



CITY OF BURLINGTON, VERMONT
CITY COUNCIL COMMUNITY DEVELOPMENT &
NEIGHBORHOOD REVITALIZATION COMMITTEE
c/o Community & Economic Development Office
City Hall, Room 32 • 149 Church Street • Burlington, VT 05401
802-865-7144 VOX • 802-865-7024 FAX • www.burlingtonvt.gov/cedo

Councilor Brian Pine, Chair, Ward 3

Councilor Karen Paul, Ward 6

Councilor Ali Dieng, Ward 7

Attending: Chair Brian Pine (BP), Councilor Karen Paul (KP), Councilor Ali Dieng (AD), Councilor Sharon Bushor , Councilor Adam Roof , Ian Jakus (CEDO), Gillian Nanton (CEDO) (GN), Joe Speidel (UVM), Dave Hartnett, Sandy Wynne, Jonathan Chapple-Sokol, Devin Bates, Linda Rizvi, Anne Brena, Caryn Long

Monday, July 1st, 2019

6:00 - 8:00 PM

City Hall – Conference Room 12

Draft Minutes

Meeting convened at 6:02

1. Review Agenda (5 minutes)

There were no changes

2. Approve Minutes (5 minutes) 6/6/19 and 4/22/19

The committee decided to hold off until the next meeting, to give time for reviewing minutes.

3. Public Forum (10 minutes)

Caryn Long said that on the streets surrounding Henry St. the city aided landlords in allowing duplexes even though there was not adequate parking. Caryn is concerned about water quality issues with enforcing lot coverage. Councilor Jack Hanson was told that the city doesn't have enough money to enforce the parking regulations. The excess storm water is causing issues with the quality of the lake water. She said the City needs to enforce the four unrelated ordinance. Need to give landlords notice and then fine them each day after noncompliance.

The programs and services of the City of Burlington are accessible to people with disabilities.
For accessibility information, call 865-7144. For questions about the meeting,
contact Gillian Nanton at Gnanton@burlingtonvt.gov

Sandy Wynne said that investors are buying more properties, it has not yet reached a critical point, but some streets like North Willard St. have become dominated by investment properties. She asked if we have the political will to enforce the laws.

Jonathan Chappel-Sokol said investors are being given waivers, making it more lucrative to turn the homes into rentals. Code enforcement will have an impact on affordability, but it can't stop there. Conversions need to be stopped, and some multi families should be converted back into single families.

Caryn Long said she filed a formal complaint and got a snarky reply. She took pictures and witnessed all the violations, and parking on other properties illegally. She said that if we are going to great length and great expense to save Lake Champlain, why we aren't enforcing these laws related to parking.

4. The Neighborhood Project – Discussion of report recommendations (1 hr) Gillian Nanton, CEDO

BP said these recommendations can happen on parallel courses, and some are short, medium and long term.

GN summarized the remaining recommendations recommended strategies 2 and 3 in the Neighborhood Project that had not been discussed.

KP said she didn't realize how many institutions had been reached out to by the consultant. Asked if CEDO waiting for this to be a priority, are there other places that have done these recommendations, and have done it successfully.

GN responded this fund would require additional work, to get examples from other cities, to develop this idea and there are additional resources for this.

BP asked Joe Speidel when the UVM housing study will be released.

Joe Speidel responded that he expects it will be released sometime this summer.

Caryn Long said that she has heard from students that Trinity Campus is not a desirable location, and that the dry campus status deters people from staying on campus.

Linda Rizvi said that in high density neighborhoods ADU's are not allowed in Burlington, contradicting the state law.

Councilor Sharon Bushor asked if she would be able to access additional information from the consultant that she was not given when asked.

Councilor Adam Roof said that we don't have a middle market that can afford to buy in Burlington, especially first time home buyers. There are more landlords with buying power, if that acquisition fund could support those people that would help.

Sandy Wynne asked Joe Speidel if the UVM study is looking at the impact in South Burlington or just Burlington.

Joe Speidel responded that they are looking at properties on campus that could be developed for upper class students, faculty and staff. We have worked with South Burlington to make sure that services are available to them.

BP said that he encountered the misunderstanding about the housing replacement requirement; when a triplex is converted to a duplex, the housing replacement requirement does not kick in, only when the use changes.

Councilor Bushor suggested the committee target neighborhoods that are on the brink, not neighborhoods that are already very unbalanced, and these should be identified.

Joe Speidel said that parking is something we should look at in terms of making owner occupied duplexes easier. Joe suggested requiring owner occupancy for getting financial help. Also condos should be looked at, to increase homeownership opportunities.

BP responded that the condo market is very difficult in Burlington. The financing risks are high, and historically that is why there has been few condos developed.

Sandy Wynne asked how an owner occupied requirement is enforced once the property is sold. She said in many cases, if there are homes sold that have tenants, they can't be financed with residential mortgages because they cannot be immediately occupied.

Karen Paul said that one thought was that it be in the deed that the property is transferred to another owner occupant.

Dave Hartnett said that this conversation came up with Homeshare VT. That it should be a top priority, to allow ADU's to assist with aging in place where an extra unit could be used for assistance through a home sharing agreement. This might make it more attractive for caregivers.

KP said in the first recommendation regarding quality of life— there is no silver bullet. Vigilance, consistency and intervention is required. Her experience has been that problem properties are not the tenants but they are the landlords. When it comes to clarifying the existing ordinances, she suggested raising the minimum standards. Thanks to Bill Ward and his staff all properties have received new ratings. There are lots of students who need a place to live, we need to know what number of students that UVM can house on campus that would have a meaningful effect on the market.

AD said we must build more housing in order ensure that there is enough. UVM should house a greater amount of their students. He asked what the implementation timelines for these recommendations are. We need to be bold with our partners. In terms of quality of life, we need to keep on pushing. Working with Bill Ward would be helpful.

Gillian Nanton responded that for creating an employer assisted housing program it would require 1 to 3 years based on the consultant report.

Joe Speidel responded that in terms resources for code enforcement, fees should be increased, and suggested money from the UVM agreement could go toward resources, rather than having it just go into the general fund.

Councilor Roof said that in terms of UVM on campus housing, enrollment increases should be taken into account. He suggested starting on landlord licensing.

BP said that predicting what the demand is going to be for student housing in regards to enrollment will be included in the UVM housing report. The demographics are not looking good for growth of higher Ed.

Councilor Bushor said that she has been working on a plan for a landlord licensing program. UVM does not mandate that upper classmen and graduate students must live on campus so that is an issue. She asked how would an employer assisted housing fund work. Also the criteria for an acquisition fund.

BP responded that the concept is that institutions benefit from healthy neighborhoods, and give employees money for down payment assistance usually, and then over time the loan may be forgiven. An acquisition fund would be like a real estate investment trust that would be able to intervene in the market to buy properties to prevent them from becoming investment properties.

Joe Speidel said that UVM would think about employer assisted housing, but also other employers, such as Seventh Gen or Dealer would need to be in. For an investment fund, in some cases the City itself is funding it, such as State College PA. This might require increasing the Housing Trust Fund.

Caryn Long said that fines should be raised and the minimum housing issues be enforced more rigorously. It's not that we shouldn't have rental properties, it's really the big landowners that are not well maintained. And we need to go after these people.

Councilor Roof said that each year the turnover happens in the summer. State law makes enforcement difficult, to get through the due process, and this needs to be part of the solution.

KP said she wants to receive more information from Kevin. Bill Ward is also interested in seeing some of the minimum housing standards increased, now that we have implemented the first round of the new ratings system. Tenants come and go, but landlords are consistently the problem.

GN said there is still \$7,000 left. He has some basic estimates about what it would require to get Kevin to continue.

KP said she would like to know what more would be needed to get the rest of the way with a plan for an investment fund. Also how the City is moving forward with Accessory Dwelling Units.

BP said that CDNR needs to develop an action plan.

AD suggested inviting Kirby Dunn to discuss ADU's. Need a better definition of the employer assisted housing fund, and the property acquisition fund.

5. Next Steps (5 min)

Monday, July 22 5:30