



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 Brian Pine, Chair, Ward 3

Councilor Karen Paul, Ward 6

Councilor Ali Dieng, Ward 7

Attendance

Committee members: Chair Brian Pine (BP), Karen Paul (KP)

City staff: Ian Jakus, CEDO, Gillian Nanton, CEDO

Other Attendees: Dave Hartnett; Joe Speidel, Gale Champnois, Councilor Sharon Bushor, Caryn Long, Sandy Yusen, Hannah King, Grace Viscito

Monday, December 10, 2019

5:30 – 6:30 PM

City Hall – Conference Room 12

Draft Agenda

1. Review Agenda (5 minutes)

Karen Paul made a motion to approve the agenda. Seconded by Brian Pine. Unanimous approval.

2. Approve Minutes (5 minutes) 6/6/19, 4/22/19, 7/1/19, 7/22/19, 11/13/19

Karen Paul made a motion to approve the following CDNR meeting minutes: 4/22/2019, 6/6/19, 7/1/19, 7/22/19, 11/13/19. Seconded by Brian Pine. Unanimous approval.

3. Public Forum (10 minutes)

Dave Hartnett said that Brookfield owes us a lot. City council passed a resolution for a public relations plan last month and they came to the CDNR Committee with absolutely nothing to update. He said this is unacceptable and he doesn't think they are the developers we want in this city. He said it's going to be at least another few years and City council should work to sell the project and not build a hotel that the people in Burlington don't want.

Caryn Long said she came to discuss the Neighborhood Project. She said she has owned her home on Henry St. for 37 years, and she's very concerned about the neighboring streets. She

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contact Gillian Nanton at Gnanton@burlingtonvt.gov

noted a current 4 unrelated legal action on North Willard St. that was a problem property was converted to a single family, and then it became a rental. The owner is claiming it has 6 bedrooms, Caryn said the City cannot lose this case, as it will set a bad precedent. This is the place where we can support the goals of the Neighborhood project to win this case. She suggested additional resources for enforcement to win these cases.

Brian Pine said he could follow up with the legal counsel on this case.

Sharon Bushor said at the DRB the conversation was defining livable space, and there wasn't an agreement among city staff, and we should be clear about the definition of livable space, and that the space can be finished but may not be livable.

4. Neighborhood Project timeline and CEDO staff capacity update - Gillian Nanton, CEDO (15 minutes)

Gillian Nanton explained that on April 29th the City Council accepted the Neighborhood Project Report. They referred the report recommendations to CDNR to be prioritized. The administration was instructed to prepare an implementation plan and report back to City Council. She the administration has identified which ones we have the capacity to pursue in the next 6 months. See attached document: The Neighborhood Project – Implementation Plan (Phase 1).

Brian Pine said that he noticed on the property database that rental is now included and asked if minimum housing information is on there?

Patti Wehman said that the property database has been updated to include rental units. The goal is to streamline the messaging through the website, including highlighting this information.

Karen Paul said that the city council resolution regarding minimum housing ratings was just a couple weeks ago, and the administration thought we could have a way to filter the properties by ratings and to add a link on the city's homepage. It has to be done by property address, not ownership because most properties are in LLC's. The due date on item 1.3 can be sooner, maybe by January this can be done. Additionally the minimum housing standards will be reviewed, and code was researching adopting the international code.

Patti said that she examined the international code and the city of Burlington's code and found that wholesale adoption of the international code may not be necessary, but certain pieces can be added or strengthened. She said they discussed filing an EMP regularly as part of the CoC ranking. She said that they need to explain better how the rating system is so people understand what they're looking at, and this could be done in the short term but maybe not in January.

Caryn Long said that the problem with the EMP compliance is there are dishonest landlords that are not actually in compliance, for example with peeling lead paint.

Gillian Nanton said that she will make changes, and then send the plan to council, so it would be important to ask questions or point anything out. She said that regarding renter education the preferred renter card would require some tenant education and we could codify that requirement.

Sharon Bushor said that the work that UVM and the community coalition are doing exemplary work and should speak to that.

Gail Champnois said regarding the preferred renters card they get good feedback from landlords that they have less problems. Currently the preferred renter training is in person but the video pieces they have could generalize that information for the general public. The online training will be available this Spring. And they're trying to understand better how to describe the ratings system.

Hannah King said that it was helpful to understand what the minimum housing standards are. She brought up the five star rating system and the work that the subcommittee is doing looking at renter's rights – and that getting paper materials isn't worth it, but making it accessible online and video is important.

Gillian explained this is just the start of other recommendations that we should be taking forward. She said that this is what staff can handle in the next 6 months or so. She said that there are a number of other recommendations that talk about examining strategies, the institutional parking management plan will be forthcoming in 2020. She said that some of the other work required additional resources. She said that her hope is that some of that additional money left in the budget would be used for the tenant education recommendations.

Brian Pine asked about the status of UVM master plan.

Joe Speidel said that the consultant will be sharing initial findings with ward 1 and 8, and get input.

Brian Pine asked if the comparison of on campus and off campus living will be part of this.

Joe Speidel said they have long looked at the costs of on campus and off campus and found that the all-in cost is comparable. Students say that independence and amenities are driving them off campus. There are a lot of things you get on campus that you don't in terms of additional services.

Dave Hartnett asked if UVM has looked at any sites for building more housing?

Hannah King said that she knows of very few people that are looking for a one bedroom apartment. She thinks the University is doing a good job getting input. The Redstone lofts are more expensive than off campus housing. I know that people living there it may not be their first choice.

Caryn Long said that her understanding is that a single room on campus is about \$1000 which is more than living off campus. She says students have told her it is mainly the cost that drives them off, and the fact that UVM is a dry campus also drives them off.

Brian Pine said that he is not sure there are many campuses that do allow alcohol. Is vehicle ownership another issue for on campus students in the first and second year?

Joe Speidel said that there are some permits available for second year students.

Dave Hartnett said that most students are renting around 700 or 800 per person. How does UVM factor that in?

Joe Speidel said that the \$1000 a month for Redstone is for a 9 month lease, and it needs to cover costs of construction and maintenance.

Karen Paul made a motion to accept the communication and that we get updated every two months on the timeline. Brian Pine Seconded. Unanimous approval.

Brian Pine asked when UVM will report to City Council on the housing plan.

Joe Speidel said the consultant is updating the Ward 1 and 8 NPA and he would follow up to see they can report to city council in January.

Brian Pine said the Neighborhood Project plan should be submitted to City council on consent agenda.

Move to adjourn unanimous 6:32

5. Old North End Arts & Business Network update (ONEABN) (15 minutes) - Postponed