



CITY OF BURLINGTON, VERMONT

**Inclusionary Zoning Working Group**

c/o Community & Economic Development Office

City Hall, Room 32 • 149 Church Street • Burlington, VT 05401

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**IZWG Members Present:** Chair Jane Knodell, Brian Pine, Michael Monte, Todd Rawlings, Nancy Owens, David White, Bruce Baker, Erik Hoekstra, John Davis

**IZWG Members Absent:** Eric Farrell, John Davis

**CEDO staff members:** Ian Jakus

**Public:** Erhard Mahnke

Monday June 18th, 2018

8:15 AM – 10:00 AM

City Hall Conference Room 12 (CR 12)

**DRAFT MEETING MINUTES**

**I. Adoption of Agenda**

Nancy Owen moved to adopt the agenda. Unanimous approval.

**II. Public Forum**

No members in attendance at this time.

**III. Approval of Minutes – 5/14 & 6/11**

Erik Hoekstra moved to approve the minutes on 5/14. Unanimous approval.

There was a discussion of changes in the public hearing minutes, approval was tabled for revisions.

**IV. Recommendations - January 2017 draft IZ Evaluation Report – Discussion including public hearing feedback**

Discussed changes to be made based on feedback from the public hearing:

Change table of contents so they are reflective of the general topics and not the specific recommendations of the IZWG Evaluation Report.

The group wanted to add a one or two page executive summary of the recommendations.

*Discussed how the group will measure success and how to include that in the recommendations.*

Michael Monte said we should track where projects are built to address the geographic inclusion aspect. He suggested we should state in the recommendations that there are places in the City that are exclusionary due to zoning.

John Davis said as CEDO monitors residents in IZ units they should build in standards for success and the IZWG should come back in one or two years to review this.

There was a discussion about having an annual report on IZ monitoring.

Bruce Baker suggested tracking the use of the payment in lieu in relation to financial feasibility of projects, so we may understand why it is or is not working.

Brian Pine said we should make sure that market trends are not conflated with causes related to IZ.

Todd Rawlings suggested an analysis of census block groups as a measure of economic inclusion in the city.

*The group discussed the scenario where developers who split up a parcel into lots can avoid complying with IZ*

Brian Pine said that this was the case with Staniford Farms, where the lots were split up for single family homes.

David White said that in a situation like this, is the affordability tied to the lot or only the housing units that could be built on it.

Michael Monte said the City could put a covenant on the land that would affect whatever is built on it.

Erhard Mahnke said that IZ should apply to subdivisions. He pointed out that in the Residential Low Density zone the as-built density is a lot higher than what is currently allowed. He would suggest recommending to the planning commission to see if patterns of development in these areas should be increased.

John Davis said that many of the neighborhoods that people love could not be built under current zoning.

David White said that Portland Maine readjusted the zoning based on what's actually there and that included allowing Accessory Dwelling Units.

### *IZ Income Standards*

Erhard Mahnke suggested using Household Income not Family Income as the basis for IZ, because Household Income includes single person households.

John Davis said it is important to note that regarding income the recommendation was that we don't hold up the report, but we acknowledge we had a conversation about this, we don't know what the analysis should be as it gets to City Council.

Michael Monte said some projects have 5 different income sources each with a different income requirement, that for simplicity IZ should use a common standard such as HUD AMI as it currently uses.

Next steps with the report is to make changes to the draft and have a resolution for City Council in July.

The meeting was adjourned at 9:40 AM