



**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 David Berezniak, Chair, Ward 2**  
**Councilor Emma Mulvaney-Stanak, Ward 3**  
**Councilor Ed Adrian, Ward 1**

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Minutes to the meeting on 1/12/11

Committee members present: Councilors Berezniak (chair)(DB), Adrian (EA), Mulvaney-Stanak (EMS)

Staff present: Brian Pine (BP), Eugene Bergman (EB), Larry Kupferman (LK)

Members of the public: Abby Russell, Cindy Hendel, Peter Isabelle, Amy Wright

Chair Berezniak called the meeting to order at 5:25.

Agenda item: to consider a ballot item regarding the preservation of affordable housing

Brian Pine described the background that requires a ballot item; there is Vermont legislative action sponsored by the Affordable Housing Coalition to address the expiration of a tax credit program that helped create affordable housing developed and owned by private parties throughout the state. The legislative action is proposed to protect up to 7000 units of affordable housing in the state due to expiring tax credits.

Preservation agreements attached to properties are in place, but in the case of Wharf Lane, the current property with 37 affordable rental units is at risk as the tax credit program expires on 3/31/11 for that property. The appraisal prepared on behalf of the owner assessed the value at a much higher value than the non-profit housing agencies can justify to maintain the affordability factors for the property.

EA: will this ballot item for the March, 2011 election help the tenants of Wharf Lane?

BP: not unless a moratorium can be established before 3/31/11.

EA: also concerned about the legal issues of protecting owners as to existing contract provisions in effect. He supports the first part of the proposed ballot language specifying priorities and to make the language as simple as possible.

EMS: would like to see some direction and protection of tenants and include some direction such as support for the one year moratorium; also, the language should clarify who is to be protected (tenants) as well as the affordable units in question.

EA moves the following language be proposed for the March ballot:

“Shall the Vermont Legislature be urged to adopt a law that immediately protects the 7,000 federally-subsidized rental units in Vermont, approximately 300 of which are located in

Burlington, that are at risk of being made unaffordable, by encouraging subsidized property owners to renew affordability restrictions thereby protecting tenants from displacement?.”

EMS seconds and so moved 3-0.

EMS moves to adjourn, DB seconds and so moved.