



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
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Councilor Adam Roof, Chair, Ward 8
Councilor Sara Moore, Ward 3
Councilor Karen Paul, Ward 6

Attendance: Chair Adam Roof, Councilor and Committee Member Sara Moore, Ward 1 Councilor Sharon Bushor, CEDO Director Noelle MacKay, CEDO Assistant Director Gillian Nanton, CEDO Staff Ian Jakus, Joe Speidel (UVM), Sandy Wynne, Ibnar Stratibus, Stephen Marshall

Thursday, September 21st, 2017
5:30 – 7:00 PM
City Hall Conference Room 12 (CR 12)

Proposed Draft Agenda

1. Review Agenda (5 minutes)

Meeting called to order 5:37

- Councilor Moore moved to approve the agenda, Seconded by Chair Roof.

2. Public Forum (10 minutes)

- Stephen Marshall stated that regarding the closing of any camps for people experiencing homelessness, he would like to remind anyone that 95% of the homeless community are law abiding people. He does not agree with the news media making judgements, and that the treatment of these people and the policy surrounding it should be based in science, research, and compassion.

3. Approval of Minutes – 7/20 (5 minutes)

- Councilor Moore moved to approve the minutes, Chair Roof seconded.

4. Housing Action Plan (HAP) – Review progress of the implementation of the HAP and discuss timeline moving forward – CEDO, P&Z (45 minutes)

For full information on status please see the [supporting documents](#) for this meeting on the CDNR website. The items discussed here are ones with questions or comments pertaining to their status.

- Gillian Nanton, CEDO Assistant Director, explained that 22 proposals are contained in the Housing Action Plan. They have been color coded for what items are in progress, what is on target, and what has not yet started.
- Chair Roof stated they would review the yellow items (In progress)

Section I. #6: Review effectiveness of home-sharing model and explore incentives to expand, if appropriate

- Noelle MacKay, CEDO Director, explained that CEDO has a draft document developed with HomeShare VT and AARP VT. CEDO is hoping to bring it to the CDNR Committee in October or November. It includes demographic trends and a wide range of recommendations including but not limited to additional funding for an incentive program.
- Councilor Sharon Bushor stated that this is a significant program to her and that the real obstacle in the program is the background check and the liability issues. She is interested in any kind of expansion of the program.
- Ibnar Stratibus stated he has spoken with Kirby Dunn, Executive Director of HomeShare VT about Accessory Dwelling Units being used for home sharing.

Section I. #7: Consider adopting planBTV: South End, including housing opportunities outside the Enterprise Zone

- Ms. MacKay explained that planBTV: South End had an additional comment period. The revised plan will go to planning commission and then to the city council for approval.
- Mr. Stratibus stated he has a studio in the South End, and that housing was taken out of the enterprise zone as part of the revised plan.

Section II #4, #5, #6: Reform the building code; Explore the adoption of a rehabilitation code; Reduce inappropriately high residential zoning and building fees.

- Ms. MacKay stated permit reform efforts are lead by Beth Anderson, Chief Innovation Officer for the City and combine the code issues as well as the zoning and permitting fees item.
- Chair Roof asked how common is it for cities to have “inappropriately high zoning fees” as stated in #6?
- Councilor Moore asked when there is a large project how do we know how much to reduce it?

- Councilor Bushor explained that when there are really large projects the permitting fees can sometimes get astronomical. Planning and zoning is looking at them again to make them correct. The City wants to be more welcoming to good developers.

Section III. #1: Over the Next Five Years, Create Approximately 1,500 New, Well-Managed Student Housing Beds on Campus and in the Downtown to Create a Better Balance in Our Community

- Joe Speidel, University of Vermont, stated that 309 student beds were netted in the new, recently completed, dormitory.
- Ms. MacKay stated that additionally Champlain is currently building 314 beds at 'Eagles Landing'. Thus will still need another 600 to hit the goal.
- Councilor Bushor asked if the additional 600 are for UVM or Champlain or both?
- Mr. Speidel responded that the goal would actually require an additional 800 beds according to this version of the HAP. However, the HAP originally was supposed to reflect roughly half of the students that live off campus. UVM has not committed to 800 beds outright. The intention of this was purpose-built student housing and the University is willing to continue talking about third party housing similar to Redstone lofts in locations such as Trinity Campus or Memorial Block. UVM will not require juniors and seniors to live on campus.
- Councilor Moore said that there's an idea that students don't want to live on campus. Is living on campus too expensive?
- Mr. Speidel responded that this is not a driving force that they have heard from students.
- Chair Roof said that there is a percentage of students juniors, seniors, and graduate students who would live on campus. There is an appetite for that type of housing. How we get there is the question. From the University is there no commitment to achieve 800 beds?
- Mr. Speidel responded that this was a goal but not a guarantee that they will achieve that much housing by that date. The University is continuing to consider housing development opportunities.
- Chair Roof said that he does see a problem with doing exclusive student housing in our downtown because young professionals and seniors also want accessible housing. There also might be institutional zoning changes that the University needs to achieve this goal.
- Councilor Bushor responded that the University has already received enough institutional zoning changes.

Section V. #2: Evaluate the impact of accessory dwelling units (ADU's) and the possibility for 'micro housing'.

- Ms. MacKay stated that a report on ADU's is currently in progress. This includes how ADU's have been implemented in the City. Currently a survey of ADU owners is underway and CEDO is working closely with Planning and Zoning. Micro housing would need to be handled separately.

- Councilor Bushor said there is a great vulnerability for residents and neighbors that ADU's allow the establishment of a mini dorm complex and asked if there is any national precedent for negative impacts.
- Ms. MacKay responded that they looked at this at the state level and while it is an important policy it would have minimal impact on the housing supply overall. Negative impacts would be examined as part of the report.
- Mr. Marshall stated that there is a high demand for housing in Burlington, wealthy people want to live here and students are wealthy. The developers are never going to want to develop enough housing for the prices to go down. He would propose very steep taxes on luxury housing, so developers could provide money for infrastructure.

Section I. #3: Establish targets for production of different household types.

- Ms. MacKay referred to the fact that the status is red for this item, but CEDO has been coordinating with CCRPC through various grants. Where there are different needs and how much would be needed to adequately house these populations.
- Councilor Moore stated that at the risk net meeting they discussed Refugee resettlement and that there is a problem with the substandard quality of the housing for these groups in Burlington and Winooski.

5. Neighborhood Project Update – Update on the progress and timeline of the ‘Neighborhood Project’ now in progress – Gillian Nanton, CEDO (15 minutes)

(The Neighborhood Project partners (UVM, Champlain College, Preservation Burlington, City) are interested in neighborhood stabilization efforts which will create balanced opportunities for housing choices in near-campus neighborhoods, improving the quality of housing stock for a wide range of residents, and identifying quality of life initiatives to support residents.)

Ms. Nanton gave an overview of the project and consultant selection process. The consultant selected was Ninigret Partners from a pool of 7 responses to the RFP. The consultants visited September 5th through the 8th to meet with a wide range of stakeholders and neighborhood tours were done to understand the housing challenges quality of life issues. While some tours were cut short due to the weather, collectively the consultants met with 50+ persons. They got a range of perspectives, and met with a wide cross section of Burlingtonians.

She continued to describe that CEDO is gathering a wide range of data whereby the consultants will do an initial assessment with a community meeting tentatively scheduled for November 7th in Contois Auditorium, from late afternoon to early evening. This will allow the public to contribute to review initial results of the stakeholder engagement and the data analysis and indicate what proposed

actionable strategies and tools that they favor. There will be a webpage up with all the documents for review and there will be an ability to provide comments.

- Councilor Bushor stated that there was a neighborhood in Ward 1 that got shorted the tour, while Sandy Wynne did one section of the tour, the other section has Trinity, Grove St, and East Ave and this section was excluded and will not be appreciated. The consultants need to hear directly from the residents and any intermediary would not be satisfactory. Could the consultant directly interact with the 6 people that we have lined up?
- Councilor Roof responded that the consultant was soaked on account of the rain and hopes to still do that tour and hear from those people. The goal was to get early immersion rather than doing just an initial data analysis and we don't want the outcome to be hung up on this issue.
- Councilor Bushor stated that a less expensive approach might be to get them to look at the map and have the consultant talk directly via the phone. That's the second choice, and we don't want to diminish where we need to spend that money. Also residents want to see the scope and the timeline.
- Sandy Wynne said she would disagree with the analysis. They all got wet and the sky opened up and they high tailed it up to her house. Kevin said he was done for the day instead of changing and coming back. We should not pay them to come back.
- Ms. MacKay stated that 50 people met with the consultant in three days is a lot for this type of study, and CEDO worked to have as many voices as possible. We have done our best and we want to get to the implementation phase.
- Mr. Stratibus asked where the consultant was from? (Rhode Island) He stated that this is what happens with outside consultants who are very difficult to coordinate with.
- Ms. Nanton explained that there were 7 proposals, one from South Burlington, and the committee deemed that this firm did not meet the requirements.
- Councilor Moore said there has been a shift at CEDO, with a lot of work with consultants rather than in-house. The drawback is that there is less capacity to work on these issues over the long term. There are people who are angry because they don't feel involved, through steps, not just feedback steps.
- Ms. MacKay responded that it is not realistic to accomplish the Housing Action Plan without consultants. CEDO is working on several projects in-house, for example the Affirmatively Furthering Fair Housing report for HUD. The selection process for the Neighborhood Project included 9 people that were representative of the varied interests and not everyone can be involved with these processes. Consultant use as part of the TIF projects has been reduced in order to save money.
- Mr. Stratibus said that he is aware of all the work that City staff does. The Mayor is putting a too much work on CEDO, Councilors, etc... In the next 2 or 3 years we need to take on a little bit less. Maybe the City has to recognize that there is a limit to capacity of ability to do outreach to the public. As a public person I can't keep up with it all.

- Chair Roof thanked Gillian for organizing to make that tour happen. The City has tried to frontload the neighborhood project as much as possible, more than typical and he is looking forward to the community process.

6. Plans for October Meeting (5 minutes)

- Chair Roof would like an update from UVM to learn how the initial collection of address data through the registration process has gone.
- The meeting was adjourned at 7:30 PM.

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