

From: Gilpin, Shaun

Sent: Wednesday, April 13, 2022 2:56 PM

Subject: RE: #3 Question in your amendment

It allows for us to make explicit that new unit creation is an eligible use. Right now S.210 makes clear that eligible uses include:

- Rehabilitation of existing unit
- Creation of ADU

An ADU requires owner occupancy to fit the legal definition included in Title 24 section 4412 (1)(E).

We would like to allow creation of a new unit on a lot or in a building that is not owner occupied as an explicit use.

For example we had a property owner who was struggling to rent out a four bedroom property, hence it fell to disrepair, he wanted to bring it to code and convert it to two, two bedroom units. Such a project would be more than simply a rehab, but would not be an ADU development.

Similarly, a gentleman is interested in purchasing a property in Swanton that has two units on it, he'd like to build a third and encumber it in this program. Again, that would not be an ADU but wouldn't be a rehabilitation.

We're looking for more infill development and right-sizing our existing housing stock.

I hope that's helpful,

Shaun

General, Housing and Military Affairs
12 Winooski Street
Waterbury, VT 05676
(802) 595-0429 (c)