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### CDNR Meeting Notes 3/24

Meeting began at 3:35pm. Councilors Knodell (chair) and Colburn present; Councilor LeGrand coming after 4pm (arrives a few minutes after 4pm)

- Minutes Brian Pine took on January 17/18 are missing
- Councilor Colburn moves to approve the agenda, Councilor Knodell seconds – agenda approved

### Public Forum:

- Charlie Giannoni speaks regarding the NPAs looking for a new direction; presents a list of ideas

### Housing Action Plan

- Councilors Knodell and Colburn agree to work through the Housing Action Plan (HAP) line-by-line, Councilor Colburn beginning. Councilors are pleased with the latest revisions to the plan, and believe it is close to ready for Council review but have some questions around inclusionary zoning (IZ), student housing, and homelessness
  - Councilors request clearer targets around the type and scope of growth anticipated by the plan as a “next step” once a new housing director has been hired (not necessary prior to plan being submitted to Council)
  - Councilor Colburn requests more context around impact of stagnant wages, income inequality and the impact on housing in Burlington; greater clarity in language around workforce housing
- On the IZ section, Councilor Knodell offers to provide some new edits. The Councilors agree the IZ focus should not run higher than 100 percent of AMI
  - Councilors Knodell and Colburn now both support hiring a consultant to look at the IZ→for example, a question for the consultant could be , if the IZ is meant to target a specific band of 80 – 100 percent AMI (workforce housing) while the Housing Trust Fund (HTF) continues to focus on 80 percent AMI and below, are there any unintended consequences reducing available assistance for low-moderate income households?
- On the Homeshare initiative, Councilor Colburn wonders if tax incentives are still an option? Brian Lowe notes that since the original draft was written, the City had provided a similar level of assistance to Homeshare through the HTF.
- On student housing, Councilor Colburn supports the plan as written. Councilors Knodell and LeGrande would like greater emphasis on new mixed use housing (as opposed to simply student housing). Councilor Colburn notes that moving students on campus is also a goal – should improve quality of life issues in the neighborhoods and free up housing stock. Councilor Colburn also suggests the idea of more “programmed” university housing in the downtown (she is following up separately with UVM) along with getting adequate student input and engagement

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on these issues. Councilor Knodell requests that the plan do a better job of capturing her concern about balance in the downtown. Public comment included ideas about housing geared towards young professionals and not just students.

- On housing agreements with the University, Councilor Colburn requests that the Administration be even more explicit about its goals. Ensure that increased housing does not equal increased enrollment.
- On encampments, Brian Lowe indicates that this is an issue the City is reviewing separately from the HAP, including camping ordinances.
- On housing for seniors, Councilor Colburn requests that this section also be emphasized to show their importance in the plan.

Committee members intend to review minor changes to the plan one last time before deciding whether to recommend to the Council – to receive revisions by 3/31 and review those revisions by 4/2.

### Unrelated Adults

Councilor Colburn and Bill Ward reported that there was a productive meeting with neighbors and their attorney, along with the City attorneys. The difference of their opinions was clarified and some new strategies emerged. It is recommended that this issue be continued for the next committee.

### Neighborhood Project

CEDO Director Owens reported that an MOU was executed between Champlain College, the City and Preservation Burlington which will address the challenge of out of balanced neighborhoods. The first task of the project is to work out the scope of work. The University of Vermont might join the project.

The meeting ended at 5 PM with congratulations and thanks to Chairman Knodell and other Councilors for their service.