



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 Kevin Worden, Chair, Ward 1
Councilor Bryan Aubin, Ward 4
Councilor Rachel Siegel, Ward 3

CDNRC Committee - July 16, 2013

Convened 8:35 AM

Committee members present: Bryan Aubin, Jane Knodell, Kevin Worden

Staff present: Brian Pine (minute-taker)

Others present: Matt Moore, Emily Lee, Karen Long, Ann Brena, Jacob Cawley, Adam Wing, John Caulo (Champlain College), Jason Williams (FAHC), Joe Speidel and Lisa Kingsbury (UVM)

1. Agenda
2. Minutes (6/24/13) – Action postponed pending corrections.
3. Goals for Neighborhood Stabilization:
 - a. KW: Sees an alignment of various goals happening. PlanBTV includes elements about downtown housing. The academic institutions are expressing interest in developing student housing downtown. City Council chose 4 priorities for the next year: 1) Fiscal health of the City (including BT resolution); 2) Improve neighborhood quality of life in Center City; 3) Environmental/Climate Change.
 - b. MM: Healthy neighborhoods = diverse demographics. Many value a mix of ages, household types and incomes, but many areas are too heavily dominated by students. City should explore regulating and taxing student rentals differently than other rentals. The new revenues should be linked to stabilizing student neighborhoods.
 - c. AW: City must create new levers to shift the economics of rental housing. The housing stock in Center City is in crisis with nothing decent left to buy since so many properties have already been converted to student rentals.
 - d. AB: Bradley/Hungerford/Buell is so dominated by students that families are scared away from buying homes. She was told that zoning cannot be used to restrict the number of students living in a building or the number of properties occupied by students. Would like to have a “healthy” mix of students and permanent residents.
 - e. KL: Henry St. resident for 30 years. Very well-balanced because properties are mostly owner-occupied and small rentals. Multi-family properties with owner-occupants are far better than absentee owners. Owner-occupants usually have high maintenance standards. It has always been illegal to convert single-family homes to group quarters by the City has allowed it to

happen. If the City required sufficient parking for converting properties to rentals, fewer conversions would occur. City's parking plan is presently under development, so people should express their views.

- f. EL: Property tax assessments should reflect actual market value based on rental income stream. Because student rentals have such high market values, owner-occupants cannot afford to buy them. Noise ordinance enforcement is inadequate and fines are not sufficient deterrent. Fireworks are a real thorny issue that must be addressed. City should regulate student rentals with a certification process. Downtown is a great place to retire, but the City has to make it more livable for retirees from all incomes. "Clean hand" zoning – where compliance with all City ordinances is required in order to obtain a new permit or license from the City. – is needed. Code Enforcement is overwhelmed with demands that outstrip the resources.
 - g. JC: Former UVM student who returned after a successful career. Many others would choose this path if housing is available in the Center City area. With so few permanent residents, the entire neighborhood loses its voice. P&Z resources should be directed at developing a plan to solve this challenge. City should direct resources at solving this issue. Expressed concern about living conditions for students.
 - h. BA: The planning process should take 1 year at most. Speed of traffic is a huge issue in the NNE. Properties that exceed maximum allowable lot coverage should be charged a higher stormwater fee. Tax assessments need to reflect the income of a property. Downpayment assistance is needed to get faculty and staff into homes.
 - i. LK: Need a downtown student housing plan. UVM housing master plan shows the need and demand for downtown housing.
 - j. JS: Being a good neighbor is important to maintaining a high quality of life for both long-term residents and students living in the community.
 - k. Unattributed comment: Citizen-driven enforcement can only go so far. We need to create conditions that shift the real estate market so that landlords are forced to screen tenants and maintain their properties.
 - l. JW: FAHC employs about 7,500 statewide – 1,200 live in Burlington. HR says affordable housing for lower-paid workers is biggest challenge. Many blue-collar employees must drive many miles to find affordable housing. FAHC does not have recruitment or retention issues. FAHC pays the City \$425,000 per year as a Payment In Lieu of Taxes (PILOT) to cover some of the impacts.
 - m. John Caulo: Champlain is open to exploring an Employer Assisted Housing program. Champlain is planning student apartments at the former Eagles Club site and Browns Court if City Council approves the sale of the Browns Court parking lot.
4. Next meeting: August 21 at 8:30 AM, third Tuesday in afternoon starting after Labor Day. Develop schedule for 2013-2014 at August 21 meeting
- Next meeting Agenda:
- a. The neighborhood revitalization discussion will likely include a moderated compilation of goals, tasks and initiatives into broad categories such as: funding resources, enforcement, planning and zoning, institution partnering, etc.
 - b. Parking – Nate Wildfire will discuss parking issues.