



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 Selene Colburn, Ward 1
Councilor Jane Knodell, Chair, Ward 2
Councilor Bianka LeGrand, Ward 7

DRAFT Minutes
November 20, 2014
6:00-7:30 PM
Conference Room 12
City Hall

Meeting began at 6:02pm

Councilors Knodell (chair), Colburn and LeGrand present.
Staff: Brian Pine

Review agenda & approve minutes

The Agenda and Minutes from 11/6/14 were unanimously approved.

Housing Action Plan (11/10/14 Draft)

Committee will issue committee version of plan.

Wayne Senville: Can't hear from those who can't afford to live in Burlington.
Housing/transportation link – bus service still not sufficient for people without cars.

Kami Oliver: How was plan developed?

Brian Goblick: FBC – be careful about public review period and administrative approvals for permits. Paid \$475/mo. but lost his apartment. \$700-\$800 is too expensive for an artist. People need to have affordable housing to tiny houses in Burlington – on wheels, septic, sewer issues. Pilot project to create options not available now.

Genese Grill: South End housing push concerns her. Development pressure concerns her. Make sure that new development doesn't cause gentrification.

Caryn Long: New buildings don't fit in with older buildings. Need to respect historic architecture and scale with new development.

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contact Brian Pine at 865-7232 or bpine@burlingtonvt.gov

Kirby Dunn: HomeShare needs City support. Four counties. 75% of matches: Burlington, South Burlington, Essex and Winooski. 20% of owner-occupied only have one person. Need to make more efficient use of existing stock. Property tax incentive: rebate \$400-\$500/year would be enough to get more. 26 in Burlington now; with incentives, could reach 60 or 80 Burlington home-shares. This is new housing without having to build anything and allowing seniors to age in place.

Sharon Bushor: Compared earlier draft with new draft. Lost specifics that helped explain background. Has become open to the notion that IZ trigger should be raised. Skeptical about eliminating parking minimums. Zoning fees: adequate to cover staff time – don't use neighboring cities as baseline. For UVM section, she would like to see "meat" put back in.

Erhard Mahnke: HTF is good move. Housing first – IZ section only focuses on negative and no positives. Rental housing development was so low, so IZ production is so low. Needs to be reviewed for improvements but modest only.

High-priced units will increase rents. Item #7 SE housing could drive up rents for artists and push them out. Permanent affordability is not mentioned and should be. Add continued emphasis on permanent affordability when city money is involved. This plan should reiterate City's guiding principles: long-term affordability, protection of the vulnerable, preservation of existing affordable housing supply, etc. Should add a mention that Farrington MHP must be saved and improved with City help.

Erik Hoekstra: Too many ideas to get results. Need short-term goals for the next 3-6 months to address shortage of supply. Low interest rates make it possible now, but this won't last for long. Lack of new supply is cause of rent inflation not new units at the upper end of the market.

Sandy Wynne: Take pieces of report to make it achievable. Burlington can't solve region's housing crisis. HR&A Housing Report had statistics that seem off. Rental/owner balance is important. No student housing downtown – UVM has the land.

Brenda Torpy: FBC – rational zoning saves money and gets more housing endorsement recommendations, but concerned about gentrification – mitigate impact. Housing plan ought to include a comprehensive approach. Need to be intentional about expanding supply – protection measures to ensure people don't get displaced. How many units how fast to get a vacancy rate. Serving folks at 80% AMI is a good goal provided that City remains committed to using scarce public funds and land for folks below 80% AMI. Need strategy to protect the vulnerable and prevent displacement. The Plan ought to call out preserving Farrington MHP as an important housing resource. City must re-double affordable housing efforts while promoting market-rate housing.

John Caulo: Data collection needed on IZ and parking. Want policies made based on data and not driven by other factors. The question about increasing student housing supply is where to locate it. Need to build both on and off campus. Champlain has very limited land and must build off-campus in order to house 90% of the student body.

Joe Speidel: Low-barrier shelter in Portland, ME made positive impacts. UVM will increase beds even though enrollment will be flat or decline.

Katie Taylor: LCCC – Burlington young professional shares view that building purpose-built student rentals downtown will address supply and improve neighborhoods. We really need new housing for people at all income levels. Add SE housing only after careful consideration to avoid unintended consequences.

Alex (UVM student): Students won't live on campus even if really nice new units are built. They want to live independently and can only do that off campus.

Joe: UVM has lots of on-campus activities, but you can't make students avail themselves of these opportunities.

Committee direction:

CDNR Committee will hold work session on 12/9/14 CDNR 6-8 pm to finish the Plan. Next step is to figure out if there are any areas of dispute with Mayor and then forward to Council for adoption.

Minutes prepared by Brian Pine