

# Inclusionary Zoning Unit Inventory--Completed (Dated 03/25/2022)

**Note #1: Units are only counted after the project is complete**

**Note #2: This inventory is subject to change as new information is becomes available**

| Completed Units                       |                        |  |                            |                                  |                              |   |                   |                |                    |                 |                   |                |                           |                        |            |             |  |
|---------------------------------------|------------------------|--|----------------------------|----------------------------------|------------------------------|---|-------------------|----------------|--------------------|-----------------|-------------------|----------------|---------------------------|------------------------|------------|-------------|--|
| CEDO Listed Permit Year (applied for) | Cert of Occupancy Year | Address  | Name of project            | Affordable Non-Profit - IZ Units | Private Developer - IZ Units | Affordable Non-Profit partnership with Private Developer - IZ units | Condo Total Units | Condo IZ Units | Rental Total Units | Rental IZ units | Co-op Total Units | Co-op IZ Units | Single Family Total Units | Single Family IZ units | IZ Units   | On/Off Site | Notes  |
| 1990                                  | 1990*                  | 220 Riverside Avenue                             | Salmon Run                 | 12                               |                              |   |                   |                | 80                 | 12              |                   |                |                           |                        | 12         | On          |  |
| 1990                                  | 1990*                  | 72 Heineberg Road                                | Heineberg Senior           | 12                               |                              |   |                   |                | 81                 | 12              |                   |                |                           |                        | 12         | On          |  |
| 1990                                  | 1990*                  | Hildred Drive (1 - 422 Hildred Drive)            | River Watch                |                                  | 6                            |   | 213               | 6              |                    |                 |                   |                |                           |                        | 6          | On          | Although the Development Review Board waived the IZ requirement for this project, CHT has 7 shared equity condo units at this development which have been counted as IZ units.                             |
| 1990                                  | 1990*                  | Valade Park (18-120 Valade Street)               | Valade Park                |                                  | 10                           |   | 68                | 10             |                    |                 |                   |                |                           |                        | 10         | On          | 1 unit transferred from Queen City Park  |
| 1991                                  | 1991*                  | 161 Austin Drive                                 | Red Rocks                  |                                  | 15                           |   | 103               | 15             |                    |                 |                   |                |                           |                        | 15         | On          |  |
| 1992                                  | 1992                   | 700 Riverside Avenue                             |                            |                                  | 1                            |   |                   |                | 8                  | 1               |                   |                |                           |                        | 1          | On          |  |
| 1992                                  | 1992                   | 85 Archibald Street (formerly 83 Archibald)      | Thelma Maple Co-op         | 3                                |                              |   |                   |                |                    |                 | 20                | 3              |                           |                        | 3          | On          |  |
| 1992                                  | 1993                   | 288 Flynn Avenue                                 | Flynn Ave Coop             | 4                                |                              |   |                   |                |                    |                 | 28                | 4              |                           |                        | 4          | On          |  |
| 1993                                  | 1993*                  | Queen City Park                                  | Queen City Park            | 1                                |                              |   | 11                | 1              |                    |                 |                   |                |                           |                        | 1          | Off         | Offsite units located at 34 Valade Park & 65 Venus Ave.  |
| 1993                                  | 1993*                  | 693 Riverside Avenue                             |                            | 2                                |                              |   |                   |                | 13                 | 2               |                   |                |                           |                        | 2          | On          |  |
| 1995                                  | 1995*                  | 20 & 24 High Grove Court                         | High Grove Court           |                                  | 2                            |   | 13                | 2              |                    |                 |                   |                |                           |                        | 2          | On          |  |
| 1994                                  | 1997                   | 33 North Avenue                                  | Commodore Point            |                                  | 2                            |   | 16                | 2              |                    |                 |                   |                |                           |                        | 2          | On          |  |
| 1994                                  | 1998                   | 1 Steele Street (a/k/a 1 Main Street)            | Main Street Landing        |                                  | 2                            |   | 8                 | 2              |                    |                 |                   |                |                           |                        | 2          | On          |  |
| 1992                                  | 1998                   | 325 Ethan Allen Parkway                          | Ethan Allen                |                                  |                              |   | 13                | 0              |                    |                 |                   |                |                           |                        | 0          | N/A         | Project received a variance from Zoning Board of Adjustment - no inclusionary units required.  |
| 1996                                  | 1998                   | 40 College Street (formerly 74)                  | College & Battery          |                                  |                              |   | 81                | 0              |                    |                 |                   |                |                           |                        | 0          | Off         | This was the first "payment-in-lieu" project - the IZ requirements were written into the zoning agreement. In-Lieu payment was \$165,000 for 16 units.   |
| 1999                                  | 1999*                  | 125 St. Paul Street (a/k/a 117-135 St. Paul)     | Park Place                 | 5                                |                              |   |                   |                | 34                 | 5               |                   |                |                           |                        | 5          | On          |  |
| 1999                                  | 1999*                  | 130 Mansfield Avenue                             | McAuley Square (3)         | 3                                |                              |   |                   |                | 19                 | 3               |                   |                |                           |                        | 3          | On          |  |
| 1995                                  | 1999                   | 25-31 North Champlain Street                     | Monroe Place               | 2                                |                              |   |                   |                | 16                 | 2               |                   |                |                           |                        | 2          | On          |  |
| 2000                                  | 2001*                  | 284 Grove Street (a/k/a 300 Grove)               |                            |                                  | 2                            |   |                   |                | 15                 | 2               |                   |                |                           |                        | 2          | On          |  |
| 1997                                  | 2001                   | 78 Rose Street (a/k/a 72-82 Rose)                | Rose St. Artists Co-op     | 2                                |                              |   |                   |                |                    |                 | 12                | 2              |                           |                        | 2          | On          |  |
| 2004                                  | 2003                   | 1144 North Avenue                                |                            |                                  | 1                            |   |                   |                | 6                  | 1               |                   |                |                           |                        | 1          | On          |  |
| 2003                                  | 2003/06*               | 1044 North Avenue                                |                            |                                  | 0                            |   | 9                 | 0              |                    |                 |                   |                |                           |                        | 0          | Off         | Project triggered 1 IZ unit. The required IZ unit transferred offsite to 354 Manhattan Dr. Please see note below.  |
| 2002                                  | 2003                   | 300 Lake Street                                  | Waterfront Housing         | 10                               |                              |   |                   |                | 40                 | 10              |                   |                |                           |                        | 10         | On          |  |
| 2002                                  | 2003*                  | 84 North Avenue                                  | ECHO                       | 1                                |                              |   |                   |                | 8                  | 1               |                   |                |                           |                        | 1          | On          |  |
| 2001                                  | 2004                   | 106 Rose Street                                  |                            |                                  | 1                            |   | 6                 | 1              |                    |                 |                   |                |                           |                        | 1          | On          |  |
| 2001                                  | 2004                   | 68 Pearl Street (a/k/a 64 Pearl)                 | Bove's/Pearl               | 5                                |                              |   |                   |                | 34                 | 5               |                   |                |                           |                        | 5          | On          |  |
| 2004                                  | 2005                   | 187 South Winooski Avenue                        | Hood Plant                 |                                  | 1                            |   | 8                 | 1              | 1                  | 1               |                   |                |                           |                        | 1          | On          |  |
| 2005                                  | 2005                   | 272 Church Street                                | Converse Home              | 3                                |                              |   |                   |                | 21                 | 3               |                   |                |                           |                        | 3          | On          |  |
| 2000                                  | 2006                   | 140 Venus Avenue (original address)              | Venus Ave                  | 1                                |                              |   |                   |                |                    |                 |                   |                | 8                         | 1                      | 1          | On          |  |
| 2005                                  | 2006                   | 81 South Williams Street                         |                            |                                  | 3                            |   | 23                | 3              |                    |                 |                   |                |                           |                        | 3          | On          |  |
| 2003                                  | 2007                   | 354 Manhattan Drive                              | Manhattan Hts.             |                                  | 1                            |   | 15                | 1              |                    |                 |                   |                |                           |                        | 1          | On/Off      | Project triggered 2 IZ units. 1 IZ unit onsite transferred from 1044 North Ave. Owner paid the Housing Trust Fund \$25,000 in lieu of 1 IZ unit. In addition, the project received a waiver for 1 IZ unit. |
| 2002                                  | 2008                   | 235 Park Street                                  | Benway Common              |                                  | 1                            |   | 7                 | 1              |                    |                 |                   |                |                           |                        | 1          | On          |  |
| 2007                                  | 2009                   | 180 East Ave./East Village Drive                 | East Village Co-Housing    | 5                                |                              |   |                   |                |                    |                 | 31                | 5              |                           |                        | 5          | On          |  |
| 2008                                  | 2009                   | 40 Red Maple Lane                                | Sophie's Place             | 2                                |                              |   |                   |                | 11                 | 2               |                   |                |                           |                        | 2          | On          |  |
| 2010                                  | 2010*                  | 50 Barrett Street                                | Millview Court Condominium |                                  | 1                            |   |                   |                | 8                  | 1               |                   |                |                           |                        | 1          | On          |  |
| 2005                                  | 2011                   | 35 Cherry Street                                 | Westlake                   |                                  | 0                            |   | 43                | 0              |                    |                 |                   |                |                           |                        | 0          | Off         | In lieu of payment of \$371,250 for 8 IZ units, with additional fees total payment of \$400,000  |
| 2012                                  | 2012                   | 1189-1193 North Avenue (a/k/a 1191 North Avenue) | (Thayer) Avenue Apts       |                                  |                              | 24  |                   |                | 126                | 24              |                   |                |                           |                        | 24         | On          | Cathedral Squares project had 69 units, Champlain Housing Trust's had 33 units, and Eric Farrell's had 24 units.   |
| 2008                                  | 2012                   | 155 Plattsburgh Avenue                           |                            |                                  | 1                            |   |                   |                | 9                  | 1               |                   |                |                           |                        | 1          | On          |  |
| 2007                                  | 2012                   | 88 King Street                                   | King Street Housing        |                                  |                              | 5   |                   |                | 20                 | 5               |                   |                |                           |                        | 5          | On          | 3 units were triggered as part of the 20 units of new housing in this building. 2 additional units were transferred from 161 St. Paul St.  |
| 2012                                  | 2013                   | 144 North Champlain Street                       |                            | 1                                |                              |   |                   |                | 6                  | 1               |                   |                |                           |                        | 1          | On          |  |
| 2010                                  | 2013                   | 23 Church Street                                 |                            | 1                                |                              |   |                   |                | 6                  | 1               |                   |                |                           |                        | 1          | On          |  |
| 2006                                  | 2013                   | 237 North Avenue                                 | Packard Lofts              |                                  | 4                            |   |                   |                | 25                 | 4               |                   |                |                           |                        | 4          | On          |  |
| 2012                                  | 2013                   | 30-42 King Street                                |                            | 2                                |                              |   |                   |                | 14                 | 2               |                   |                |                           |                        | 2          | On          |  |
| 2012                                  | 2013*                  | 371 Pearl Street                                 |                            |                                  | 2                            |   |                   |                | 7                  | 2               |                   |                |                           |                        | 2          | On          |  |
| 2007                                  | 2014                   | 183-187 St. Paul Street (a/k/a 193 St. Paul)     | Stratos                    |                                  | 5                            |   | 33                | 5              |                    |                 |                   |                |                           |                        | 5          | On          |  |
| 2013                                  | 2015                   | 200 North Street                                 | Abe's Corner               |                                  | 1                            |   |                   |                | 6                  | 1               |                   |                |                           |                        | 1          | On          |  |
| 2014                                  | 2015                   | 237 N. Winooski Avenue                           | Maiden Lane                |                                  | 4                            |   |                   |                | 28                 | 4               |                   |                |                           |                        | 4          | On          |  |
| 2000                                  | 2015                   | 343 North Winooski Avenue                        | Bus Barns                  | 4                                |                              |   |                   |                | 25                 | 4               |                   |                |                           |                        | 4          | On          |  |
| 2014                                  | 2015                   | 194 St. Paul Street                              | Eagle's Landing            |                                  | 17                           |   |                   |                | 115                | 17              |                   |                |                           |                        | 17         | On          |  |
| 2015                                  | various                | 140 Grove Street                                 | Bayberry Apartments        |                                  | 35                           |   |                   |                | 235                | 35              |                   |                |                           |                        | 35         | On          |  |
| 2009                                  | 2016                   | 161 St. Paul Street                              | Hinds Lofts                |                                  | 0                            |   | 15                | 0              |                    |                 |                   |                |                           |                        | 0          | On/Off      | Offsite - 2 units located at 88 King St.   |
| 2013                                  | 2016                   | 179 Elmwood Avenue                               |                            |                                  | 1                            |   |                   |                | 9                  | 1               |                   |                |                           |                        | 1          | On          |  |
| 2015                                  | 2016                   | 247-249 Pearl Street                             |                            |                                  | 4                            |   |                   |                | 29                 | 4               |                   |                |                           |                        | 4          | On          |  |
| 2015                                  | 2016                   | 289 College Street                               |                            |                                  | 2                            |   |                   |                | 12                 | 2               |                   |                |                           |                        | 2          | On          |  |
| 2013                                  | 2016                   | 258-260 N. Winooski Avenue                       | Silversmith Commons        |                                  | 3                            |   |                   |                | 22                 | 3               |                   |                |                           |                        | 3          | On          |  |
| 2014                                  | 2016                   | 33-43 Bright Street                              | Bright Street Cooperative  | 6                                |                              |   |                   |                | 40                 | 6               |                   |                |                           |                        | 6          | On          |  |
| 2015                                  | 2017                   | 95 North Avenue                                  |                            | 2                                |                              |   |                   |                | 14                 | 2               |                   |                |                           |                        | 2          | On          |  |
| 2015                                  | 2017*                  | 185-195 College Street                           |                            |                                  | 5                            |   |                   |                | 33                 | 5               |                   |                |                           |                        | 5          | On          |  |
| 2017                                  | 2017                   | 109-111 Shelburne Street                         | Bel-Aire Motel             | 1                                |                              |   |                   |                | 8                  | 1               |                   |                |                           |                        | 1          | On          |  |
| 2016                                  | 2018                   | 316-322 Flynn Avenue                             |                            |                                  | 4                            |   |                   |                | 27                 | 4               |                   |                |                           |                        | 4          | On          |  |
| 2016                                  | various                | 351 North Avenue                                 | Cambrian Rise              |                                  |                              | 128   | 1                 |                | 304                | 128             |                   |                |                           |                        | 128        | On          | Ongoing multiphase project. Data is current as of March 2022.  |
| 2017                                  | 2019                   | 85 North Avenue                                  |                            |                                  | 6                            |   |                   |                | 43                 | 6               |                   |                |                           |                        | 6          | On          |  |
| 2020                                  | 2021                   | 188 South Champlain Street                       |                            |                                  | 1                            |   |                   |                | 6                  | 1               |                   |                |                           |                        | 1          | On          |  |
| 2020                                  | 2021                   | 77 Pine Street                                   |                            |                                  | 7                            |   |                   |                | 49                 | 7               |                   |                |                           |                        | 7          | On          | To Be Determined: owner may make a payment-in-lieu for 2 IZ units  |
| <b>Completed Unit Totals</b>          |                        |  |                            | <b>88</b>                        | <b>153</b>                   | <b>157</b>  | <b>686</b>        | <b>49</b>      | <b>1613</b>        | <b>334</b>      | <b>91</b>         | <b>14</b>      | <b>8</b>                  | <b>1</b>               | <b>398</b> |             |  |

\* Provisional date. Project is permitted and complete, but records are unclear about precise closeout date. CEDO staff are seeking additional information.

| Completed                   |            |                |
|-----------------------------|------------|----------------|
| IZ Condos                   | 49         | 12.31%         |
| IZ Rental                   | 334        | 83.92%         |
| IZ Co-op                    | 14         | 3.52%          |
| IZ Single family            | 1          | 0.25%          |
| <b>Grand Total IZ Units</b> | <b>398</b> | <b>100.00%</b> |

| Completed   |            |                |
|---|------------|----------------|
| Affordable Non-Profit - IZ Units                                    | 88         | 22.11%         |
| Private Developer - IZ Units  | 153        | 38.44%         |
| Affordable Non-Profit partnership with Private Developer - IZ units | 157        | 39.45%         |
|   | <b>398</b> | <b>100.00%</b> |

| Total Units | Percent IZ |
|-------------|------------|
| 2398        | 17%        |