



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
802-865-7144 VOX • 802-865-7024 FAX • www.burlingtonvt.gov/cedo

Councilor Brian Pine, Chair, Ward 3
Councilor Sarah Carpenter, Ward 4
Councilor Zoraya Hightower, Ward 1

Committee members: Chair Brian Pine (BP), Sarah Carpenter (SC), Zoraya Hightower (ZH)

City staff: Luke McGowan, CEDO Director

Other Attendees: Eric Farrell and Jessica Laffal, Farrell Properties, Erhard Mahnke, Coordinator for the Vermont Affordable Housing Coalition (VAHC), Ian Jakus

Wednesday, May 6th, 2020
5:30 PM – 7:00 PM
Virtual Zoom Meeting

Draft Minutes

Meeting Started at 5:35 PM

1. Review Agenda

Councilor Pine made a slight change to the agenda to add a presentation by Luke McGowan, director of CEDO, after the Cambrian Rise presentation, council agreed.

2. Approve Minutes

No prior minutes to approve.

3. Public Forum

Question from the public in the chat room: How about CDNR paperwork from February that wasn't addressed?

Councilor Pine explained the previous discussion had been delayed for a number of reasons, including COVID-19, and that the topic would be added to an agenda for discussion later in the year after new committee members had access to review the previous discussion.

4. Discussion and Recommendation of First Amendment to Development Agreement with BC Community Housing, LLC (Cambrian Rise) (Eric Farrell and Jessica Laffal, Farrell Properties)

Eric Farrell, owner and developer of Cambrian Rise asked the Councilors to amend the development agreement from 770 housing units to 950 units with 25% of the new 180 units still being inclusionary, in order to follow market trends in housing size.

The Councilors took turns asking questions about changes that have taken place since the development agreement, how community spaces will work in terms of being open to the public vs residents only, the dues/management structure, and current status of development.

A draft resolution was presented by Luke McGowan, Director of CEDO, recommending amending the development agreement as it creates more housing as well as a new accessible bike path, stating the project has CEDO's full support.

MOTION by Councilor Carpenter **SECOND** by Councilor Hightower to take the resolution to City Council at the next meeting on May 18th

VOTING: Unanimous; motion carries

5. Update to CDNR on the Entitlement 2020 and Coronavirus Funds

Luke McGowan, CEDO Director, proposed presenting council with an amendment to the ENT 2019 plan as per HUD's recommendations. CEDO has \$765,415 for Entitlement (ENT) 2020, and received an additional \$450,256 in April as a part of the CARES Act for Coronavirus (CV) response and recovery efforts.

CEDO has accepted CDBG ENT20 applications, convened the advisory board, and now needs CDNR for input. Next steps are to publish the following in Advance of the May 18th City Council Meeting: revised Citizen Participation Plan, substantial amendment to the 2019 Action Plan to add the additional CV funds, and draft 2020 Action Plan. The goal is to get City Council and Board of Finance approval on June 1st, and submit to HUD by June 5th. HUD has 45 days to provide approval once the action plan is received.

HUD has allowed CEDO to revise our Citizen Participation Plan to allow virtual public hearings, reduction of public comment period to less than 30 days, provided guidance on a number of waivers to standard CDBG/HOME regulations, and lifted the Public Service Cap of 15% for ENT years 19 and 20 (including for the additional CV funds).

The previous plans for the 2020 CDBG funds (\$765,415) will continue with four new areas added as a response to CV: rental assistance

(\$250,000), small business relief (\$250,000), low barrier shelter (\$100,000), food access funds (\$100,000). The additional CV funds will be split 50% rental assistance program 50% small business support, and \$340,000 from the city's own emergency allocation is planned to support the food relief fund and opening of a low-barrier shelter.

Erhard Mahnke, coordinator for VHAC, asked a few questions about how the rental assistance program will be created and administered, by who and how. Luke said the city is working with the state on fund allocation, and it will likely be run through CEDO if that seems best.

6. Discussion of Committee tasks left over from last year and priorities going forward

Committee ran out of time for this agenda item and agreed to push it to a future agenda.

7. Next Steps

Councilor Pine proposed the committee meet every two weeks in order to resolve tenant protection issues which were a top priority in February and are now urgent. Council agreed and the next meeting dates are set for May 20th and June 3rd.

Adjournment

Committee adjourned at 7:05 PM

VOTING: unanimous; motion carries.