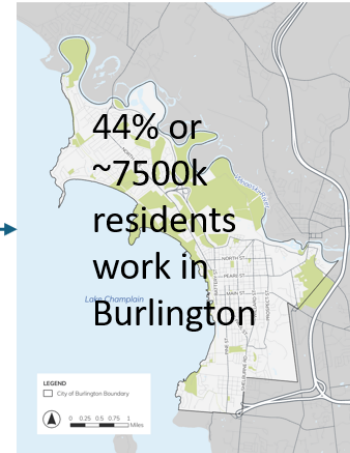
Burlington has more jobs than resident workforce

- ~32k jobs in Burlington
- ~17k person workforce in Burlington

Industry Sector	BVT Jobs	Residents by Sectors
Health & Soc Svcs	9,838	3,168
Education	5,180	2,194
ProfTech Svcs	3,539	1,784
Hospitality	2,848	1,683
Retail	2,565	1,854
MFG	1,091	1,242
Fin & Insure	1,045	597
Govt	1,016	541
Misc Svcs	935	559
Bus Support Svcs	767	799
Real Estate	503	253
Arts Entertain Rec	499	305
Construction	492	566
HQs	484	189
Wholesale	425	483
Information	416	394
Trans Warehouse	363	378
Utilities	98	68
Ag & Nat Resource	16	72

Most jobs are filled by commuters

- ~25k commute into Burlington



***In theory in almost every industry, Burlington residents could find employment in the city***

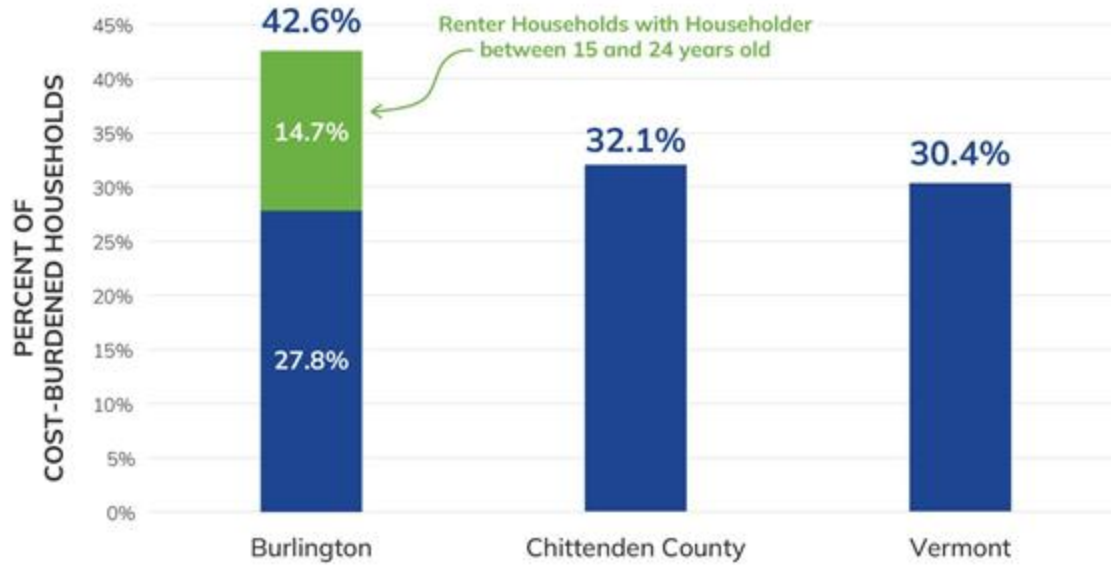
But, majority of Burlington residents (56%) are employed outside the city

- ~9400
- 76% of residents who work in “goods producing sectors” (construction & manufacturing) work outside of the city.
- 50% of residents in services (excluding trade and transportation) work outside as well.

Source: NP analysis

OTM

Burlington has a higher percentage of cost-burdened households than the county and state, but the student population may be skewing these numbers.



The City's **car-dependent development** pattern further strains household budgets.

After housing and transportation costs, there is often **little left over for basic necessities including food, medicine, and childcare.**

New legislation requires that the Municipal Plan address the State's housing target of adding approximately 2,000 new units by 2030 and nearly 7,000 new units in Burlington by 2050.

The City's total housing unit count must increase by at least 38% over the next 25 years. That will require a 400% increase in the pace of development over the last 25 years.

Since 2000, Burlington has averaged 77 units per year, but that number has grown to 145 units per year in the last decade.

To meet the State's target, the City would need to increase the pace of development to 280 units per year!

GRAPHIC IN PROGRESS

The upcoming SECORD development will provide over 1,000 units, but in order to meet the State's housing goals, planBTV 2050 will need to identify additional areas for growth.



**Transportation investments and housing & jobs growth go hand-in-hand.** New developments must be sited where there are transportation options, or integrated transportation options.

The SECORD development project is integrating transportation options into the development approach

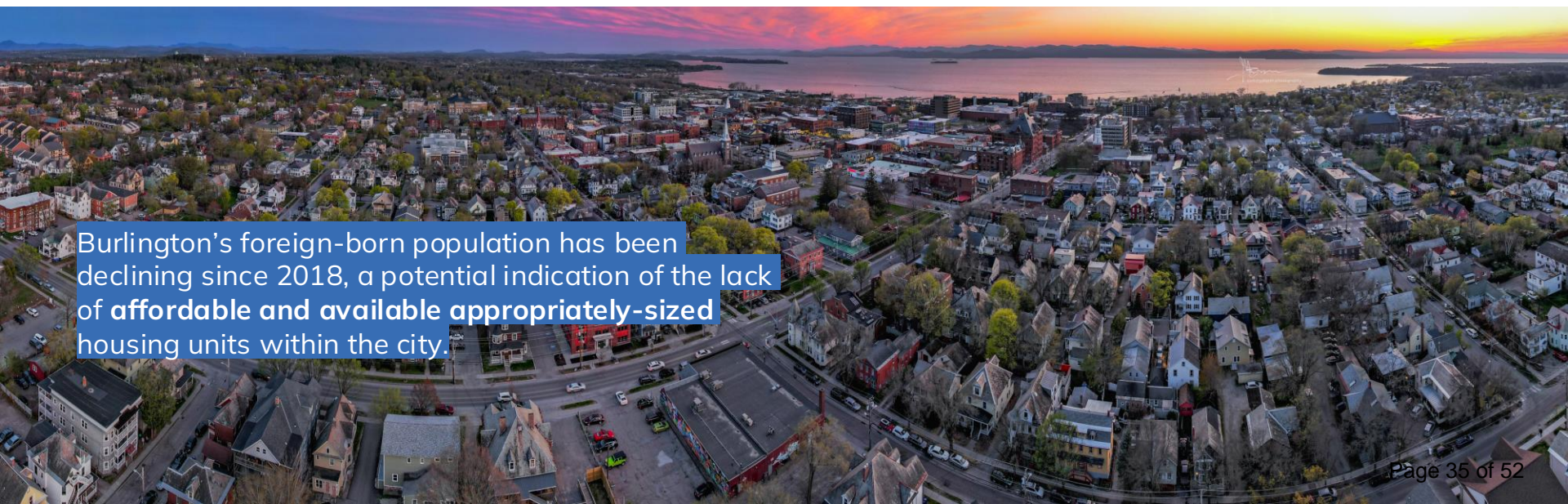


However, open space and natural beauty are vital to the City's livability, ecology, and climate resilience. planBTV 2050 must show that growth and ecology are mutually supportive and align with the goals of the City's new Open Space Plan.



planBTV 2050 will also evaluate what types of housing are being built in Burlington, and how that meets community needs. There is a mismatch between the smaller size of units that are being created and the size of units needed within certain communities.

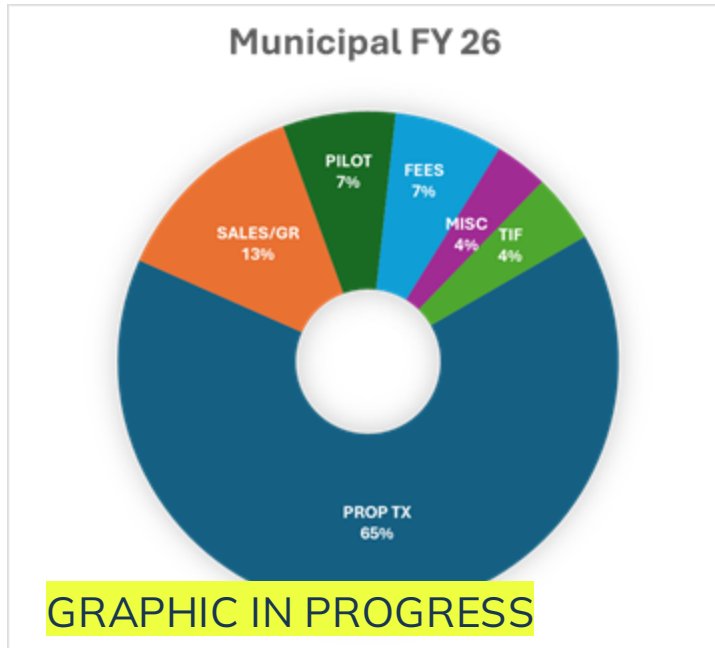
For instance, New American families tend to be larger and multigenerational, requiring more bedrooms...



Burlington's foreign-born population has been declining since 2018, a potential indication of the lack of **affordable and available appropriately-sized** housing units within the city.

# Property taxes and sales taxes contribute a large share of funding to the City budget.

Growing the local economy and maintaining the value of commercial real estate is one of the ways to increase revenue for the city.



**65%**

of the budget is funded by property taxes

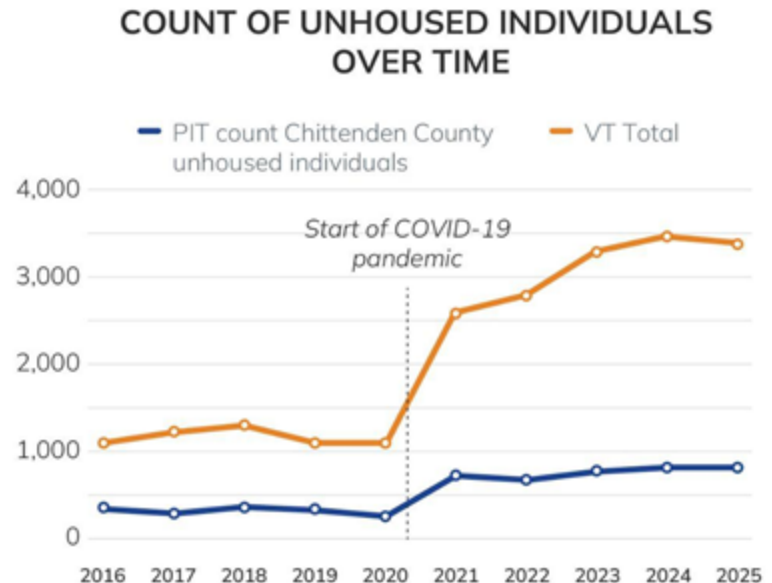
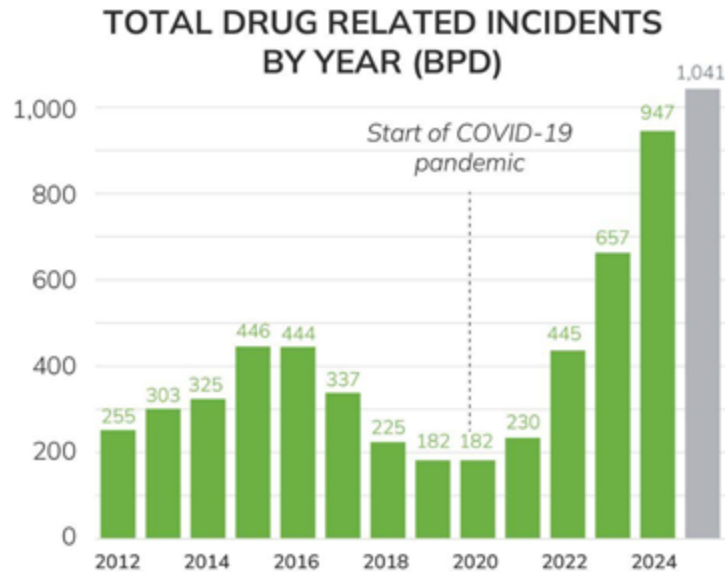
**45%**

of the city is tax exempt property

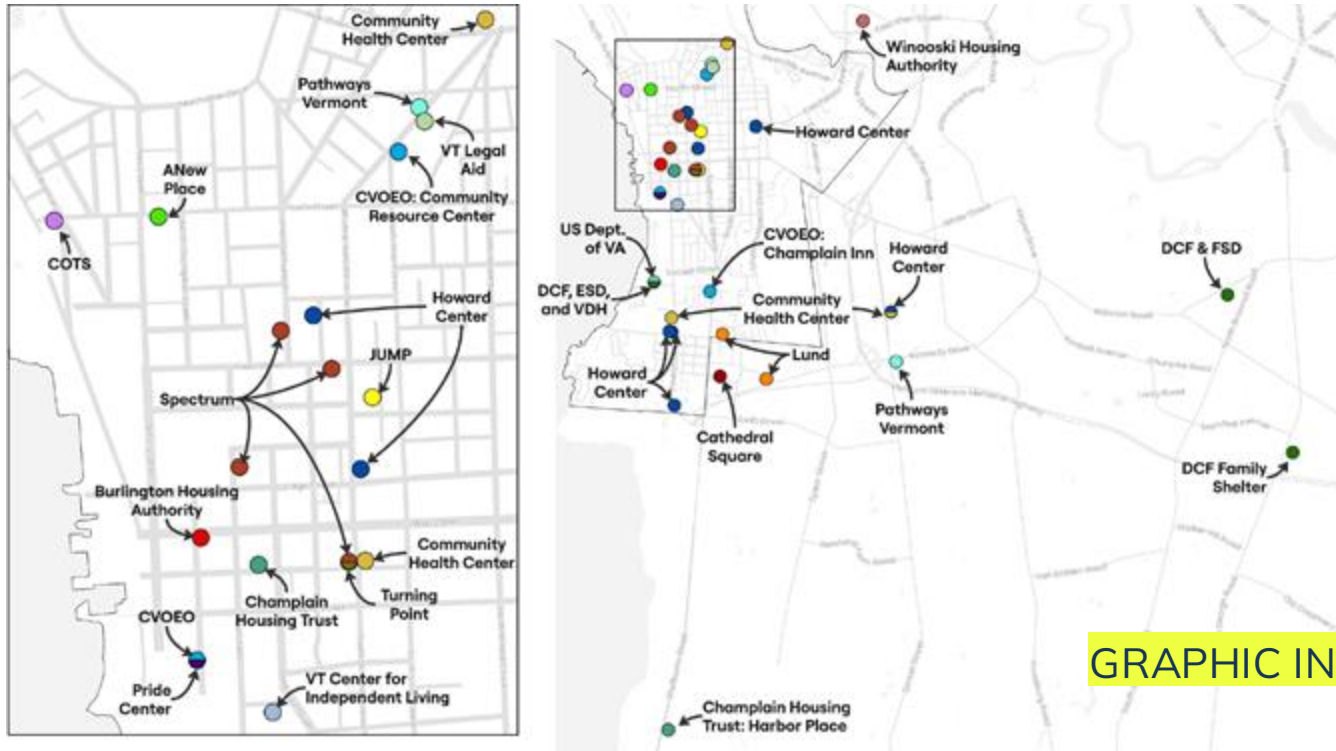
**68%**

of city property value is R1 land use

Amidst the national housing crisis and opioid crisis, Burlington has experienced a dramatic increase in the number of drug-related incidents since the pandemic, reflecting national trends. Similarly, the unhoused population has grown both in the State and County, which has changed the day-to-day experience Downtown and in some City parks and open spaces.



Many social services and resources are located in Burlington, where the impact of this change has been felt most acutely.



However, Burlington cannot tackle and solve this problem alone. The City needs both regional and State support to adequately address these issues.

## Bigger Questions:

How can the City be intentional about creating **overlapping systems** (e.g., housing / livability / mobility / economic development) to allow **essential service laborers to live in BTV?**

In planning for housing and community change, how should we **balance current housing needs** (which show general need for small units but also need for larger units among certain populations) and **long-term vision for BTV as a place for all households, families included?**



# How do we not just sustain Burlington's economy but grow it?

This will require strategies for livable wage jobs, space for businesses, and activities and programming to attract more local and out-of-town visitors to the city throughout the year.



## Bigger Question:

There is economic momentum in the South End and community interests in greater economic activity in all parts of the City. How should we balance **continued prominence of Downtown** in the City's economy **while allowing for geographic diversification?**



# plan BTV 2050

**How does BPRW chart a sustainable and inspiring course for the future, serving the needs of a growing, diversifying city for years to come?**

This will require balancing investments in overdue maintenance, one-of-a-kind destinations, neighborhood & community parks, and community programming...



## **Bigger Questions:**

How does Burlington prioritize public access to the lake/waterfront while continuing to be a revenue-generating stream for the City?

How does Burlington continue to serve the community within its current capacity, and as Burlington grows? What are the community's priorities when it comes to programming, events and level of service?



# planBTV2050

Burlington's **transportation system is at a fork in the road** - a true multimodal system will require dedicated investment in inclusive, safe transportation options.



## **Bigger Questions:**

How do we balance attention to day-to-day issues (e.g., frustrations with parking) with the need for a multi-modal future?

How do we balance trade-offs in our use of public street space?

What transportation issues will be top of mind when we ask Burlingtonians about their transportation concerns/vision?

# Open House Overview

**Thursday, April 30** from **3:30 - 8:00pm**

at **Main Street Landing** (1 Main Street), upper level, with possible use of lower level & patio if weather permits

## Communications

**Save the Date last week** (social media, City newsletters)

**More invites this week** (socials, email content, posters)

**Yard Signs, Sandwich Boards & Banners**

*Please share with your networks!*

# Sketch of Activities **Q:** what questions are most important to ask?

1. Sign-in, Sign-Up
2. Where Are You Coming From? (local, global)
3. How Long Have You Lived in Burlington?
4. Orientation Station
5. Looping Presentation
6. Survey Station
7. Giant Collaborative Map
8. Postcards from Future Vision Statements
9. Podcast Booth
10. Municipal Plan
11. Mobility
12. Economic Development
13. Parks, Recreation & Waterfront
14. Trade-offs Budgeting Exercise
15. Spin Wheel / Big Idea Speech Bubble

**Warm-ups: who is in the room?**

**Background: why are we here?**

**Starting Point: Burlington today and high-level visioning**

**Element Specific:  
A chance to ask specific questions**

**Bringing It Back Together**

**Fun for Kids!**

# Municipal Plan Content and Questions

## Background:

- Municipal Plan, housing targets
- Recent planning and engagement – progress + feedback

## Data:

- Demographic trends, housing development, affordability

## Activities:

- **Housing types** – what is in BTV today, what is missing? Where are there opportunities for growth? How do different housing types meet different community needs?
- **Neighborhoods** – what is missing in your neighborhood that you would like to have nearby? What makes a neighborhood complete, besides housing? *What do neighborhoods need as more housing is added?*

