

UVM/City of Burlington Housing MOU

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Information from
presentation to
Burlington Citizens

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The University of Vermont

UVM Housing Goals

- Maintain first-year undergraduate enrollment at approximately 3,000
- Help to address the housing shortage in Burlington and surrounding area
- Improve and increase housing options for upper-level undergraduates, graduate students, faculty & staff
- Secure zoning changes from the City to enable additional housing development on the campus
- Be a good neighbor

Current projects:

- Catamount Run
- Catamount Woods
- Deferred maintenance and planned upgrades to existing residence halls

Catamount Run

South Burlington
(South Burlington City
Center location)



- 620-bed apartment complex reserved primarily for **graduate students** (some capacity for staff and faculty as well)
- Roughly 220 beds available in August '24
- 400 additional beds built & occupied in summer 2025
- Currently, many graduate students live in the community because we don't have other graduate housing at this point

Catamount Woods

South Burlington
(Former Holiday Inn
location)



- 545-bed apartment complex for **undergraduates**

Catamount Run and Catamount Woods FAQs

What is the minimum square footage associated with an “available bed”?

At least 200 square feet in any unit for each person living there. E.g., at Catamount Run, 1-bedrooms = 484 sqft, 2-bedrooms = 704 sqft, 3-bedrooms = 946 sqft.

Is UVM profiting off these apartments?

No, we're subsidized. We are investing in our students, affordability and housing. By providing the land or the capital we're saving millions of dollars of cost for students. The university is putting up \$28M and \$24M of its own money for Catamount Run and Catamount Woods respectfully.

Why build more apartments instead of dorms?

We have enough residence halls and we are not going to bring in more freshmen and sophomores. We are building housing for the upper-level undergraduate students who predominantly live in downtown Burlington, and what these students want are apartments.

Enrollment Expectations

- After 2025, it may be more challenging to meet the goal of a first-year undergraduate class of 3,000
 - Number of Vermont high school graduates is projected to decline 7% over the next decade, after having declined 27% since 2012
 - Number of high school graduates in the U.S. is projected to peak in 2025 and then decline 10% over the subsequent decade
- Hope to increase graduate enrollment somewhat, but the added capacity of Catamount Run (620 beds) is expected to accommodate any additional graduate students

MOU Material Terms – UVM Obligations

- Build 1.5 beds for every additional enrolled undergraduate student over and above Fall 23 enrollment
- Each year, provide the City with the same enrollment data that it submits to the U.S. Department of Education through the Integrated Postsecondary Education Data System (IPEDS)
- Provide the City access to the IPEDS website annually
- Continue to provide housing information annually
- Commitment for five academic years, through 10/31/28

MOU Material Terms – City Obligations

(Modified in response to public input)

- By 07/01/24 on the 280 East Avenue Parcel (“**Rugby Field**”) - zoning amendments that allow the construction of buildings up to 80’ high and lot coverage of up to 75%
- Six months after UVM has increased the number of “Available Beds” by 1,200, amend zoning as follows:

Waterman Block –allow buildings up to 80’ high and lot coverage of up to 75%

Trinity Campus –allow for the construction of buildings up to 80’ high and lot coverage of up to 75%
(no request for a setback change)

MOU Site Locations



Other Questions

Why is the MOU for only 5 years?

It's a chance for the University to show what it can do; it forces us to perform. We get nothing if we don't build and fill 1200 beds with upper-class students. If we succeed the city will give us more zoning, and if not then we stop. At worst there are 1200 students not living in the current conditions that they are now.

There is language in the MOU that sets the process for re-engagement and discussion when it's about to expire.

What about the old dorms on Trinity Campus?

Some residence halls are getting close to the end of term, but are not beyond their useful life. UVM is trying to get zoning to build higher on these sites, as a means to make more efficient use of the limited space we have.

What about the triples on campus?

We have about 552 triples on campus. Some of them are larger dormitory rooms or common spaces that were converted to rooms years ago. About one-third of those are voluntary situations because they want to pay lower rent. It means we have about 380 students that we would eventually like to migrate to newer housing.