

Updates and changes to the Consolidated Plan:

The following are updates and changes made to the Draft Consolidated Plan initially published 4/5/24 during the public comment period. Public comment period ends May 3, 2024. The plan is finalized after it has been approved by City Council May 6.

4/9/24 Updates

- Table 5 narrative statistics updated
- Lund program title changed
- Information about services and resources for persons with HIV added to document
- Resources narrative clarified
- *Citizen Participation Plan* added

DRAFT

BURLINGTON VERMONT

2024-2028

Consolidated Plan for Housing & Community Development

2024 Action Plan



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EXECUTIVE SUMMARY

ES-05 EXECUTIVE SUMMARY - 24 CFR 91.200(C), 91.220(B)

1. Introduction

The City of Burlington receives funding from the U.S. Department of Housing and Urban Development (HUD) for housing and community development activities through the Community Development Block Grant (CDBG) and HOME Investment Partnership Act (HOME) program. These annual funding sources are utilized to support priorities identified by the City. Every five years the City submits a *Consolidated Plan for Housing & Community Development* (Consolidated Plan) to HUD that identifies local needs and how they will be addressed. This Consolidated Plan is for July 1, 2024 - June 30, 2029.

Burlington's annual CDBG and HOME awards are received as grants; annual grant awards are determined on a formula basis each year and 2024 funding will be provided to the City of Burlington by HUD. The City awards funds it receives to local nonprofits, community service providers, City departments and small businesses as grants and loans.

This Consolidated Plan provides information about the City's demographics, housing, economy, needs and priorities.

The purpose of the consolidated plan is to guide spending decisions for the CDBG and HOME funds. There are three overarching federal goals that guide this work:

1. Providing **decent affordable housing** by increasing housing availability, preserving existing units, ensuring sufficient housing for persons with special needs, and ending and preventing homelessness through permanent housing.
2. Providing **a suitable living environment** through diverse, livable, revitalized neighborhoods, safe and accessible public spaces and energy resource conservation.
3. **Expand economic opportunities** by creating jobs and job retention, supporting micro-business development and growth, providing employment public services and offering self-sufficiency opportunities for persons with low-incomes.

2. Summary of the objectives and outcomes identified in the *Plan Needs Assessment Overview*

Based on stakeholder feedback, community input, and data analysis needs assessment the City of Burlington identified the following priorities:

- Affordable Housing
 - Increase supply of decent, safe accessible housing for households with limited financial resources
 - Improve existing housing for persons with limited financial resources
- Addressing Homelessness
 - Create and improve affordable housing for persons experiencing homelessness

- Provide services to persons experiencing or exiting homelessness
- Community Services and Safety
 - Support services that assist individuals in the community who have limited financial resources, are facing challenges and/or struggling
- Economic Development
 - Support persons with limited financial resources to gain employment, technical assistance and economic opportunities
 - Provide opportunities for persons with low-moderate incomes and people who may be marginalized
- Public Facilities and Infrastructure Improvements
 - Invest in the creation and improvement of public spaces and infrastructure
- Planning and Administration
 - Provide effective and efficient implementation of federal funds

3. Evaluation of past performance

Evaluation of Burlington's past performance is reported in its *Consolidated Annual Performance Report (CAPER)* from fall 2023. Highlights from performance on the last Consolidated Plan included:

- Creation of 12 permanent supportive housing units dedicated to persons exiting homelessness
- Renovation of 160 existing housing units for older community members
- Supported development and building of 128 new affordable housing units
- Twenty-eight households were assisted in attaining home ownership
- Rehabilitation of 15 homeowner units
- Retention services provided to more than 250 individuals with non-homeless special needs
- Technical assistance, education and services were provided to more than 600 businesses and microenterprises
- Sixteen jobs were created
- Childcare or supplemental education provided to almost 520 children
- Supports for low-income households (such as tax services) were completed with more than 3000 low-income households
- Services for persons experiencing homelessness was offered to more than 1000 persons including access to shelter
- Support for youth and/or persons with health needs were provided to 253 persons
- Public facilities and city infrastructure was improved including 4.7 acres of brownfield remediation

4. Summary of citizen participation process and consultation process

The City of Burlington solicited broad participation in the planning of this Consolidated Plan. The planning process included the following means of participation:

- Informal gatherings and connections with persons who are low-income in community spaces such as a local community center, the food shelf, a daytime shelter for people who are unhoused, and conversations with people who are on the streets
- Public meetings held in conjunction with City Council meetings and advertised in the local newspaper
- Online survey that was advertised through social media, including Front Porch Forum
- Attendance at the Chittenden County Homeless Alliance (the HUD-recognized Continuum of Care)
- Small group meetings and focus groups with community service providers, residents, municipal and state employees, landlords and other partners.

Attachment A in the appendix includes advertisements, public outreach messaging and a blank survey.

5. Summary of public comments

Please see Attachment B which includes online survey summary, feedback received from online survey, and images of feedback posters.

Formal public comments during the in-person public hearing at City Hall included requests to continue support of HOME and CDBG funding for affordable housing and services to older Vermonters - specifically vulnerable persons receiving services and housing through Cathedral Square Corporation through new permanent affordable housing, renovation of existing affordable housing and housing retention services for older Vermonters.

A city councilor commented on the importance of engaging with Burlington residents and folks who speak languages other than English.

Additional public comments related to the draft Consolidated Plan will be posted here if received.

6. Summary of comments or views not accepted and the reasons for not accepting them

All feedback, comments and input were considered and incorporated into the development of the plan and consideration of priorities.

7. Summary

Although the needs identified within the City of Burlington are great funding availability limits the City's capacity to adequately address them. The City is committed to increasing and maintaining affordable housing, addressing the needs of community members who are unhoused, supporting community services and safety, bolstering economic development, improving and maintaining public facilities and infrastructure, and planning and administering CDBG, HOME, and other resources to best meet community needs.

THE PROCESS

PR-05 LEAD & RESPONSIBLE AGENCIES 24 CFR 91.200(B)

Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	BURLINGTON	
CDBG Administrator	BURLINGTON	Community & Economic Development Office
HOME Administrator	BURLINGTON	Community & Economic Development Office

Table 1 – Responsible Agencies

Consolidated Plan Public Contact Information

City Economic & Development Office - City of Burlington Vermont

Rebeka Lawrence-Gomez, Housing Program Manager

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PR-10 CONSULTATION – 91.100, 91.110, 91.200(B), 91.300(B), 91.215(I) AND 91.315(I)

Introduction

The City of Burlington engaged in an extensive and thorough process to determine the needs of the community. Meetings and conversations were held with community members, planning groups, city employees and departments, homeless service providers, state departments, affordable housing providers, non-profits, business owners, residents, landlords, and others.

An online survey was made available to Burlington's residents and survey posters were hung in locations frequented by people with limited financial resources.

Consultation was conducted with various stakeholders and groups with expertise in specific areas of need including: Chittenden County Homeless Alliance (the Continuum of Care) member organizations, Burlington Lead Program to address lead-based paint hazards, Burlington Housing Authority to collaborate with the local public housing authority, and City of Burlington employees to discuss environmental and global warming concerns.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

Small group meetings were held with dozens of local stakeholders and service providers to learn about community needs and priorities. Consultations included:

- Owners, managers, and developers of housing including: affordable housing non-profits, special-need population housing nonprofits, supportive housing providers, the public housing authority, and private landlords
- Healthcare and service providers at the hospital, the emergency department, community homeless healthcare, mental health providers, mental health peers, and disability advocates
- A wide array of service agencies including support for: youth and young adults, older folks, persons experiencing homelessness, New Americans and Immigrants, persons experiencing financial poverty, persons fleeing domestic violence, correctional institution, foster care, and others

Burlington's coordination efforts are ongoing and include City employees participating in the *Continuum of Care* and hosting regular meetings related to substance use supports in the community, as well as the assistance and coordination provided to community members by the City's *Department of Workforce Development* and *Racial Equity Inclusion and Belonging Department*.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The City of Burlington is an active member of *Chittenden County Homeless Alliance* the local Continuum of Care. The City has two dedicated positions to support initiatives to end homelessness and is active in efforts to support best practices to address the City's high number of persons experiencing homelessness.

In developing this plan meetings were held with many members of the Continuum including providers who support households experiencing homeless who are: experiencing chronic homelessness, families with children, persons fleeing domestic violence, veterans and veteran families, and unaccompanied youth. Conversations were also held with organizations that support persons who often experience marginalization and/or financial poverty putting them at heightened risk of homelessness as well as organizations that assist households who are at imminent risk of experiencing homelessness.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The Chittenden County Homeless Alliance (CCHA) is the Continuum of Care for Burlington and the rest of Chittenden County. It has developed systems to respond to homelessness including coordination for specific population groups (such as veterans, youth, persons experiencing chronic homelessness, or fleeing domestic violence).

Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	BURLINGTON HOUSING AUTHORITY
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Meeting with Executive Director both one-on-one and in group conversation. Goal of meetings were collaboration with PHA, coordination of consolidated plans, and strategies for affordable housing within the City.
2	Agency/Group/Organization	Cathedral Square Corporation (CHDO)
	Agency/Group/Organization Type	Housing Services - Housing Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Meeting with Executive Director both one-on-one and in group conversation.
3	Agency/Group/Organization	Champlain Housing Trust
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the	Conversations with individual staff, including executive director, services director, properties director. Also participated in group conversations.

	consultation or areas for improved coordination?	
4	Agency/Group/Organization	Veterans Administration Lakeside Clinic
	Agency/Group/Organization Type	Services-homeless Services-Health Other government - Federal
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Veterans
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	In-person meeting with person who is HUD VASH Program Coordinator, Health Care for Homeless Veterans Social Worker/Case Manager and VT VAHCS Coordinated Entry Representative & VT CoC Representative for Veterans. Communications via email and phone as well. Outcomes: Improved collaboration for needs of veterans experiencing homelessness and ongoing coordination of best practices and services for individuals in Burlington and throughout the state.
5	Agency/Group/Organization	Vermont Works for Women
	Agency/Group/Organization Type	Services-Employment
	What section of the Plan was addressed by Consultation?	Economic Development Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Online meeting with executive director. Goal for interview was information on employment resources for women and underserved populations.
6	Agency/Group/Organization	Vermont Interfaith Action
	Agency/Group/Organization Type	Regional organization
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	In-person meeting with six local faith leaders. Goal for meeting was information on community needs - highlighted areas of concern included lack of housing, displacement of people who are unhoused and camping, substance use services and safety and other

		needs of people in the community and persons experiencing financial poverty.
7	Agency/Group/Organization	Agency of Human Services
	Agency/Group/Organization Type	Other government - State
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Individual online meeting with Field Services Director. Goal for interview was information on community needs including supporting persons who are unhoused and special populations as well as addressing other needs in the community.
8	Agency/Group/Organization	Vermont Real Estate Cooperative, LTD (VREC)
	Agency/Group/Organization Type	Housing Business Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	In-person meeting with founding board member of VREC. Goal for interview was information on affordable housing models and creative solutions for addressing housing needs, maintaining affordable housing and addressing the needs of persons experiencing financial poverty. Also representative of a growing cooperative business in the community.
9	Agency/Group/Organization	University of Vermont Medical Center
	Agency/Group/Organization Type	Services-Persons with Disabilities Services-Health Health Agency Publicly Funded Institution/System of Care Major Employer
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization	Meeting online with Emergency Department social work lead and additional online meeting

	consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	with three members of medical center team in direct service and community liaison roles. Goal of meetings were information on public health needs, needs of individuals accessing short and long-term care at the hospital (ED and in-patient), needs that are bringing people into the hospital for care, challenges with discharging from care and how to better serve community members who are accessing the hospital.
10	Agency/Group/Organization	U.S. Committee for Refugees and Immigrants Vermont (USCRI)
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-homeless Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Online meeting with two staff members of USCRI. Goal of interview was information related to the housing and economic development needs of New Americans and immigrants. Discussion included needs of households which include members who are elderly and children, challenges with accessing housing, lack of large and appropriate housing, opportunities for employment that align with households responsibilities, challenges with financial poverty and other exceptional challenges faced by individuals served by USCRI.
11	Agency/Group/Organization	Trusted Community Voices - CEDO
	Agency/Group/Organization Type	linguistic and cultural liaisons
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the	Online meeting with five persons who serve as Trusted Community Voices - linguistic and cultural liaisons to several communities in Burlington. Goal of interview was information related to the housing and economic

	consultation or areas for improved coordination?	development needs of a more diverse range of Burlington residents, especially those who may not speak English as their first language or not be represented in other outreach efforts.
12	Agency/Group/Organization	Turning Point
	Agency/Group/Organization Type	Services-Persons with Disabilities Services-Health
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	In-person meeting with executive director. Goal for interview was information on supports for persons who struggle with substance use; specifically peer abstinence models.
13	Agency/Group/Organization	Steps to End Domestic Violence
	Agency/Group/Organization Type	Services - Housing Services-Victims of Domestic Violence Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Online meeting with executive director and leadership staff person. Goal for interview was information on supports for persons who are survivors of domestic violence and the challenges and struggles faced by persons who are leaving unsafe domestic experiences. Conversation included information about DV shelter and challenges with housing availability (not enough housing), substance use and mental health needs for survivors and their household members.
14	Agency/Group/Organization	Spectrum Youth and Family Services, Inc.
	Agency/Group/Organization Type	Housing Services-homeless Services-Health
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the	In person meeting with operations director and clinical director of organization that provides a variety of supports including housing and service coordination for youth and young adults

	consultation or areas for improved coordination?	experiencing homelessness. Goal for interviews were to understand number and needs of community's unaccompanied youth experiencing homelessness.
15	Agency/Group/Organization	Shoeless Property Management
	Agency/Group/Organization Type	Housing Business Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Phone meeting with owner of large number of residential properties in Burlington. Goal for interview was understanding housing needs from perspective of large property owner who has been in business multiple years.
16	Agency/Group/Organization	Bisonnette Properties
	Agency/Group/Organization Type	Housing Business Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	In-person meeting with property manager of large real estate investment and property management company in Burlington. Goal for interview was understanding housing needs from perspective of large property owner who has been in business multiple years.
17	Agency/Group/Organization	Safe Harbor - Community Health Centers of Burlington
	Agency/Group/Organization Type	Services-homeless Services-Health Health Agency
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	In-person meeting with Practice Manager of the Homeless Healthcare program. Goal for interview was to understand healthcare, housing and service needs for persons who are unhoused.

18	Agency/Group/Organization	Pathways Vermont Inc.
	Agency/Group/Organization Type	Services-Persons with Disabilities Services-homeless Services-Health
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	In-person meeting with direct service leadership team. Goal for interview was better understanding the needs of people experiencing homelessness especially persons with mental health and substance use challenges. Also visited briefly with individuals and staff in their community space that provides an alternative to traditional mental health services.
19	Agency/Group/Organization	Howard Center
	Agency/Group/Organization Type	Services-homeless Health Agency
	What section of the Plan was addressed by Consultation?	Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	In-person meeting with 4 members of Howard Center's Street Outreach team. Goal of meeting was better understanding of the challenges and difficulties facing folks who are unhoused in Burlington. Howard Center is a designated provider of mental health and substance use services for Burlington.
20	Agency/Group/Organization	Vermont Department for Children and Families
	Agency/Group/Organization Type	Services-Children Other government - State
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Online meeting with small group of providers who serve children involved with the foster care system and youth and young adults who are aging out of foster care. Goal of meeting was better understanding and identifying needs of families involved with the Department for Children and Families, children who are in foster care and young adults who are aging out of foster care services. Many served by this system of care have disabilities and housing insecurity.

21	Agency/Group/Organization	HOMESHARE VERMONT
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Met in-person with executive director of HomeShare Vermont. Goal of meeting was understanding the needs of older Vermonters and persons who may be experiencing challenges with independence in housing as well as persons who are seeking out an affordable living option.
22	Agency/Group/Organization	Five Seasons Property Management
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	In-person meeting with owner of property management company and rental properties. Goal of meeting was understanding barriers to creating more housing and housing affordability in Burlington.
23	Agency/Group/Organization	Department of Corrections
	Agency/Group/Organization Type	Publicly Funded Institution/System of Care Other government - State
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Met online with five staff from local correctional facility. Goal of meeting was better understanding the needs of persons existing incarceration into the community and the steps Corrections takes to ensure persons returning to community have sufficient housing and supports.
24	Agency/Group/Organization	Disability Rights Vermont (DRVT)
	Agency/Group/Organization Type	Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Met online with Executive Director of DRVT. Goal of meeting was better understanding the needs of persons with disabilities in Vermont. Discussion included housing and support needs for persons with disabilities.

25	Agency/Group/Organization	Champlain Valley Office of Economic Opportunity
	Agency/Group/Organization Type	Housing Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Met online with Executive Director and four leadership team members. Goal of meeting was to discuss the needs of individuals and families in Burlington including fair housing needs, preventing homelessness through back-rent payment, tax assistance, general housing needs, experiences of persons with financial poverty, food resources, services for persons who are unhoused and other community needs.
26	Agency/Group/Organization	COMMITTEE ON TEMPORARY SHELTER
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Held several in-person meetings with organization leadership. Also met with individuals in the Daystation - a daytime space for unhoused adults. Goal of meetings were to better understand the needs of people who are unhoused, understand if/what has been working well to serve households, what are Burlington's greatest needs related to experiences of homelessness and to learn about the agency's experience as a property owner and landlord.
27	Agency/Group/Organization	Chittenden County Regional Planning Commission
	Agency/Group/Organization Type	Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development
	How was the Agency/Group/Organization consulted and what are the	Met in-person with three members of the CCRPC. Goal of meeting was better understanding housing and community

	anticipated outcomes of the consultation or areas for improved coordination?	development needs of Burlington within a regional context.
28	Agency/Group/Organization	Burlington Telecom
	Agency/Group/Organization Type	Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide
	What section of the Plan was addressed by Consultation?	Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Written correspondence and conversation with internet provider. Goal was to understand digital access and broadband internet service availability for folks in Burlington.
29	Agency/Group/Organization	ANEW Place
	Agency/Group/Organization Type	Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Meeting with agency leadership. Goal was to understand services and needs for people who are unhoused including shelter operations and transitional housing services.
30	Agency/Group/Organization	Age Well
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Online meeting with agency representative. Goal of meeting was better understanding needs of older residents including housing, food security, and safety.
31	Agency/Group/Organization	AARP Vermont
	Agency/Group/Organization Type	Housing Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the	Phone call with representative of AARP Vermont. Goal of phone call was to better

	anticipated outcomes of the consultation or areas for improved coordination?	understand needs of older Vermonters in Burlington.
32	Agency/Group/Organization	ASSOCIATION OF AFRICANS LIVING IN VERMONT
	Agency/Group/Organization Type	Housing Services-Children Services-Persons with Disabilities Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	In-person meeting with multiple members of AALV staff. Goal of meeting was learning more about the needs and challenges experienced by individuals and families served by AALV. Conversation included insights on housing, employment, mental health and substance use services, education, economic opportunities and other topics.
33	Agency/Group/Organization	Neighborhood Planning Assembly Steering Committee
	Agency/Group/Organization Type	Planning organization Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Joined all wards Neighborhood Planning Assembly (NPA) online and CEDO staff joined in-person local NPA meetings. Goal of meetings was hearing from these representative groups as residents and interested parties about the housing and community development needs in Burlington.
	Agency/Group/Organization	Burlington Lead Program
34	Agency/Group/Organization Type	Other government – Local

	What section of the Plan was addressed by Consultation?	Lead-based Paint Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Meeting with manager of Burlington Lead Program. Goal of meeting was better understanding City's needs and responses to lead-based paint and other health hazards in Burlington.

Identify any Agency Types not consulted and provide rationale for not consulting

No agency types were not consulted in developing this plan.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Chittenden County Homeless Alliance	Shared goal of housing for everyone who is experiencing homelessness through a responsive, comprehensive and coordinated system of care.
Burlington, VT Climate Action Plan	City of Burlington	Providing a safe, comfortable living environment and sufficient housing for folks in Burlington impacted by the changing climate and persons who are moving to Burlington for its environment.
planBTV: Comprehensive Plan 2019 Update	City of Burlington	Shared goals and priorities of affordable housing, sufficient services, public facilities and infrastructure for the City's community members.
Housing for Vermonters w/Intellectual and Develop	Vermont Developmental Disabilities Council	Full title: Report: Service Supported Housing for Vermonters with Intellectual and Developmental Disabilities (I/DD) 2023 Research Brief. Consideration of housing needs and preferences for persons with I/DD in Burlington.
An Infrastructure Plan for a Sustainable City	City of Burlington	Shared goal of broadband access for all residents, management of public facilities and infrastructure to ensure resident safety and access.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

The City of Burlington will notify adjacent units of local government of non-housing community development needs included in its Consolidated Plan to the extent practical. Interaction with public entities at the State and locally will continue throughout the implementation of the Consolidated Plan to ensure collaboration and maximization of benefits to residents.

PR-15 CITIZEN PARTICIPATION – 91.105, 91.115, 91.200(C) AND 91.300(C)

**Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting**

The City of Burlington understands a meaningful plan includes input and perspectives from a variety of community members and stakeholders. The Community & Economic Development Office is the lead agency responsible for overseeing the development of the Consolidated Plan and for administering the CDBG and HOME programs. CEDO is a City department whose mission is to *engage our community to build an equitable, healthy, safe, and vibrant city with opportunities for all.*

Following the City's *Citizen Participation Plan* (Attachment E) citizen engagement was solicited through a variety of means and over several months to encourage a high level of participation and a diversity of perspectives.

An online survey was developed and distributed via email distribution lists, Facebook, Twitter, Front Porch Forum, a tiny URL link, and QR codes posted around the city.

The City also worked closely with local agencies, meeting with more than fifty local organizations, including members of the Chittenden County Homeless Alliance, the local Continuum of Care. More than 100 individuals participated in local organization meetings, individual conversations and public hearing opportunities.

To successfully reach different segments of the populations, specifically those that have been historically underserved, the City engaged with representatives of these communities including team members of the Association of Africans Living in Vermont, the City's Racial Equity, Inclusion, and Belonging office, Trusted Community Voices team members, and the U.S. Council on Refugees and Immigrants.

In-person outreach was conducted at Burlington's largest affordable housing residence, at a peer community center for persons with mental health challenges, a community resource center for persons with limited financial and housing resources, and a day shelter for adults experiencing homelessness.

Posters soliciting participants to identify housing and community need priorities were hung outside public restrooms at City Hall, at a community center for persons with mental health challenges, at the public library, a drop-in center for youth experiencing homelessness, and a community resource center and food shelf.

Public hearing for feedback on Burlington's housing and community development needs was warned via local newspaper 1/24/24 and held at the City Council meeting 2/12/24. Feedback on the Consolidated Plan was published in local newspaper 4/3/24 for public comment period 4/5/24 - 5/5/24.

City residents participate in the spending decision process for CDBG funds. Each of the City's eight Neighborhood Planning Assemblies (NPA) elects a representative to the CDBG Advisory Board; and collectively, those residents have a majority voice in making recommendations to the Mayor about how to spend the City's CDBG funding each year. The NPAs are grassroots associations, created by City Charter. They meet monthly as organized, democratic forums where neighbors can learn about public issues that affect them and advise city government of their concerns and needs. The Board's recommendations have traditionally been adopted without change by the Mayor and City Council.

DRAFT

Citizen Participation Outreach

	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Non-targeted/ broad community	Public hearing soliciting feedback for the needs assessment portion of the Consolidated Plan hosted in conjunction with the City Council meeting.	Request for ongoing support for persons who are older and Cathedral Square Corporation. Questions regarding outreach to underserved and non-English speaking communities (CEDO shared outreach efforts including meeting with AALV, USCRI and Trusted Community Voices as well as survey translation).	All comments were accepted and considered in developing Consolidated Plan.	
2	Newspaper Ad	Non-targeted/ broad community	Two legal postings in the newspaper. First: provided information on feedback opportunities for community needs and (including announcement of public hearing). Second: announced posting of consolidated plan, NRSA and Action Plan.	If comments are received they will be posted here.		

3	Internet Outreach	Non-targeted/ broad community	Directed Social Media post informing community of needs assessment process and requests for feedback. Participation in online survey jumped following all three social media blasts. Information posted on Facebook, X, and Front Porch Forum.	Please see attached online survey data and comments.	All comments were accepted and considered in developing Consolidated Plan.	
4	Internet Outreach	Non-targeted/ broad community	Online survey. Survey was viewed by 999 individuals and responses were received by 841. 87% of respondents were residents and 45.7% work in Burlington.		All comments were accepted and considered in developing Consolidated Plan.	https://communityfeedback.opengov.com/portals/burlingtonvt/Issue_13526
6	In-person outreach	Persons with disabilities Residents of Public and Assisted Housing persons experiencing homelessness	Visits to community center for person with mental health challenges, Community Resource Center (oftentimes used by persons in assisted housing and persons who are unhoused) ,a daystation for person who are unhoused.	Focus on the lack of available and affordable housing and the challenge that poses to persons with limited financial means. Persons also shared about the difficulties of experiencing homelessness	All comments were accepted and considered in developing Consolidated Plan.	

Table 4 – Citizen Participation Outreach

NEEDS ASSESSMENT

NA-05 OVERVIEW

Needs Assessment Overview

The needs assessment is based on the feedback and insights provided in meetings with community members and providers, community surveys, data gathered from local and national sources and the datasets provided by HUD. Priority needs were determined from consultations with local organizations and government officials, conversations with community members, data analysis and through other means of resident input. Priorities were reviewed to assure compliance with requirements.

NA-10 HOUSING NEEDS ASSESSMENT - 24 CFR 91.205 (A,B,C)

Summary of Housing Needs

This section of the Plan provides a concise summary of the City’s estimated housing needs for the next five years. The pre-populated tables, with data provided by HUD, describe levels of housing need by income range, family type, and type of housing problems. The information in these tables indicates that the City has a high number of cost-burdened and severely cost-burdened households, spending respectively at least 30% or 50% of their income on housing costs. These numbers include both renters and homeowners. The data predates the pandemic, and does not reflect recent increases in housing costs and decreases in housing availability. Responses to the City’s “Housing and Community Development Needs” survey, collected in early 2024, demonstrated that City residents are well aware of the need for affordable housing in Burlington, with most respondents indicating that the City should direct funds towards affordable housing projects.

Demographics	Base Year: 2009	Most Recent Year: 2017	% Change
Population	42,570	42,645	0%
Households	16,155	16,190	0%
Median Income	\$44,671.00	\$55,461.00	24%

Table 5 - Housing Needs Assessment Demographics

Based on Table 5, the population and number of households in Burlington remained relatively steady between 2009 and 2017, while median income increased by 24% to \$55,461. As of 2023, the HUD-determined area median income for a one-person household in Burlington is \$79,600 – representing a 44% increase since 2017.

Additional demographic information is provided by recent Census Bureau data. As of 2022, the U.S. Census Bureau’s Population Estimates Program estimates that 11% of Burlington’s population are under 18 years, while 11.6% are over 65. The City’s population is 53.2% female,

representing a slight increase from 51.2% in 2010. In terms of racial and ethnic composition, Burlington is becoming more diverse but remains largely white. The Census Bureau estimates that Burlington’s population is 85.6% white, down from nearly 96% in 1990. The remaining population is 1.7% Black or African American, 2.7% Hispanic or Latino, 4.4% Asian, 0.1% American Indian and Alaska Native, and 5% two or more races

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	4,140	2,180	2,785	1,415	5,670
Small Family Households	675	240	530	255	2,400
Large Family Households	95	90	130	20	130
Household contains at least one person 62-74 years of age	655	470	575	355	1,130
Household contains at least one person age 75 or older	320	245	165	25	330
Households with one or more children 6 years old or younger	454	150	255	64	379

Table 6 - Total Households Table - Data Source: 2013-2017 CHAS

Table 6 provides information on the age and income of City of Burlington households. Overall, 56% of households qualify as low or moderate income (LMI), i.e., they earn below 80% of Area Median Income (AMI). 26% of Burlington households have someone over the age of 62 in residence, up from 14% in the previous Consolidated Plan; 57% of these households are low- to moderate-income, compared to 46% in the previous Consolidated Plan. Just 8% of Burlington households have one or more children six years or younger, with 66% of these households qualifying as low to moderate income.

Key changes in demographics from the previous Consolidated Plan include:

- 7% increase in the number of households earning less than 30% AMI
- 4% increase in the number of households earning less than 50% AMI
- 25% decrease in the number of large family households
- 14% increase in households with a member over the age of 62

HOUSING NEEDS SUMMARY TABLES

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	140	40	110	4	294	45	0	0	0	45
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	35	60	25	0	120	0	0	15	0	15
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	40	15	55	0	110	0	0	15	0	15
Housing cost burden greater than 50% of income (and none of the above problems)	2,425	560	80	0	3,065	220	190	85	0	495
Housing cost burden greater than 30% of income (and none of the above problems)	440	595	790	240	2,065	60	265	255	145	725
Zero/negative Income (and none of the above problems)	130	0	0	0	130	35	0	0	0	35

Table 7 – Housing Problems Table - Data Source: 2013-2017 CHAS

Housing Problems Narrative

Table 7 provides data on renter and owner households in Burlington with at least one of the following housing problems: (1) unit lacks complete kitchen facilities; (2) unit lacks complete plumbing facilities; (3) household is crowded; or (4) household is cost burdened. Households are grouped by their AMI; households with an AMI below 80% are considered low to moderate income (LMI).

In total, there are 10,110 renter households and 6080 homeowner households. 3% of renter households live in housing that lacks complete kitchen or plumbing facilities, compared to <1% of homeowners. 99% of renter households and 100% of homeowner households living in substandard housing are low- to moderate-income, meaning that low- to moderate-income households disproportionately suffer the impacts of substandard housing.

Cost burden continues to be an issue for renters and owners in Burlington. 48% of LMI renters are cost-burdened, meaning they pay more than 30% of their income towards housing. This is a stark increase from the previous Consolidated Plan, when 24% of LMI renters were cost burdened. Low-income renter households are the most affected by cost burden: 76% of renter households earning under 30% of the AMI are cost burdened or severely cost burdened.

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	2,645	670	270	4	3,589	265	190	120	0	575
Having none of four housing problems	1,120	895	1,615	905	4,535	115	420	780	505	1,820
Household has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

Table 8 – Housing Problems 2 – Data Source: 2013-2017 CHAS

Housing Problems 2 Narrative

35% of all renter households have one or more severe housing problems, compared to just 9% of homeowner households. Renter households with one or more severe housing problems are disproportionately LMI households: of those renter households with severe housing problems, 99% are LMI. This is a decrease from ten years ago, when 40% of renter households had at least one severe housing problem.

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	425	150	150	725	75	60	100	235
Large Related	95	8	10	113	0	4	50	54
Elderly	385	155	120	660	205	275	130	610
Other	2,170	910	665	3,745	45	110	74	229
Total need by income	3,075	1,223	945	5,243	325	449	354	1,128

Table 9 – Cost Burden > 30% - Data Source: 2013-2017 CHAS

Cost Burden narrative

A household expending more than 30% of their income on housing costs is considered to be cost burdened, meaning that their housing costs are unaffordable. Table 4 shows that very low income renter households (defined as earning below 50% of AMI) are disproportionately likely to be cost burdened. Of the total number of cost burdened renter households, 82% earn below 50% of AMI.

Renters are more likely to be cost burdened than owners: 82% of cost burdened households are renters. Since the previous Consolidated Plan, the number of cost burdened LMI renter households has increased 3% from 4165 to 4298.

These data are, however, affected by the large college student population in Burlington, many of whom live off campus. Students are counted within the “other” category and inflate the level of need shown in this category.

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	0	0	80	80	75	0	0	75
Large Related	0	0	4	4	0	0	0	0
Elderly	260	55	0	315	180	115	35	330

Other	0	1,960	485	2,445	15	0	0	15
Total need by income	260	2,015	569	2,844	270	115	35	420

Table 10 – Cost Burden > 50% - Data Source: 2013-2017 CHAS

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	50	90	60	0	200	0	0	15	0	15
Multiple, unrelated family households	25	0	10	0	35	0	0	0	0	0
Other, non-family households	0	15	15	0	30	0	0	15	0	15
Total need by income	75	105	85	0	265	0	0	30	0	30

Table 11 – Crowding Information –1/2 - Data Source: 2013-2017 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2 – Data Source: 2013-2017 CHAS

Crowding narrative

Table 11 shows that very few renter and homeowner households earning below 100% AMI experience overcrowding. Of these, though, 100% of the households who do experience overcrowding are LMI households. While Table 12 shows 0 households with children present experiencing overcrowding, community members shared concerns that larger families (including ones with children) are unable to afford homes in Burlington that were sufficiently large to accommodate their families.

Describe the number and type of single person households in need of housing assistance.

2022 ACS data indicate that 62.8% of households in Burlington are nonfamily households and that 35.7% of households are single family households. The average household size in Burlington was 2.13. This suggests there is a high need for studio or 1-bedroom units to accommodate smaller households. However, responses to the City’s “Housing and Community Development Needs” survey demonstrate a clear need for larger, affordable units to house refugee and immigrant families, who often live in large, multigenerational households. The 2023 Chittenden County Point in Time count also indicated a rise in the number of families with children experiencing homelessness, from 22 in 2020 to 82 in 2023 – a rise of over 270%.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Statewide, a 2021 report from the Vermont Department of Health found that 24% of Vermont adults have at least one disability, a figure which rises to 37% for Vermonters over the age of 65. Mobility and cognitive disabilities are the most prevalent types of disability. In terms of housing access, the 2017-2022 Burlington Assessment of Fair Housing noted that approximately 22% of people living in project-based Section 8 housing had a disability and that 35% of the population in the Housing Choice Voucher program had a disability. Based on waiting lists and usage, Burlington Housing Authority believes that there are sufficient accessible units to accommodate those with disabilities. However, data from the survey and interviews the City of Burlington conducted in preparation for this plan suggest there is a larger and unfilled need for accessible units and supportive housing for disabled community members. In addition, recent reports, including a 2024 policy brief authored by Housing First Vermont, a coalition working to solve homelessness in the state, noted that disabled Vermonters are significantly overrepresented among those experiencing homelessness.

The 2023 Chittenden County Point in Time count documented 72 persons experiencing homelessness who were fleeing domestic violence, which is 9% of the total. This number had increased from 65 in 2022. Steps to End Domestic Violence, a nonprofit based in Chittenden County, fielded 4,397 calls, emails, or webchats from individuals experiencing domestic violence in FY23 and assisted 1,119 individuals. Of these, the majority – 535 adults and 623 children – were located in Burlington. During the same period, Steps directed 57% of their expended funds towards providing emergency housing, demonstrating the need for this resource.

What are the most common housing problems?

HUD receives a special tabulation of Census data that it analyzes by income, household type, and housing problems. The resultant data set is known as the “CHAS”, or Comprehensive Housing Affordability Strategy. CHAS data in the Consolidated Plan identify four types of housing problems: cost burden, overcrowding, lack of complete plumbing facilities, and lack of complete kitchen facilities.

Households are cost-burdened when they pay more than 30% of their income towards housing, and extremely cost-burdened when they pay more than 50% of their income towards housing. The CHAS data shows that cost burden is the most pressing housing problem for both renters

and owners. Although it affects those at all income levels, it is most acute for very low income (<50% AMI) renters.

CHAS data indicate that other housing problems, including substandard housing (housing that lacks complete kitchen or plumbing facilities) and overcrowding are not significant problems in Burlington, although they do still affect some households. Households affected by these problems are more likely to be low-income and renters. For example, 290 low income (<80% AMI) renter households live in substandard housing, compared to just 4 households earning between 80-100% AMI. Just 45 owner households live in substandard housing, and all of these earn below 30% AMI. Declines in these kind of housing problems are likely at least in part due to the Burlington Rental Registration program, which requires all rentals within the city to be registered and inspected periodically by the City's Code Enforcement Office.

Are any populations/household types more affected than others by these problems?

The tables above detail housing problem by household type and income. The different household types are elderly (age 62 and older), small family (2-4 members), large family (5+ members), and other (mostly single adults). The approximately 5,600 undergraduate college students living off-campus are mostly represented in the "other" category and make it tricky to accurately assess need in this category and to compare levels of need across different categories.

In terms of cost burden, large families are proportionally most affected. Large family LMI households experiencing cost burden represent 36% of the total number of large family households, compared to 30% for elderly households and 23% for small family households. These figures do not reflect whether households earning higher incomes are also experiencing cost burden.

Low-income single family, inclusive of both small and larger families, households also disproportionately experience overcrowding. 73% of households experiencing overcrowding were single family households, and all of these earned below 80%. No single-family household earning between 80-100% AMI experienced overcrowding.

Overall, low-income households are more affected by the different kinds of housing problems.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

The populations most at risk of becoming homeless in Burlington are:

- Extremely low-income households who are cost burdened; 3,075 renter and 325 owner households earning below 30% AMI were cost burdened. A small change in circumstances can mean the difference between remaining housed and becoming homeless.
- Individuals experiencing domestic violence.
- Precariously housed and/or sheltered individuals.

- Seasonal closures of shelters and fluctuations in availability of motels for temporary stays mean many individuals are at high risk of becoming unsheltered.
- Individuals with disabilities, including mental health challenges.
- Youth aging out of foster care.
- People exiting the corrections system. Vermont Department of Corrections funds several community projects that support offenders returning to the community. However, the lack of available housing means persons with the greatest barriers to stability are at highest risk for being unhoused.

The needs of formerly homeless families and individuals who are receiving rapid re-housing assistance includes: a portion of households need long-term housing subsidy and/or ongoing supports and challenges related to very limited housing stock.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

The City of Burlington does not currently have an operational definition of at-risk populations, nor a methodology to generate credible estimates. The Chittenden County Homeless Alliance is interested in (1) developing a method to generate estimates of at-risk populations and (2) including this population in the Coordinated Entry system.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness:

There is little evidence that specific housing characteristics, such as overcrowding, substandard housing, or even high fuel costs are causatively linked with instability and increased risk of homelessness. An overall lack of housing availability and affordability coupled with biases, discrimination, and historic and ongoing marginalization, means persons of certain identifies and characteristics are more likely to experience housing instability and homelessness. A multitude of identities and experiences including race, ethnicity, gender identity, sex, financial means, disability, substance use, mental health challenges, generational poverty, conflict within the home, high healthcare needs, severe cost burden and others means community members with greater intersecting identities or experiences are more likely to experience homelessness and/or housing instability

However, households desperate to find housing will often take the first place that becomes available to them. This is particularly true in Burlington currently, where the rental vacancy rate is 1% and finding housing is a challenge for households of all incomes. Some of the housing available to clients served by local nonprofits does not meet safety code standards, which may create unsafe living conditions for adults and children. Many tenants report that their landlords are not responsive to requests for repairs and some tenants are afraid to request repairs for fear of losing their housing. Many rental apartments have not been weatherized and so utility costs can be extremely high. The high costs of rent and utilities mean that tenants are evermore cost-burdened, which increases their risk of losing their housing and becoming homeless.

NA-15 DISPROPORTIONATELY GREATER NEED: HOUSING PROBLEMS – 91.205 (B)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Assessing whether specific racial or ethnic groups in Burlington experience disproportionately greater need on a percentage basis is complicated by the relatively low number of ethnic or racial minority households in the City of Burlington. The charts below detail the racial and ethnic identities of households experiencing HUD-defined housing problems (i.e., lacks complete kitchen or plumbing facilities, overcrowding, cost burden over 30%), broken down by household AMI. A disproportionately greater need exists when the percentage of households in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the overall percentage of households in a category of need.

While discussed in more detail later it is of note that the number of persons experiencing homelessness in Burlington is significantly higher among Black and Asian identifying households - representing more than 40% of the population experiencing homelessness in the 2023 Point-In-Time but only 6% of the total population.

0%-30% of Area Median Income

Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,225	535	200
White	2,690	460	185
Black / African American	170	55	0
Asian	170	0	15
American Indian, Alaska Native	10	4	0
Pacific Islander	0	0	0
Hispanic	100	0	0

Table 13 - Disproportionally Greater Need 0 - 30% AMI – Data Source 2013-2017 CHAS

30%-50% of Area Median Income

Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,890	370	0
White	1,610	255	0
Black / African American	100	10	0
Asian	55	65	0
American Indian, Alaska Native	15	0	0
Pacific Islander	0	0	0

Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Hispanic	60	40	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI – Data Source: 2013-2017 CHAS

50%-80% of Area Median Income

Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,545	1,200	0
White	1,360	1,140	0
Black / African American	55	15	0
Asian	75	10	0
American Indian, Alaska Native	0	25	0
Pacific Islander	0	0	0
Hispanic	30	0	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI – Data Source: 2013-2017 CHAS

80%-100% of Area Median Income

Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	500	1,065	0
White	365	1,035	0
Black / African American	30	4	0
Asian	70	15	0
American Indian, Alaska Native	0	15	0
Pacific Islander	0	0	0
Hispanic	35	0	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI – Data Source: 2013-2017 CHAS

**The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%*

Discussion:

For those households earning less than 30% AMI, there is high need across the board, with 81.4% of households experiencing one or more housing problems. Asian and Hispanic households experience disproportionately greater need, with respectively 91.9% and 100% of these households experiencing one or more housing problems. Overall, there are decreased

need levels from the previous 2019-2022 Consolidated Plan, although there were increases in need for Asian and Hispanic households.

For households earning between 30-50% AMI, there is similarly universal high need, with 83.6% of households experiencing one or more housing problems – a higher percentage than for households earning less than 30% AMI. The only category experiencing disproportionately greater need is American Indian/Alaska Native, at 100%. Black/African American households have heightened need – 90.9% - but it does not surpass the 10 percentage points threshold. In general, there is an increased need level compared to the previous Consolidated Plan, which can be seen overall and among white, American Indian/Alaska Native, and Hispanic households.

Households earning 50-80% AMI experience reduced need overall, with 56.2% of these households experiencing one or more housing problems. However, Black/African American, Asian, and Hispanic households have disproportionate need in terms of housing problems, suggesting that disproportionate need increases with income levels. Overall, housing needs in the 50-80% AMI category have decreased in prevalence from the previous Consolidated Plan.

Households earning 80-100% AMI experience further reduced need overall, with only 31.9% of households in this category experiencing one or more housing problems. Black/African American, Asian, and Hispanic households again experience significantly disproportionate need, with respectively 88.2%, 82.3%, and 100% of households in these categories experiencing one or more housing problems. This again indicates that disproportionate needs increase with income levels. Overall, need in the 80-100% AMI category has reduced approximately 3% compared to the 2018-2022 Consolidated Plan. The disproportionately greater need experienced by Black/African American, Asian, and Hispanic households can also be seen in the previous Consolidated Plan data.

Overall, although these data provide useful insights into whether households of different racial and ethnic identities experience disproportionately greater need in terms of their housing, it remains challenging to draw definitive conclusions from the data because of the small numbers of racial and ethnic minority households in Burlington. For instance, in the 80-100% AMI category, there are only 15 American Indian/Alaska Native households and just 34 Black/African American households. These small numbers also make it hard to assess the significance of changes in need between these data and data in previous Consolidated Plans.

NA-20 DISPROPORTIONATELY GREATER NEED: SEVERE HOUSING PROBLEMS – 91.205 (B)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole. *(For this purpose, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in category as a whole).*

Introduction

Assessing whether specific racial or ethnic groups in Burlington experience disproportionately greater need on a percentage basis is complicated by the relatively low number of ethnic or racial minority households in the City of Burlington. The charts below detail the racial and ethnic identities of households experiencing HUD-defined severe housing problems (i.e., lacks complete kitchen or plumbing facilities, overcrowding, cost burden over 50%), broken down by household AMI. A disproportionately greater need exists when the percentage of households in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the overall percentage of households in a category of need.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,700	1,065	200
White	2,275	875	185
Black / African American	105	120	0
Asian	160	10	15
American Indian, Alaska Native	10	4	0
Pacific Islander	0	0	0
Hispanic	60	40	0

Table 17 – Severe Housing Problems 0 - 30% AMI – Data Source: 2013-2017 CHAS

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	980	1,280	0
White	785	1,075	0
Black / African American	65	45	0
Asian	45	80	0
American Indian, Alaska Native	0	15	0
Pacific Islander	0	0	0
Hispanic	40	60	0

Table 18 – Severe Housing Problems 30 - 50% AMI - Data Source: 2013-2017 CHAS

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	385	2,360	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
White	315	2,185	0
Black / African American	4	60	0
Asian	60	20	0
American Indian, Alaska Native	0	25	0
Pacific Islander	0	0	0
Hispanic	0	30	0

Table 19 – Severe Housing Problems 50 - 80% AMI - Data Source: 2013-2017 CHAS

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	135	1,425	0
White	65	1,325	0
Black / African American	10	24	0
Asian	60	20	0
American Indian, Alaska Native	0	15	0
Pacific Islander	0	0	0
Hispanic	0	35	0

Table 20 – Severe Housing Problems 80 - 100% AMI - Data Source: 2013-2017 CHAS

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion:

The tables above examine severe housing needs by race, ethnicity, and household AMI.

68.1% of households earning <30% AMI experience severe housing problems. Only Asian households experience disproportionately greater need (86.4%). American Indian/Alaska Native households experience heightened, but not disproportionate, need. This is similar to findings from the previous Consolidated Plan. Overall, housing need in this category has decreased from the previous Consolidated Plan.

Among households earning 30-50% AMI, 43.4% overall experience severe housing problems. Only Black/African American households experience disproportionately greater need (59.1%). This is an increase from the previous Consolidated Plan, when only 39% of households in this category experienced severe housing problems.

For households earning 50-80% AMI, only 14% of households experience severe housing problems, which is identical to the previous plan. Only Asian households experience

disproportionately greater need (75%). This is a significant increase from the previous plan, when just 4% of Asian households experienced severe housing problems.

Among households earning 80-100% AMI, only 8.7% experience severe housing problems. Both Black/African American (29.4%) and Asian (75%) households experience disproportionately greater need. Although overall this represents decreased need from the previous Consolidated Plan, when 9.6% of households earning 80-100% AMI experienced 1+ severe housing problems, there have been marked increases in the disproportionately greater need borne by Black/African American and Asian households.

Overall, these data highlight how Asian households at virtually all income levels (with the exception of those earning 30-50% AMI) are experiencing disproportionately greater housing needs in terms of severe housing problems.

NA-25 DISPROPORTIONATELY GREATER NEED: HOUSING COST BURDENS – 91.205 (B)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

For the City of Burlington, cost burden is second only to homelessness in its significance as a housing problem. Households are cost burdened when they spend more than 30% of their income on housing costs; they are severely cost burdened when they spend more than 50% of their income on housing costs. The tables below describe the racial and ethnic identities of households experiencing housing cost burden or severe cost burden. A disproportionately greater need exists when the percentage of households in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of households in that category as a whole.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	8,680	3,460	3,730	200
White	7,870	3,000	3,160	185
Black / African American	230	200	125	0
Asian	380	85	200	15
American Indian, Alaska Native	55	15	10	0
Pacific Islander	0	0	0	0
Hispanic	95	135	100	0

Table 21 – Greater Need: Housing Cost Burdens AMI – Data Source: 2013-2017 CHAS

Assessing disproportionately greater needs by racial or ethnic identity in Burlington on a percentage basis is complicated by the relatively low number of minority households in the

City. Overall, 21.5% of Burlington households are cost burdened and 23.2% are severely cost burdened. This represents slight decreases from the 2018-2022 Consolidated Plan, when 22.4% of households were cost burdened and 24.8% severely cost burdened. More recent data paints a different picture. **2022 data from the Vermont Housing Finance Agency estimates that 25% of Burlington households are cost burdened and 32% are severely cost burdened – a substantial increase from the CHAS data presented here.**

Households experiencing disproportionately greater need in terms of housing cost burden include:

- 36% of Black/African American households are cost burdened, compared to 21.5% of households overall.
- However, 22.5% of Black/African American households are severely cost burdened. This is a reduction from the previous plan, when 51.1% of Black/African American households were cost burdened and 26.5% were severely cost burdened.
- 29.4% of Asian households are severely cost burdened, which is higher than the jurisdiction as a whole. This is a reduction from the previous plan, when 34% of Asian households were severely cost burdened.
- Among Hispanic households, 40.9% are cost burdened and 30.3% are severely cost burdened, meaning they experience disproportionate need in terms of housing cost burden. This is a substantial increase from the previous plan, when 29.4% of Hispanic households were cost burdened and 10.7% severely cost burdened.

NA-30 DISPROPORTIONATELY GREATER NEED: DISCUSSION – 91.205(B)(2)

Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

In terms of housing problems, households of certain racial or ethnic identities experiencing disproportionately greater need are often in higher income brackets. In lower income brackets, in contrast, need is often more universal. For instance, among households earning less than 30% AMI, 81.4% of households experienced one or more housing problems, compared with 91.9% of Asian and 100% of Hispanic households. For households earning 50-80% AMI, however, 56.2% of households experience one or more housing problems, compared with 78.6% of Black/African American households, 88.2% of Asian households, and 100% of Hispanic households. The pattern is similar for households earning 80-100% AMI, when 31.9% of households overall experience one or more housing problems, compared with 88.2% of Black/African American households, 82.3% of Asian households, and 100% of Hispanic households. Similar patterns are evident in the data for severe housing problems. In the 30-50% AMI category, 43.4% of households overall experience one or more severe housing problems, compared with 59.1% of Black/African American households, 36% of Asian households, and 40% of Hispanic households. In the 80-100% AMI category, in contrast, just 8.7% of households overall experience one or more severe housing problems, compared with 75% of Asian households.

In terms of cost burden, data suggest that households of certain racial or ethnic identities disproportionately experience cost burden and severe cost burden. 21.5% of jurisdiction households are cost burdened, compared with 36% of Black/African American households and 40.9% of Hispanic households. 23.2% of jurisdiction households are severely cost burdened, compared to 29.4% of Asian households and 30.3% of Hispanic households.

If they have needs not identified above, what are those needs?

There are significant racial and ethnic disparities in terms of homeownership and rates of homelessness. A 2019 report by the Vermont Legislature found significant racial disparities in homeownership rates in Burlington. Only 17 owner-occupied homes in Burlington in 2019 were owned by Black or African American households, meaning that Black residents comprise about 7% of the city’s population but just 0.3% of its homeowners. ACS 2021 5-year estimates, displayed in the table below, indicate similar figures. Statewide, the Point in Time count has identified marked racial disparities in rates of homelessness. In the 2023 count, for example, 8% of those who were unhoused were Black/African American – compared to 1.4% of the state’s population - a Black Vermonter is 4 times as likely to experience homelessness as other Vermonters.

Survey and outreach respondents also noted that housing needs vary between racial and ethnic groups. For example, New American households, who are often Black or Asian, often need units with a higher number of bedrooms to accommodate larger, multi-generational households.

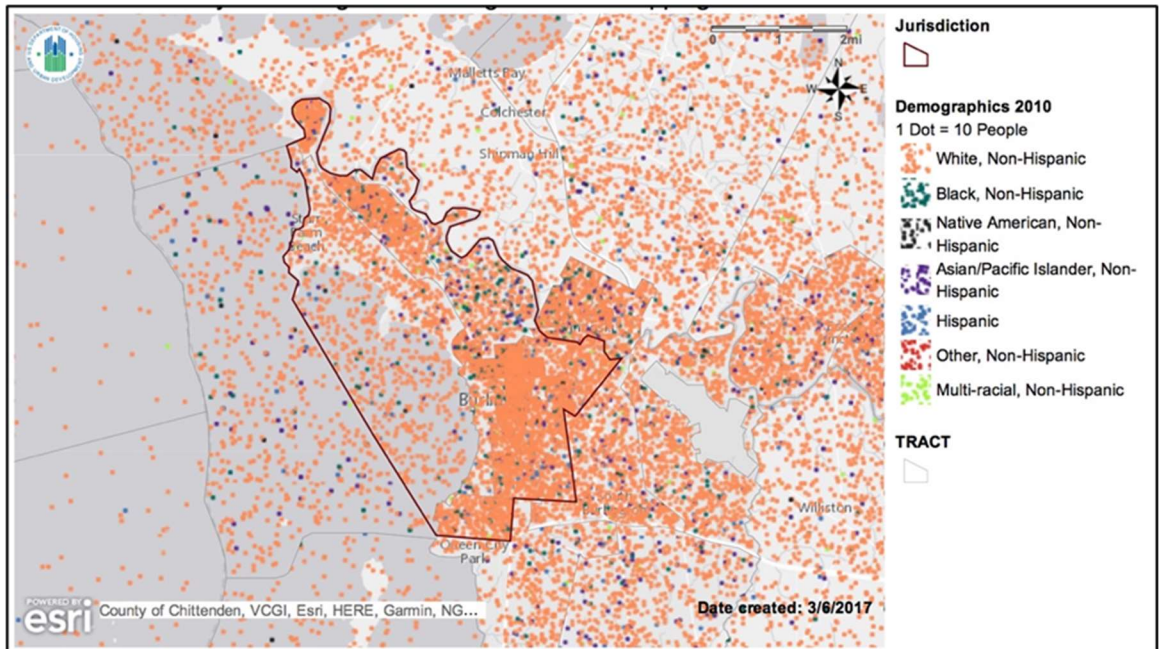
Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

The Assessment of Fair Housing (AFH) (2017-2022) analysis demonstrated that no areas within the City qualify as racially or ethnically concentrated areas of poverty (R/ECAPs), defined as a geographic area with a significant concentration of poverty and minority concentrations. Current data shows that this is still the case.

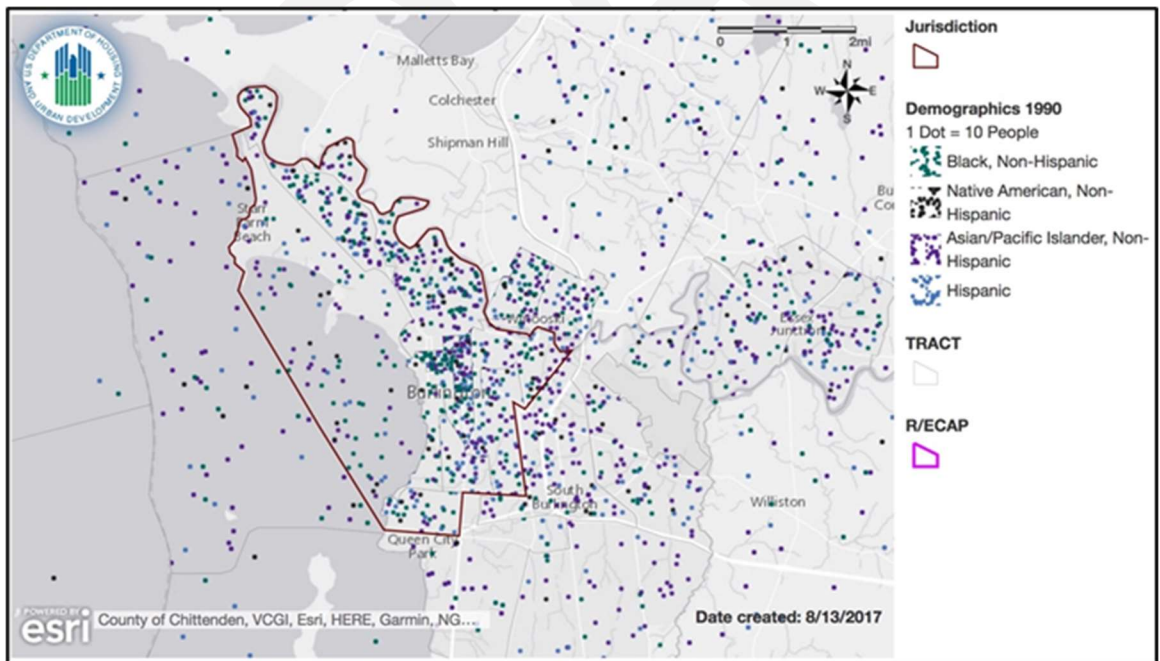
To analyze segregation levels within Burlington and the surrounding area, the City used racial/ethnic dissimilarity trend data provided by HUD. As of 2010, segregation in Burlington is considered low among all measured racial and ethnic groups. Integration is highest between Hispanic and white populations, and segregation is highest between Black and white populations.

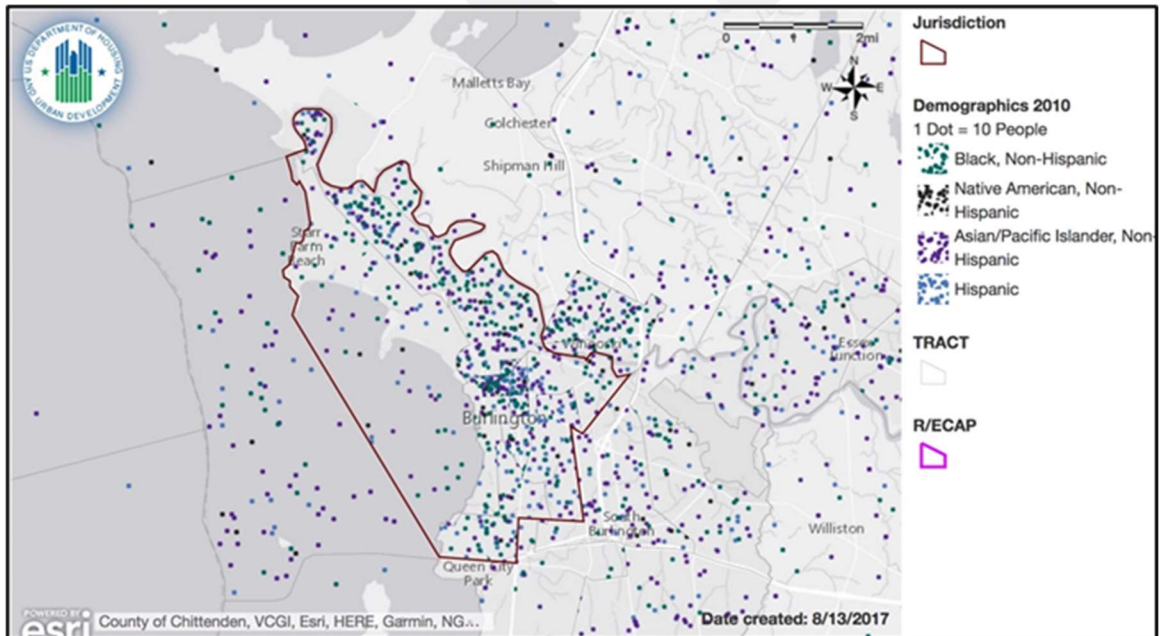
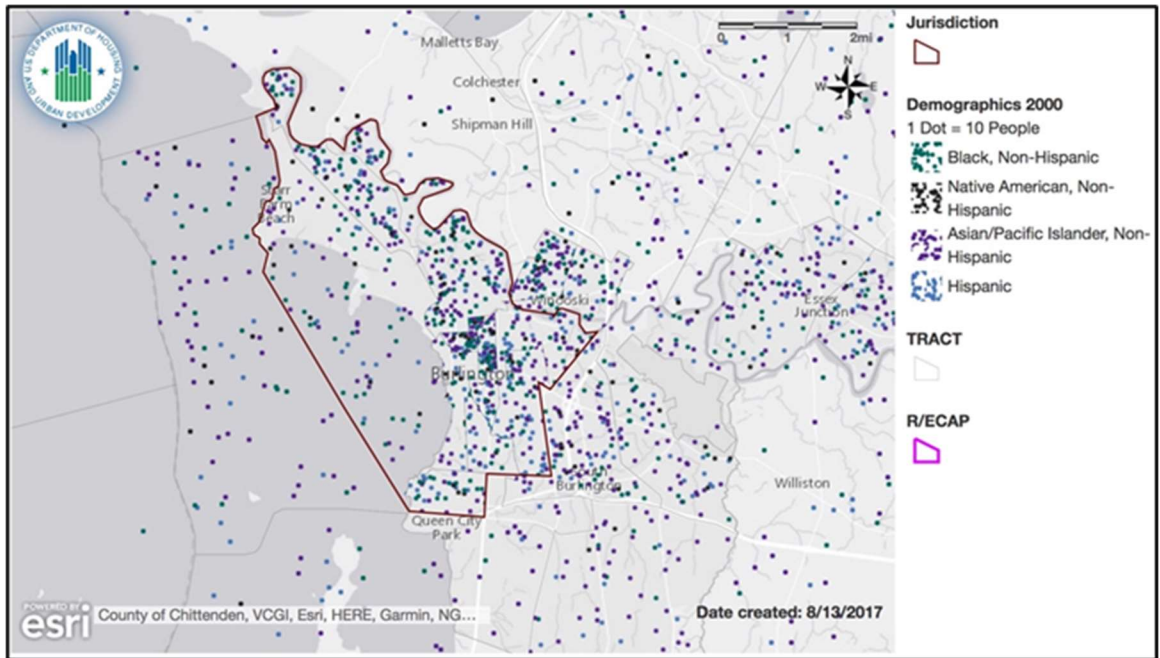
It is difficult to see the geographic distribution of segregation and integration in Burlington using the AFH mapping tool. This is due to the population of Burlington being majority white, to the point that white population density visually crowds out non-white population densities (see Maps 1-4).

Map 1: Population density in Burlington-South Burlington by racial and ethnic group. Note that including the white, non-Hispanic population makes it difficult to see population densities of other racial or ethnic groups (source: 2010 Decennial Census)



Maps 2-4: Population density by racial and ethnic group in 1990, 2000, and 2010. Note that White population density data was removed (source: Decennial Census)





NA-35 PUBLIC HOUSING – 91.205(B)

Introduction: The Burlington Housing Authority (BHA), established in 1962, is Vermont's oldest and largest municipally-based public housing authority. BHA's mission is to promote, provide, and preserve affordable housing in ways that encourage resident self-sufficiency and support healthy neighborhoods. BHA is governed by a five-member Board of Commissioners, appointed by Burlington's Mayor. Their policies and priorities are established through a Five-Year/Annual

Plan. Most funding is received from the U.S. Department of Housing and Urban Development, which has rated BHA as a High Performer. BHA manages over 600 affordable apartments and provides rental assistance to over 2,100 families living in Burlington and surrounding communities. Resident services programs help families assisted in maintaining their housing, achieving economic self-sufficiency, and working towards homeownership. BHA is now a Section 8 only PHA. In 2015, BHA completed the conversion of its public housing units to the Section 8 Project-Based Voucher Program through the HUD Rental Assistance Demonstration (RAD) program, thus ensuring the sustainability of these housing developments, which serve extremely and very low-income households. Former public housing residents now have mobility options with the Section 8 Housing Choice Voucher Program and are able to participate in the Family Self-Sufficiency and Mortgage Assistance (Homeownership) programs.

Please note that Certificate, Mod Rehab and Public Housing is excluded from the following tables as Burlington Housing Authority does not have any housing of these types.

Totals in Use

	Vouchers					
	Total	Project-based	Tenant-based	Special Purpose Voucher		
				Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
# of units vouchers in use	2,345	563	0	5	377	869

Table 22 - Public Housing by Program Type – Data Source: Burlington Housing Authority Reported Data

**includes Non-Elderly Disabled, Mainstream 1-Year and 5-year, Nursing Home Transition*

Characteristics of Residents

	Vouchers					
	Total	Project-based	Tenant-based	Special Purpose Voucher		
				Veterans Affairs Supportive Housing	Family Unification Program	
Average Annual Income	19,892	15,841	20,093	22,599	22,749	
Average length of stay	0	0	0	0	0	
Average Household size	2	1	2	0	3	
# Homeless at admission	345	153	171	5	16	
# of Elderly Program Participants (>62)	696	219	456	2	19	
# of Disabled Families	1,584	357	1,111	2	114	
# of Families requesting accessibility features	1,707	133	1,158	0	260	
# of HIV/AIDS program participants	0	0	0	0	0	
# of DV victims	0	0	0	0	0	

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: Burlington Housing Authority Report

Race of Residents

Race	Vouchers					
	Total	Project-based	Tenant-based	Special Purpose Voucher		
				Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
White	1825	397	823	3	291	311
Black/African American	273	79	115	1	62	16
Asian	86	31	39	0	11	5
American Indian/Alaska Native	19	6	7	1	1	4
Pacific Islander	0	0	0	0	0	0
Other	0	0	0	0	0	0

Table 24 – Race of Public Housing Residents by Program Type
Data Source: Burlington Housing Authority Report

Ethnicity of Residents

Ethnicity	Vouchers					
	Total	Project-based	Tenant-based	Special Purpose Voucher		
				Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
Hispanic	0	13	14	0	11	9
Not Hispanic	0	513	984	5	365	336

Table 25 – Ethnicity of Public Housing Residents by Program Type
Data Source: Burlington Housing Authority Report

**includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition*

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

BHA no longer has public housing units. Applicants on the voucher waiting list who need accessible units are provided information on available accessible units in the community. BHA maintains a list of landlords and property managers that often have apartments available for rent under the Section 8 program. The list indicates which of the properties have accessible apartments.

BHA – Total Accessible Units

Development	Number of Accessible Units
10 North Champlain	5
669 and 693 Riverside	7
Bobbin Mill	3
Decker Towers	6

Gable-St. Paul	1
Hillside	2
South Square	4
Wharf Lane	4

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

Because of high rents and low vacancy rates, Section 8 voucher holders often have difficulty finding appropriate apartments at rents within the parameters of the program. Once housed, a high percentage of voucher holders need appropriate supports to successfully maintain their housing and, when desired, to increase their household income. Data collected from BHA housing applicants indicated that 207 people possibly had limited English language proficiency, based on self-reported ability.

Resident needs include housing retention services, language translation, self-sufficiency programs, parenting/childcare programs, and accessible features in units. The Family Self-Sufficiency program helps tenants to increase their employment skills, savings, and other life skills. Residents might need access to affordable childcare and transportation to work; for that reason, BHA properties are located on public transport routes. These immediate needs impact tenants' day-to-day successes and ability to maintain housing and employment.

Immediate needs of project-based residents are related to community safety and challenges within multi-resident buildings especially Decker Towers. There have been concerns about persons experiencing homelessness staying in stairwells, corridors, and other open spaces because of insufficient housing available in the community. Observations of substance use, aggression and excrement in shared spaces have been noted by residents. The Housing Authority and City of Burlington are working to develop safety measures to minimize non-resident traffic and eliminate safety concerns in Housing Authority owned buildings.

How do these needs compare to the housing needs of the population at large

Renters of all incomes living in Burlington are affected by the low vacancy rates and high costs, which make it challenging to find suitable housing. Residents served by BHA have significantly lower incomes than the population as a whole, which makes it especially difficult to find housing; in many cases, voucher subsidies do not cover the high cost of rent in Burlington. The tight rental market also means that private landlords have numerous applicants for available units and will not prioritize selection of households with subsidies or may not rent to persons with subsidies (an illegal practice that is combatted with landlord and tenant education and advocacy). In addition, BHA notes the voucher program serves both a high number of people with disabilities and a diverse population with limited English proficiency. The challenges involved in finding an appropriate apartment and maintaining tenancy are, generally, greater for BHA program participants than for the population as a whole.

Discussion

The Burlington Housing Authority supports its applicants and voucher holders through lease-up and tenancy with a variety of programs, including a Family Self-Sufficiency Program and a Housing Retention Team.

NA-40 HOMELESS NEEDS ASSESSMENT – 91.205(C)

Introduction: Homelessness has risen rapidly in Burlington since the pandemic. Statewide, the 2023 Point in Time count found that an estimated 3,295 people – or 51 out of every 10,000 people – were experiencing homelessness in Vermont. *This was the **second highest rate of homelessness in the country**.* This included 758 people in Chittenden County, which includes the City of Burlington. This represents an 18.5% rise since 2022 and a nearly 200% rise since 2020. *Levels of family homelessness have risen by **213% since 2020 - the highest increase in the country*** - with 654 Vermont children experiencing homeless in 2023. All told, **Vermont had the second highest rate of homelessness in the country** at the 2023 count. However, the state also had the highest rate of people who were sheltered in emergency shelters or temporary housing; during the 2023 count, just 4% of people experiencing homelessness in Vermont were unsheltered, compared to 40% nationwide. These data underscore the high level of need that currently exists in Burlington, and Vermont more broadly.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)			0	0	0	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	433	0	0	0	0	0
Chronically Homeless Individuals	66	13	0	0	0	0
Chronically Homeless Families	62	0	0	0	0	0
Veterans	30	0	0	0	0	0
Unaccompanied Child	36	0	0	0	0	0
Persons with HIV	7	2	9	7	7	0

Table 26 - Homeless Needs Assessment – Data Source: CCHA Point-In-Time Homeless Count 2023

Indicate if the homeless population is rural:

Burlington has no rural homelessness

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth): *Information forthcoming*

Persons with HIV: While most persons in the community with HIV/AIDS who experience homelessness are able to access permanent housing in the community there are a couple of people who have remained unsheltered for a significant period of time. In recent years service providers report that it has been more challenging for households to find housing, even if they have a housing subsidy and/or sufficient funds to pay for an apartment. It was also noted that some people who are becoming homeless in the community have moved to the area and were unable to access housing once they arrived.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	574	0
Black or African American	113	0
Asian	16	0
American Indian or Alaska Native	19	0
Pacific Islander	2	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	49	0
Not Hispanic	709	0

Chittenden County 2023 Point in Time Count (data does not specify sheltered or unsheltered)

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Families with children

- Prior to 2020, the number of families with children experiencing homeless in Chittenden County had steadily declined. However, the 2023 Vermont Point in Time count showed that family homelessness statewide had increased by 213% since 2020, a trend which is mirrored in Chittenden County.
- Families experiencing homelessness or at risk of homelessness are supported in family specific shelters, homelessness prevention services, and rapid rehousing programs.
- The 2023 Chittenden County Point in Time count identified 72 people experiencing homelessness who were fleeing domestic violence

Veterans and their families

- The 2023 Chittenden County Point in Time count identified 30 veterans experiencing homelessness.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Although the population of Burlington, and of Chittenden County, is becoming increasingly diverse, it remains largely white. 2022 ACS data estimated that the population of Chittenden County is 85.6% white, 1.7% Black/African American, 0.1% American Indian/Alaska Native, 4.4% Asian, and 5% two or more races. The population was 2.7% Hispanic or Latino. The 2023 Chittenden County Point in Time count data highlights racial and ethnic disparities among those experiencing homelessness. Most starkly, Black/African American individuals make up just 1.7% of the Chittenden County population but 15% of its homeless population. 2.5% of the homeless population are American Indian/Alaska Native compared to 0.1% overall, and 4.1% are two or more races, compared to 2.7% overall. 6.5% of the county’s homeless population are Hispanic or Latino, compared to 2.7% overall. The data shows that individuals of minority racial and ethnic identities are more likely to experience homelessness in Chittenden County and the City of Burlington.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The 2023 Chittenden County Point in Time count data shows that the majority of those experiencing homelessness in the county are sheltered. 715, or 94.3%, of the individuals experiencing homelessness were sheltered, compared to just 43 – or 5.7% - who were unsheltered. This is a slight decrease from the 2022 Point in Time count, when 98.5% of individuals experiencing homelessness were sheltered and just 1.5% were unsheltered.

Despite the seemingly high-rate of sheltered homelessness self-reports of unsheltered homelessness often exceed the numbers captured in the point-in-time count. Access to emergency hotel stays was discontinued for 800 households across the state in June 2023 and hence a higher number of unhoused community members were in unsheltered settings.

Vermont has an emergency housing program that may provide households experiencing homelessness with motel vouchers, seasonal and year-round emergency shelters, the need for temporary shelter exceeds capacity.

Discussion:

Unprecedented rises in the rate of homelessness in the City, coupled with rising rents and a historically low rental vacancy rate, demonstrate that the provision of safe and decent affordable housing is our City's most pressing need. The extremely low vacancy rate means that it is important to use rental assistance, landlord advocacy and support, and other housing retention tools to keep vulnerable populations housed. Of similar importance is the need to move persons residing in shelter settings into permanent housing and to support them in retaining permanent housing. This need is particularly critical as pandemic-era funding winds down, which will reduce the availability of emergency housing options.

NA-45 NON-HOMELESS SPECIAL NEEDS ASSESSMENT - 91.205 (B,D)

Introduction:

The Special Needs populations of the City include older community members, those living with both physical and developmental disabilities, **youth and young adults aging out of foster care services**, and those with substance use and mental health needs. Over the past five years there has been an increase in the level and intensity of need as well as the number of persons within some special needs populations. This population generally needs additional supports, or wraparound services to accompany their housing needs.

Describe the characteristics of special needs populations in your community:

The needs and characteristics of special needs populations are variant in the City of Burlington and include:

- **Older Community Members:** Burlington's population over the age of 65 is more than 5,100 people (ACS 2022 data), more than 11% of the City's population. As with all members of the community the needs of older individuals is variant. More than 20% of Vermonters over age 65 report fair or poor health, 38% have a disability, the prevalence of chronic conditions is higher in this population, and 12% report cognitive

decline. However they report lower levels of stress and less social isolation than younger Vermonters.

- **Persons with Disabilities:** 27% of Vermonters report having a disability. In Burlington, persons with all types of disabilities are represented in the population and access to sufficient supports and fully accessible housing can be a challenge. Persons with disabilities also report a higher rate of poor health and mental health. Fully integrating accessible housing into all types and locations of housing is preferable.
- **Substance Use:** Emergency responses to substance use incidents has escalated in recent years and have held steady around 25/month since a peak in September 2023 of 67; Burlington emergency services responded to 6 overdose calls a month from 2015- 2017; in 2023 this had increased to 39. Although some harm reduction resources are available in the community, the need for ongoing support and funding for maintenance programs, treatment centers and detox facilities was identified as important by community service providers.
- **Youth and Young Adults:** Although Burlington has the largest population of young adults in the state thanks to its educational institutions, there are persons within this population group who have experienced hardships, traumas and disabilities. Youth and young adults transitioning from the state's foster care system have usually experienced multiple adverse events during their childhood, and are especially vulnerable to difficulties including mental health challenges, substance use, social isolation, struggles with employment, and other hardships.

What are the housing and supportive service needs of these populations and how are these needs determined?

- **Older Vermonters:** Challenges faced by older community members are variable, but service providers and individuals identified higher levels of need in: 1. Access to housing and supports; many community members want to age-in-place, but may not have sufficient financial means or supports to do so. 2. Access to higher levels of care; there is a lack of nursing-home-level care for older Vermonters, especially for individuals with limited financial resources and/or substance use. A new facility opening in Vermont in 2024 is anticipated to fill the gap for some.
- **Physical Disabilities:** Access to accessible units and housing can be challenging in Burlington as much of the City's housing stock is older and ill-designed for individuals with ambulatory disabilities. The limited availability of housing further exacerbates the challenges folks experience when a disability changes their housing needs and leaves them without housing or selecting a unit that does not meet their needs.
- **Developmental Disabilities:** A 2023 report by the Green Mountain Self-Advocates and the Vermont Developmental Disabilities Council identified a need for 602 units of supportive housing for adults with Intellectual or Developmental Disabilities. Although not specific to Burlington, integrated housing was identified as a priority among local stakeholders as well.
- **Substance Use:** Concerns about the prevalence of substance use was one of the top priorities identified by community members. Housing needs mirrors the rest of the

community. Individuals seek a variety of housing types especially independent scattered-site apartments; there is interest in sober-housing among service providers although available sober housing has been underutilized. Many identified a lack of sufficient supports for persons using substances and stakeholders identified a spectrum of supports: continuation of needle exchanges, overdose prevention sites, detox center, timely and increased access to in-patient treatment services, easier and broader access to Medication Assisted Treatment, and other supports.

- **Mental Health:** Although Burlington has a community-based mental health provider and a Housing First Permanent Supportive Housing program, the need for additional mental health services and concerns about the folks struggling with mental health was common in conversations with stakeholders. Scattered-site housing, and multiple landlords who will work with persons who experiences challenges are essential to support persons with mental health needs in the community. In-person crisis supports and peer services were identified as priorities as well.
- **Youth and Young Adults:** Access to affordable, independent housing is again a priority. Lack of credit and housing history is a challenge for most youth. Children exiting the foster care system or lack family supports are faced additional challenges: no co-signer, limited finances, and a lack of "safety net." Ideas for shared housing that resembles "dorms" with limited supervision were identified as possibilities. Youth supports needs include job security, community connections, transportation, resources for mental health and substance use and other youth-adapted support.
- **Persons with HIV:** Access to medical care, wellness resources (including complex mental health and substance use support), connection to community and access to affordable housing is a priority for community members with HIV. Programs that assisted with back rent during COVID were helpful and evictions have occurred without that assistance. Opportunities for employment and volunteering improve quality of life. While there is sufficient medical service in Burlington, accessing medical care can be a challenge for anyone living outside the city.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

There are a limited number of persons in Vermont living with HIV (728 per CDC 2021 numbers) and annual new diagnoses is around 12 persons a year. Persons with HIV and their families may come to Burlington to access healthcare services which are more limited in other regions of the state.

If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))

Burlington will not have HOME TBRA.

Describe the jurisdiction’s need for Public Facilities:

For the City, restoration and rehabilitation projects for municipally-owned public facilities are given priority over new construction whenever possible. A description of facilities owned by the City is available in the 2018 *PlanBTV*. Nonprofits balance renovation with new construction based on factors such as cost, financing, organizational needs, and capacity. These facilities, both new and renovated, support and improve a suitable living environment for many of our low and moderate income residents. Over the past 5 years, the City has used CDBG funds to help renovate many of our public facilities including a shelter dedicated to survivors of domestic violence, a community center for persons experiencing homelessness, a community space for persons with mental health challenges, a senior center and health centers.

Similar to the City's housing stock multiple public facilities within the City are older. Ongoing maintenance and improvements are important to maintain existing facilities and supporting the creation of additional resources is necessary sometimes as well. Public facility improvements may also address concerns related to public safety such as the installation of necessary lighting, fencing, security improvements, etc.

Investments have historically occurred, and are anticipated to be needed in the future at the local food shelf and community resource center, local shelters for persons who are unhoused, community centers, and public spaces such as the Moran Frame.

How were these needs determined?

Needs for these public facility improvements were determined by conversations with community members, through resident surveys, and meetings with service providers. City employees support projects that enhance access to food, housing, healthcare, green space and community connection.

Describe the jurisdiction’s need for Public Improvements:

While Burlington hosts many exceptional public resources: extensive public waterfront, beaches, dog parks, green spaces, Church Street pedestrian marketplace, the greenway and other biking and walking trails within the City. Challenges with deferred maintenance and changes from use and climate change have negatively impacted the City's infrastructure including wastewater systems, sidewalks, storm water run-off, bacterial blooms in the lake, parking garages, roads and other public spaces and infrastructure.

How were these needs determined?

Burlington's public improvement needs were determined by conversations with community members, resident surveys, meeting with City employees and through content included in: *planBTV: Comprehensive Plan 2019 Update, An Infrastructure Plan for a Sustainable City Stewarding & Strengthening Burlington’s Foundation for Future Generations* and the City's online data tracking system *BTVStat*.

Describe the jurisdiction’s need for Public Services:

Burlington has identified diverse and variant needs throughout the City to support vulnerable community members and those with limited financial resources. Service needs and requests have exceeded the CDBG funding cap and this presents an annual challenge to the City.

Funding the service and support needs of the following community members is a priority for the City:

- People experiencing homelessness
- Older community members
- People experiencing mental health and substance use challenges
- Persons with disabilities and/or special needs
- Households fleeing domestic violence
- Burlington is also invested in access to resources for persons with low-moderate income levels including:
 - Education and workforce development
 - Job and skills training
 - Programming for children, youth and young adults
 - Childcare for low-moderate-income households
 - Healthcare including mental health and substance use

How were these needs determined?

Needs for public services were determined by conversations with community members, through resident surveys, meetings with service providers, review of CDBG funding requests and conversations with former and current award recipients.

MA-05 OVERVIEW

Housing Market Analysis Overview:

- Housing stock is old – more than 70% of homes were built before 1980, and 41% built before 1950
- Burlington has 5 times as many housing units over 50 years than other municipalities in the same county
- Total occupied housing units in Burlington has remained steady around 17,000 units for more than a decade
- Multi-family units comprise 62% of the housing stock and single family homes make up 34%
- 2020 census showed 71% of households live in rental housing
- Rental vacancy rates have been less than 2% for multiple years
- Median home sale prices almost doubled in the last decade
- Days on market for a home for sale is 51
- Lack of housing has impeded employment recruitment
- High demand and limited competition may lead to neglect of aesthetics and quality of rental housing
- There are 410 unique listings and 270 entire units for short-term rental
- Champlain Housing Trust has over 1,050 units of mostly affordable housing in Burlington

MA-10 NUMBER OF HOUSING UNITS – 91.210(A)&(B)(2)

Introduction The number of housing units that make up the Burlington inventory include both market rate and affordable units. Numerous federal, state and local programs are used to make the City's housing stock more affordable for low- and moderate income families. Approximately 20% of Burlington's rental housing, and around 4% of the City's owner housing, is made affordable - meaning that the occupants do not pay more than 30% of their income for housing - through public subsidies, regulation and/or property deed restrictions. Affordable housing may be publicly- or privately-owned, or ownership may lie in the nonprofit sector. Assistance may be tied to a specific property or it may move with the person. Housing may be perpetually affordable, or it may have a limited period of affordability. It may be available to all lower-income residents, or it may be targeted to a specific group (such as the unhoused or those with disabilities) or a specific income category. Oftentimes various forms of assistance will overlap. For example, households receiving federal housing vouchers occupy many of the rental units assisted through the Low Income Housing Tax Credit program. There are units that have limited or expiring affordability provisions. Units which are privately-owned and have Section 8 project-based or substantial rehabilitation contracts are either at high risk of loss or will definitely be lost as affordable units. Units which are owned by nonprofits, or by Low Income Housing Tax Credit partnerships, and that will presumably be sold to nonprofits, are assumed to be at low risk of loss.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	5,165	31%
1-unit, attached structure	955	6%
2-4 units	5,115	30%
5-19 units	3,625	22%
20 or more units	1,785	11%
Mobile Home, boat, RV, van, etc.	205	1%
Total	16,850	100%

Table 27 – Residential Properties by Unit Number – Data Source: 2013- 2017 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	15	0%	855	8%
1 bedroom	405	7%	2,735	27%
2 bedrooms	1,860	31%	4,200	42%
3 or more bedrooms	3,800	63%	2,325	23%
Total	6,080	101%	10,115	100%

Table 28 – Unit Size by Tenure – Data Source: 2013-2017 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

Housing programs usually serve individuals and households whose income ranges from less than 30% AMI to 80% AMI. While there are numerous federal, state and local programs available to assist with housing production and/or preservation, along with private funding and bank loans, most projects use a layered approach with a multitude of funding sources.

Federal Programs

Burlington is the only Entitlement community in the State of Vermont. As such, the City of Burlington receives both Community Development Block Grant and HOME Investment Partnership Funds. Since housing is the top priority for the City, these grant funds are used to both build and preserve affordable housing when feasible.

Projects within the City also utilize National Housing Trust Funds (received by the state). Burlington Housing Authority supports several thousand households with limited financial resources with mainstream, project-based, family-unification, disabled and other housing vouchers. Although a portion are utilized outside of the City (within a 6-mile radius), many of the subsidies allow households to live in Burlington in scattered-site apartments.

The City administers Shelter Plus Care subsidies for persons exiting homelessness - another federal housing subsidy program.

State Programs

The Vermont Housing and Conservation Trust Fund Act ensures housing that is subsidized by the State of Vermont is permanently affordable to lower income Vermonters. The Act is enforced by a housing subsidy, typically a deed restriction recorded in the land records, and monitored by a community-based nonprofit corporation or a public agency like the Vermont Housing and Conservation Board (“VHCB”).

Vermont Housing Finance Agency (VHFA) manages the State’s federal tax credit program. The federal Housing Credit program offers a ten-year federal income tax credit to owners of rental housing who make certain percentages of their rental housing available for occupancy by low-income residents for at least 15 years. This housing incentive can be used for the development, acquisition and rehabilitation of low-income housing. Developers, investors or property owners are able to reduce their federal tax liability in exchange for the providing housing to those earning less than 60% AMI for 15 years. In addition, Vermont operates its own tax credit program with an annual allocation of \$700,000 for affordable housing. A total of \$400,000 can be coupled with the federal program for rental housing and \$300,000 for affordable homeownership projects. Also due to the age of many properties in Burlington, some developers avail themselves of Historic Tax Credits to preserve affordable housing units.

Local Programs

Burlington's Housing Trust Fund supports the creation and maintenance of affordable housing in the City. Funded by a one cent tax added to the property tax and other variable income sources, the Burlington's Housing Trust Fund provides competitive grants to local agencies for the rehabilitation and construction of affordable housing as well as capacity grants for agencies.

The City’s Inclusionary Zoning Ordinance applies to all new developments of five or more homes and to any converted non-residential structures that result in at least ten homes. The affordable housing set aside is 15% to 25% of the units. The ordinance allows fee in-lieu payments or land donations under certain conditions. The ordinance provides a range of incentives including fee waivers and a 15% to 25% density and lot coverage bonus. Affordable homes are targeted to homebuyer households earning 70% or less of area median income and rental households earning 65% or less of median and are price/rent controlled for 99 years. Burlington has several non-profit affordable housing developers including the largest community land trust in the country.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

According to the current Affordable Housing Inventory Chart, there are 2402 units that fall under some regulatory requirements for affordability (Attachment D). Some units are specific to special needs or seniors. In addition to these units, there are over 1,200 tenant based vouchers used in Burlington for affordable housing both with private landlords and layered into these affordable units.

Does the availability of housing units meet the needs of the population?

Burlington is struggling with an extremely low (1% in 2023), vacancy rate and lack of sufficient housing. While the region has a long history of "below ideal" vacancy rates for housing units in both the sale and rental markets in the recent past the quantity has surpassed previous challenges.

Since housing is in such limited supply, persons with disabilities, poor or no credit, limited income, mobility challenges, in need of public transportation, utilizing substances, or any other trait or experience that may cause marginalization or bias are especially at risk to lack housing because of the limited supply.

Describe the need for specific types of housing:

As a community that is lacking housing all sectors of specialized housing are in demand. Community feedback highlighted the lack of available housing for all populations including specialized housing.

Barriers to housing are exacerbated by a lack of available stock. Challenges faced by individual households include: physical accessibility needs, mental health challenges, pets, limited or poor rental history, limited or poor credit history, history of involvement with the correctional system, lack of co-signer, insufficient income, lack of access to personal transportation, need for a parking space and others

Specific housing types identified by the community include:

- residences with 4+ bedrooms which are affordable and available to larger families, especially New Americans or persons who emigrated to Burlington
- sober living residences that function as an intentional, voluntary sober living community (rather than a single room in a house where substances are not allowed)
- residences with sufficient privacy and autonomy that one can have privacy and utilize substances within their own home
- housing for persons who are older or aging especially persons with limited income who want to continue substances and/or alcohol consumption
- spaces accessible to persons with physical or mental health needs
- housing with limited and age-appropriate support for young adults transitioning out of foster care
- independent scatter-site housing with community-based support for adults with intellectual or developmental disabilities and/or mental health challenges

MA-15 HOUSING MARKET ANALYSIS: COST OF HOUSING - 91.210(A)

Introduction

The City of Burlington has seen a significant increase in the cost of housing in recent years. An influx of new community members, older housing stock, limited new builds, changes in household demographics, older homeowners staying in their homes and other factors have impacted the dramatic increase in home values and contract rents.

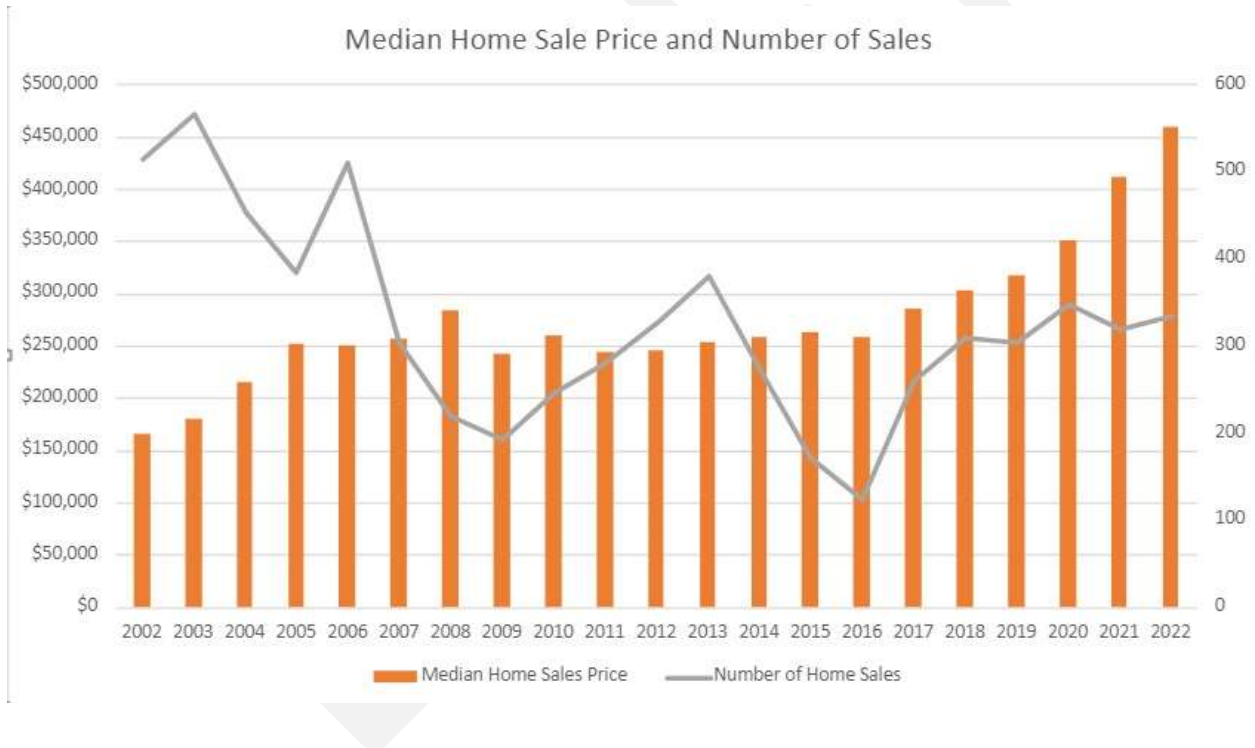
Cost of Housing

	Base Year: 2009	Most Recent Year: 2017	% Change
Median Home Value	265,800	312,200	17%
Median Contract Rent	943	1,177	25%

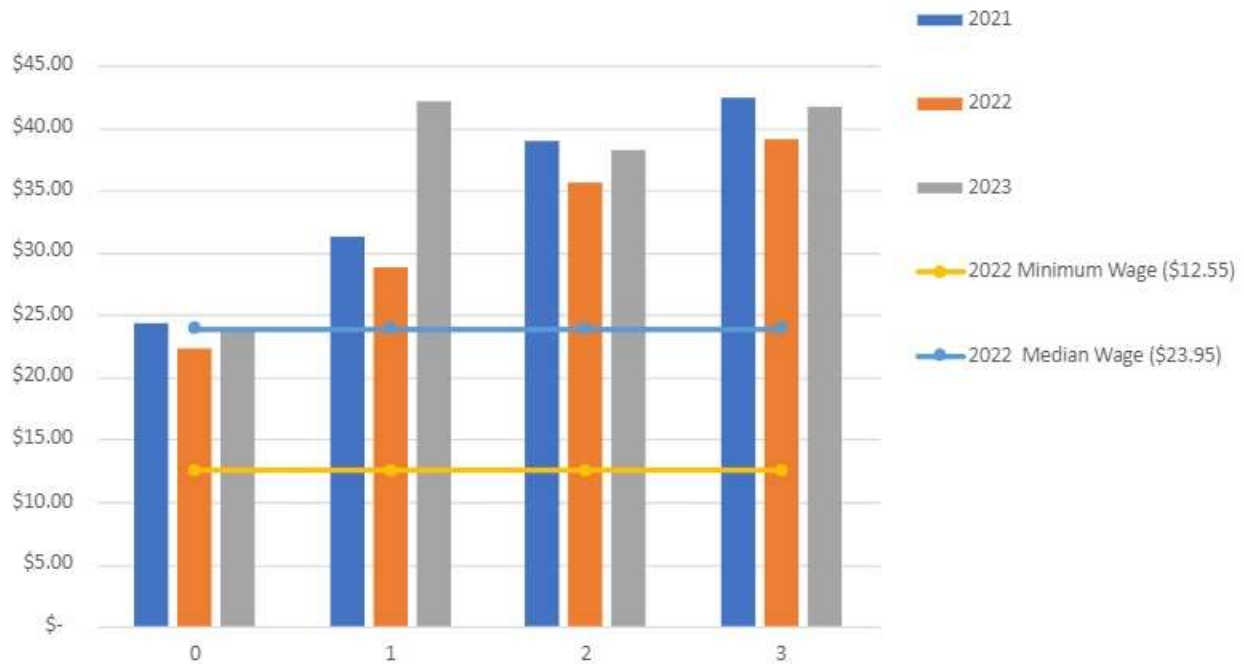
Table 29 – Cost of Housing – Data Source: 2000 Census 2000 Census (Base Year), 2013-2017 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	1,180	11.7%
\$500-999	2,745	27.2%
\$1,000-1,499	3,400	33.6%
\$1,500-1,999	1,840	18.2%
\$2,000 or more	950	9.4%
Total	10,115	100.1%

Table 301 - Rent Paid – Data Source: 2013 – 2017 ACS



Hourly Rental Housing Wage by Unit Size



Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	905	No Data
50% HAMFI	2,490	189
80% HAMFI	6,230	1,094
100% HAMFI	No Data	1,784
Total	9,625	3,067

Table 31 – Housing Affordability – Data Source 2013 – 2017 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	1,139	1,238	1,615	1,982	2,170
High HOME Rent	992	1,099	1,321	1,517	1,673
Low HOME Rent	803	861	1,033	1,193	1,331

Table 32 – Monthly Rent – Data Source HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

No - Every conversation, survey, public forum, or other data gathering tool utilized for this plan showed that there is not sufficient housing for people in Burlington. Other indicators include Burlington's high rate of homelessness, days on market for houses for sale, increasing monthly

rental rates, competition for rental properties and low vacancy rates demonstrate the lack of sufficient housing.

How is affordability of housing likely to change considering changes to home values and/or rents?

It is unlikely that housing affordability will improve in the near future. Efforts are being made to increase new housing stock and allow for conversions that support more units within the same building. Recent changes in state law and City ordinances have expanded allowed housing types and increased density within the City.

As tracked by the Allen & Brooks & Minor Report©, the average annual increase for rent in Chittenden County in 2023 was 4.8% and over 5% in 2022. Demand for housing in Burlington continues to exceed availability and affordability will be a challenge within the City.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

While FY24 fair market rent rates align with area median rent they fail to consider the challenges of finding and acquiring a unit. Area median rent considers units that are currently rented, while landlords are likely to charge a modest increase in rental rate for current tenants, many landlords do not increase asking prices dramatically for an existing tenant. However, when a unit is vacated it is often priced higher.

Community members, and the Housing Authority, report that a sizeable number of vouchers and subsidies are going unutilized, as community members are unable to locate a unit within the FMR price guidelines.

MA-20 HOUSING MARKET ANALYSIS: CONDITION OF HOUSING – 91.210(A)

Introduction

Housing conditions vary widely by housing type, location and investment objectives of rental property owners. It has been noted that Vermont has the 7th oldest housing stock in the nation. Overall, Burlington’s housing stock is predominately older, renter-occupied homes and apartments. Burlington has five times as many housing units over 50 years old than any other municipality in Chittenden County and over 50% of the rental units are found by Code Enforcement to be out of compliance with minimum housing code. Over 47% of Burlington’s housing units were built before 1950. These homes need energy efficiency upgrades, lead-based paint hazard reduction, and other rehabilitation to make them safe, affordable and sustainable over the long-term.

Describe the jurisdiction's definition for "substandard condition" and "substandard condition but suitable for rehabilitation:"

Substandard housing is any residential property that does not meet local building code or does not meet the Minimum Housing Standards ordinance of the City of Burlington. Substandard

condition but suitable for rehabilitation would be a unit that can be returned to code and meet Minimum Housing Standards ordinance.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	1,465	24%	5,360	53%
With two selected Conditions	75	1%	290	3%
With three selected Conditions	0	0%	75	1%
With four selected Conditions	0	0%	0	0%
No selected Conditions	4,540	75%	4,385	43%
Total	6,080	100%	10,110	100%

Table 33 - Condition of Units – Data Source 2013-2027 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	240	4%	1,105	11%
1980-1999	1,325	22%	1,610	16%
1950-1979	2,020	33%	3,220	32%
Before 1950	2,495	41%	4,175	41%
Total	6,080	100%	10,110	100%

Table 34 – Year Unit Built – Data Source 2013-2017 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	4,515	74%	7,395	73%
Housing Units built before 1980 with children	539	9%	139	1%

Table 35 –Lead-Based Paint – Data Source 2013-2017 ACS (Total Units) 2013-2017 CHAS (Units w/ children)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	496	0	496
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 36 - Vacant Units – Data Source ACS Vacancy Status

Data Source Comments: Vacant units includes "For rent" and "For sale only" and "other vacant." The data and margin for error of this information greatly limits its reliability.

Need for Owner and Rental Rehabilitation

The need for rehabilitation is variant by property in Burlington there are locations within the City in need of repairs or maintenance to ensure its ongoing habitability and safety. As previously noted Burlington's housing stock is old, with 40% of properties built at least 75 years ago. Many rental apartments and owner-occupied properties have not been weatherized and likely have lead-paint. As the City's population is aging and repair costs have increased significantly in recent years, some older home-owners and/or community members with limited financial resources lack the funds to maintain their properties.

Although the vacant unit number reported above shows almost 500 units this number includes "seasonal, occasional use, or vacation" homes as well as houses that were for sale or under renovation at the time the data was collected making this a negligible number of units in terms of the needs for housing in the community (and very low vacancy rates imply that any vacant units are due to their seasonal/vacation use or the property owner opting to keep them empty).

Helping low-moderate-income homeowners make repairs that allow them to retain and improve their housing as well as ensures they have a safe, affordable residence and diminishes their risk for homelessness. If energy improvements are part of the repair, then the home can become more affordable through lower utility bills. It also improves the residence for future residents and the neighborhood overall.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

'Target housing' under the Residential Lead-Based Paint Hazard Reduction Act of 1992, means any housing constructed prior to 1978. The census data break-out point is housing units built prior to 1970. Using that cut-off point to estimate the number of units which may contain lead-based paint hazards is 11,397. Given that according to American Community Survey the percentage of families at or below 80% of median income in Burlington is 54.4%, then it is assumed that the number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards is 6,200 (11,397 x 54.4%).

Discussion

In January, 2021 the City of Burlington received a \$3 million, 3.5 year Lead Hazard Control grant to reduce lead hazards in 88 housing units during the grant term. These funds were targeted to low-income households and prioritized to units with children under 6 since they are particularly vulnerable to the damaging effects of lead-based paint. The City also received a \$500,000 Healthy Homes grant to, as needed, help make these same units safer for the occupants. In addition to life safety/trip hazard improvements like new flooring material installations, typical Healthy Homes interventions include replacing inoperable windows and pest management. These measures help correct indoor air quality issues which have a direct impact on asthma triggers. Overall, these resources have improved housing conditions for households with children.

The City plans to apply for an additional Lead Hazard Control and Health Homes grant as the 2021 grant cycle comes to a close.

MA-25 PUBLIC AND ASSISTED HOUSING – 91.210(B)

Introduction

Burlington has no public housing as all of Burlington Housing Authority's public housing developments were converted to Rental Assistance Demonstration (RAD) developments. The Burlington Housing Authority (BHA) continues to be a designated "High Performer" for the Section 8 Housing Choice Voucher Program. BHA supports residents and HCV voucher recipients through resident services and retention programs.

Totals Number of Units

	Certificate, Mod-Rehab, Public Housing	Vouchers					
		Total	Project-based	Tenant-based	Special Purpose Voucher		
					Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
# of units vouchers available	0	2,467	598	1,456	5	385	941
# of accessible units							

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 37 – Total Number of Units by Program Type – Data Source provided by Burlington Housing Authority

Describe the supply of public housing developments: n/a

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

Burlington does not have any public housing developments within the city nor does Burlington Housing Authority have any public housing within its portfolio. All public housing was converted to Project-Based Section 8 Voucher through RAD in 2014 and 2015

Public Housing Condition

Public Housing Development	Average Inspection Score
N/A	

Table 38 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

BHA does not have public housing developments, having converted its public housing to Project-Based Section 8 Voucher through RAD in 2014 and 2015.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

BHA has no public housing units. All of their public housing was converted to RAD.

BHA endeavors to provide a positive living environment in its units through effective screening and lease enforcement.

Some of BHA's residences have resident advisory groups.

BHA provides the Support and Services at Home (SASH) program to older qualifying residents to coordinate supports and enable individuals to continue to live independently.

The City and BHA are collaborating on improving safety and the living environment of former public housing buildings owned by BHA where a high concentration of residents with subsidies reside.

MA-30 HOMELESS FACILITIES AND SERVICES – 91.210(C)

Introduction

There has been a marked increase in the number of households experiencing homelessness in Burlington and the lack of housing has resulted in extended periods of homelessness and insufficient support for the shelter needs of the community.

While Burlington has multiple providers that support unhoused community members, the need exceeds capacity and resources. Investment in housing, support, and temporary housing options will allow experiences of homelessness to be prevented, rare, and brief.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	77	0	45	2	0
Households with Only Adults	175	201	210*	94	0
Chronically Homeless Households	0	0	0	73	0
Veterans	0	3	0	44	0
Unaccompanied Youth	8	12	0	0	0

Table 39 - Facilities and Housing Targeted to Homeless Households – Data Source HUD 2023 Housing Inventory County Report (includes 30 adult-only seasonal shelter beds from 2023-2024 VFW shelter)

**includes state-funded hotel/motel stays previously considered emergency shelter*

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

Mainstream service providers including the community mental health agency and affordable housing partners participate in the Continuum of Care - offering their services and supports to persons who are unhoused. Several organizations in the community offer specialized outreach and support to persons who are unhoused as a bridge to accessing their mainstream services. Community Health Center's (CHC) Safe Harbor Homeless Outreach can connect households to necessary medical care and act a liaison to the hospital and CHC's main offices. Spectrum Youth Services provide an array of supports to youth and young adults including: a day-time drop-in center, medical services, mental health support, employment and budgeting assistance, transitional housing, shelter and permanent supportive housing. Pathways Vermont provides Housing First permanent supportive housing and also has a community center with employment supports provided for and by persons who have experienced mental health challenges. COTS and ANEW Place provide an array of services for unhoused families (COTS) and individuals (COTS or ANEW Place) including service coordination, day and night shelter, transitional housing and employment support. STEPS provides housing and service coordination for persons who are fleeing domestic violence including support with connecting to needed mainstream supports. CVOEO's Community Outreach Advocacy Team supports community members experiencing homelessness to access needed support and services within the community.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

As noted above and previously there are multiple providers (COTS, Anew Place, STEPS, Safe Harbor, etc.) that support persons experiencing homelessness. Services are available for persons with more particular needs including:

Chronically Homeless (Permanent Supportive Housing - PSH projects): Pathways Vermont's - Assertive Community Treatment supports for persons with mental and substance use challenges at scattered-site housing. Veterans Administration Supportive Housing (VASH) - permanent housing subsidy and intensive case management support including VA services and other providers. CHC Supportive Housing - support for persons with high level medical and other needs. Burlington Housing Authority - retention and service coordination support. Elmwood shelter prioritizes persons experiencing chronic homelessness.

Families with Children - COTS family shelter, transitional housing and permanent housing, STEPS - support for families fleeing domestic violence, Family Supportive Housing - state-funded project to assist households with acquiring housing and establishing stability

Veterans - Supportive Services for Veteran Families and VASH - veteran specific rapid rehousing and PSH. Range of services and financial supports including service coordination, employment assistance, short-term and permanent rental assistance, and others.

The greatest challenges facing the community as relates to persons who are unhoused is available housing and sufficient financial means to provide ongoing support to community members once housed.

MA-35 SPECIAL NEEDS FACILITIES AND SERVICES – 91.210(D)

Introduction

Within the City of Burlington there are community members who have specific housing and service needs. Persons who are older, persons with developmental disabilities, physical limitations or disabilities, persons with substance use challenges, persons exiting institutional settings and persons with HIV/AIDS may all need assistance in acquiring and/or maintaining their housing and living full integrated lives in the community.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs:

Older community members (elderly/frail elderly): Vermont has an aging population and, while Burlington remains the youngest location in the state, there is an increasing need for housing and services for community members who are getting older. Advocacy groups for older populations highlight the values of aging in place services such as HomeShare Vermont, Visiting Nurses, Meals on Wheels and others that facilitate older community members to remain in their residences. Cathedral Square Corporation is a non-profit that provides affordable housing with SASH (Support and Services at Home) for older adults and people with special needs at nine locations with more than 730 apartments in Burlington; their waitlist has over 1,000 individuals demonstrating the need for supportive housing for persons who are older is exceptional.

Intellectual or Developmental Disabilities (I/DD): The Howard Center provides community-based services to persons with developmental disabilities and young persons can receive supports through the public school system until age 21. A 2023 report identified a need for additional independent housing options for persons with I/DD as there can be challenges with shared-living providers and/or aging parents with whom an adult with I/DD has lived.

Alcohol and substance use: Community based services through Safe Recovery, Vermonters for Criminal Justice Reform, Pathways Vermont, Safe Harbor and other organizations support individuals with an array of needs. Access to medication-assisted treatment and harm reduction tools are essential and available to Burlington residents, although in limited locations. Detox and long-term treatment services have been limited since the pandemic and more timely access to rehabilitation spaces and longer stays are needed.

Persons with HIV/AIDS and their families: Local providers Vermont CARES and UVM Medical Center's HIV Comprehensive Care Clinic provide education, resources, and medical treatment for persons with HIV/AIDS. Access to federal HOPWA (Housing Opportunities for Persons with AIDS) subsidies may be made available through the state or local Housing Authority. Housing

retention support and long-term subsidy may be needed for ongoing housing sustainability. Other challenges for accessing housing include poor credit, no rental history, or criminal record.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Staff at institutions that support persons with mental and physical health needs complete discharge plans for persons returning to community settings.

Referrals to community-based providers for supportive housing is initiated prior to discharge and ideally coordination of services occurs while someone is still in the institutional setting.

Community mental health services, home-based nursing care and Housing First permanent supportive housing are available within Burlington, although the number of persons in need of supportive services consistently exceeds available resources.

Community providers collaborate with the Vermont State Housing Authority, Burlington Housing Authority and other not for profit affordable housing agencies to utilize Section 8 Housing Choice Voucher Programs for tenant-based rental assistance and project-based rental assistance units.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

In the next year, the City will be funding lighting improvements at Ethan Allen Residence, an Assisted Living Facility for persons who are older, have limited or no financial resources and need of supportive care – this supports the City’s goal of improving and maintaining existing affordable housing.

The City will also support the work of Vermonters for Criminal Justice Reform (VCJR), a specialized re-entry and recovery center and overdose prevention service for people living with substance use disorders and co-occurring mental health disorders.

MA-40 BARRIERS TO AFFORDABLE HOUSING – 91.210(E)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Local public policies in Burlington continue to have negative effects on affordable housing and residential investment.

New zoning regulations in spring 2024 allow for increased density, lot coverage, and residential building types. It is hoped that the greater flexibility will increase the availability of affordable housing and increased residential development as limitations on the height, lot coverage and housing density in the city were identified as impediments to residential growth. The City's Inclusionary Zoning requirements have been identified by some developers as an impediment to large projects, especially multi-unit home ownership.

The complexity and multiplicity of City requirements have been identified as impediments; areas of limitation include: zoning, historic preservation, energy efficiency, lead-based paint, the development review board, fire safety policies and high property taxes. Small scale building, such as accessory dwelling units (ADU) is hampered by the requirement of a sprinkler system for many units and an owner-occupancy requirement for an ADU location.

MA-45 NON-HOUSING COMMUNITY DEVELOPMENT ASSETS – 91.215 (F)

Introduction

Economic development initiatives will combine assistance to large businesses and microenterprises to stimulate job creation and retention, policy and planning efforts to enable development, workforce training initiatives to educate the workforce to meet local needs, and facilitate large scale development and infrastructure projects to stimulate economic development.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	69	13	0	0	0
Arts, Entertainment, Accommodations	2,825	3,960	18	14	-4
Construction	552	389	4	1	-3
Education and Health Care Services	4,237	11,406	27	41	14
Finance, Insurance, and Real Estate	786	1,463	5	5	0
Information	361	259	2	1	-1
Manufacturing	1,285	1,309	8	5	-3
Other Services	747	1,150	5	4	-1
Professional, Scientific, Management Services	1,883	4,217	12	15	3
Public Administration	0	0	0	0	0
Retail Trade	2,206	2,890	14	10	-4
Transportation and Warehousing	357	182	2	1	-1
Wholesale Trade	450	440	3	2	-1
Total	15,758	27,678	--	--	--

Table 40 - Business Activity 2013-2017 ACS (Workers), 2017 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	24,605
Civilian Employed Population 16 years and over	23,585
Unemployment Rate	4.20

Unemployment Rate for Ages 16-24	9.08
Unemployment Rate for Ages 25-65	2.69

Table 412 - Labor Force – Data Source 2013-2017 ACS

Occupations by Sector	Number of People
Management, business and financial	7,245
Farming, fisheries and forestry occupations	1,145
Service	3,230
Sales and office	4,330
Construction, extraction, maintenance and repair	910
Production, transportation and material moving	695

Table 42 – Occupations by Sector – Data Source 2013-2017 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	16,930	81%
30-59 Minutes	3,165	15%
60 or More Minutes	844	4%
Total	20,939	100%

Table 43 - Travel Time – Data Source 2013-2017 ACS

Education

Employment Status by Educational Attainment Population 25-64 years old

Age	Total	Labor Force Participation Rate	Unemployment Rate
Population 25-62 years old	19,186	84.4%	3.4%
Less than high school graduate	902	43.5%	21.9%
High school graduate (assumes equivalency)	2,514	66.0%	4.5%
Some college or associate’s degree	3,396	84.5%	7.1%
Bachelor’s degree or higher	12,374	91.1%	1.7%

Alternative Table 44 - Educational Attainment by Employment Status – Data Source ACS 2022

Educational Attainment by Age #1

	Age				
	18-24 years	25-34 years	35-44 years	45-64 years	65 years and over
High school graduate or higher	15,031	7,550	3,932	6,802	4,642
Bachelor’s degree or higher	2,110	5,542	2,637	4,195	2,310

Alternative Table 45A - Educational Attainment by Age – Data Source ACS 2022

DRAFT

Educational Attainment by Age #2

	Age	
	Population 18-25 years	Population 25 years and over
Total	15,638	24,354
Less than high school graduate	337	1,428
High school graduate (includes equivalency)	4,238	3,670
Some college or associate's degree	8,683	4,572
Bachelor's degree or higher	2,110	14,684

Alternative Table 45B - Educational Attainment by Age – Data Source ACS 2022

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Overall	52,455
Less than high school graduate	21,979
High school graduate (assumes equivalency)	37,910
Some college or associate's degree	38,622
Bachelor's degree or higher	53,319
Graduate or professional degree	77,790

Alternative Table 46– Median Earnings in the Past 12 Months – Data Source ACS 2022

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The most important employment sectors in Burlington are education and health care services due to the presence of the University of Vermont, Champlain College, and the UVM Medical Center. After these industries, the arts, entertainment, and accommodations industry and retail trade employ a large number of workers.

Describe the workforce and infrastructure needs of the business community:

In terms of infrastructure, the business community in Burlington needs affordable housing for their employees as well as affordable commercial space. The low rental vacancy rate in Burlington has negatively impacted business's ability to attract and retain talent as employees may choose not to take a job in Burlington due to an inability to secure housing at affordable rents. Furthermore, many businesses that would like to locate in Burlington have had to move or start up outside of the jurisdiction because they have not been able to find available or affordable commercial space, particularly for retail, restaurants, or food production.

The Burlington business community's workforce needs lie primarily in the retail, restaurant, and childcare industries. Many retail stores and service-based businesses experience difficulties hiring qualified employees and high turnover. In addition, there are needs across the trades in areas like construction, weatherization, electrical, plumbing, and water systems maintenance.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

The City of Burlington is seeing an unprecedented amount of both public and private investment during the planning period that offer challenges in the short-term, and massive growth opportunities in the long-term. The CityPlace project will create at least 350 new housing units in the next 1-2 years, with 70 affordable units, and 40,000 square feet of new commercial space. The new housing units will help address the City's housing crisis, and the new commercial space will provide opportunities for existing businesses to expand, and space for new businesses, creating new job opportunities for Burlington's workforce. This project will also enhance public infrastructure on the surrounding streets and reconnect Pine and Saint Paul which will improve vehicular traffic. The City also recently passed a zoning change allowing the creation of a South End Innovation District which will create over 700 new housing units and hundreds of thousands of square feet of new commercial space. Finally, the City is renovating six blocks of Main Street to improve underground infrastructure, sidewalks, and add bike lanes. While these projects will provide vast long-term benefits to the City, streets will be closed and construction will create major challenges for nearby businesses. The growth of businesses in these construction zones will be negatively impacted due to road closures that will inhibit the visibility and customer traffic to these businesses. It is also expected that closed streets and limited parking will deter customers resulting in less traffic to Burlington in general and an overall negative impact on the economy of the City. To meet these challenges, Burlington businesses will need support in marketing their business and providing wayfinding to customers. Along with the challenges to businesses, the increased construction in the City will also increase the need for a workforce trained in construction, surveying, flagging, and heavy equipment operation.

In addition, the passing of Act 76 in the Vermont legislature in 2023, resulting in a much-needed influx of cash into the childcare industry, is expected to increase demand for childcare in Burlington and cause an even greater need for workers in the childcare industry. Further investment in developing the childcare workforce will be needed to meet this need. This compounds the need we see for early childhood educators following the changing landscape of the industry during the COVID-19 pandemic.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

The skills and education of the Burlington workforce do not perfectly meet the service and childcare industry workforce needs. There is a deficit of individuals trained for positions in restaurants or hospitality in addition to the lack of licensed childcare professionals.

Furthermore, Burlington in-particular has a lack of an adequate tech center for high school students. In 2020 it was discovered that Burlington High School and its adjoining tech center had toxic levels of polychlorinated biphenyl (PCBs). Currently, the school is being housed in Burlington’s downtown in a vacant building. This has negatively impacted the type of programming that is offered to students, and student enrollment in all programs.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The Business and Workforce Development department of the City of Burlington runs a program to train and license childcare professionals through its First Steps Training Program. This program offers necessary trainings to individuals interested in a career in early childhood education and will increase the number of licensed professionals in Burlington to support the childcare industry in opening more centers and more spots for children.

In addition, the City of Burlington was awarded a 2023 RAISE (Rebuilding American Infrastructure with Sustainability and Equity) grant. The grant includes funds for workforce programming in construction, weatherization, and heavy equipment operation. We will seek partnerships with ReSOURCE, Vermont Works for Women and the Patricia A. Hannaford Career Center to provide Construction 101, Weatherization 101, heavy machinery/forklift certification, and OSHA safety trainings. This will equip students to be hired in an array of trades including on the City construction projects.

CEDO provides a Personal Care Assistant Plus workforce program aimed at training underserved communities to become PCAs. Participants are trained in coursework and lab skills and receive a \$300 training incentive at the conclusion of their program.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

Burlington is included in the CEDS for West Central Vermont. The City’s efforts to increase the workforce through affordable housing initiatives and workforce trainings such as our First Steps Training Program for childcare align with the CEDS action plan for workforce development to address the needs of emerging industries and can be coordinated with the Consolidated Plan. The CEDS strategic direction for West Central Vermont also includes support for Black, Indigenous, and People of Color (BIPOC) and women-owned businesses, particularly with access to low-barrier capital. The City’s Business and Workforce Development department implements this strategy by providing free technical assistance to Burlington businesses of all sizes with an emphasis on BIPOC and women-owned microenterprises. The department supports these businesses through one-on-one support, regular “office hours” held at the community center,

classes and business guides, and provides access to capital with zero-interest loans. The City created two zero-interest revolving loan programs in 2023 and 58% of the borrowers identify as BIPOC. These initiatives may be coordinated with the Consolidated Plan.

MA-50 NEEDS AND MARKET ANALYSIS DISCUSSION

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

As the City completed its Assessment of Fair Housing in the fall of 2017, it was noted there are no racially or ethnically concentrated areas of poverty in Burlington. The most significant housing problem facing Burlington residents is one of cost burden. Older stock housing which is in need of rehabilitation, energy efficiency, and lead abatement is concentrated in the Old North End and in the King Street area. The Old North End is identified as a Neighborhood Revitalization Strategy Area which is discussed in the Strategic Plan section. Although outside the NRSA, the City will be supporting three multi-unit affordable rental housing projects that will create affordable housing opportunities in the downtown (Post Apartments), in the South End Innovation District, and in a newly developed neighborhood (Cambrian Unit Building H) supporting the de-concentration of affordable housing within the City.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

In the 2017-2022 Assessment of Fair Housing (AFH)(), the City examined areas of concentration and trends of segregation. The segregation maps suggest that population densities have slightly increased over time, but the geographic distribution of different populations has not changed significantly between 1990 and 2010, with concentrations of non-white populations higher in Burlington's Old North End, the New North End, and Winooski (neighboring city). White populations densities are also higher in these areas, but seem to be more distributed throughout the region than non-white populations. The AFH noted publicly supported housing units are concentrated in the urban core of Burlington and a concentration of voucher units located in the northeast corner of the jurisdiction. Although there are no R/ECAPs in the Burlington, and segregation is low overall, tracts 4 and 5 were identified as areas with signs of increased segregation relative to other areas. It does appear that a large number of affordable public housing options are located in and around census tracts 4 and 5.

What are the characteristics of the market in these areas/neighborhoods?

The Old North end is a primarily residential area of the City with 75% of parcels being residential units. As an area with a disproportionately low amount of commercial space, this may limit access to economic opportunities for residents. While historically more affordable than other areas in the City, recent demand for housing and rentals has meant less variability in the market rate of housing throughout Burlington. The housing stock in the Old North End is primarily older two or three story homes which may be in need of maintenance or rehabilitation.

Are there any community assets in these areas/neighborhoods?

Assets in the Old North End include its diversity of residents, its older homes including large portions of the neighborhood that are included in the historic registry, a number of small stores and markets, locally owned restaurants and food options that represent a variety of cultures, community spaces including a food shelf, by-donation yoga studio, resource center, community space for persons with mental health needs, and communal art pieces and murals.

Are there other strategic opportunities in any of these areas?

The strategic opportunities in these areas include the potential for additional owner-occupied housing; infill development sites; growing social, cultural and economic diversity; and potential for neighborhood-based economic development.

MA-60 BROADBAND NEEDS OF HOUSING OCCUPIED BY LOW- AND MODERATE-INCOME HOUSEHOLDS – 91.220(A)(4), 91.310(A)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

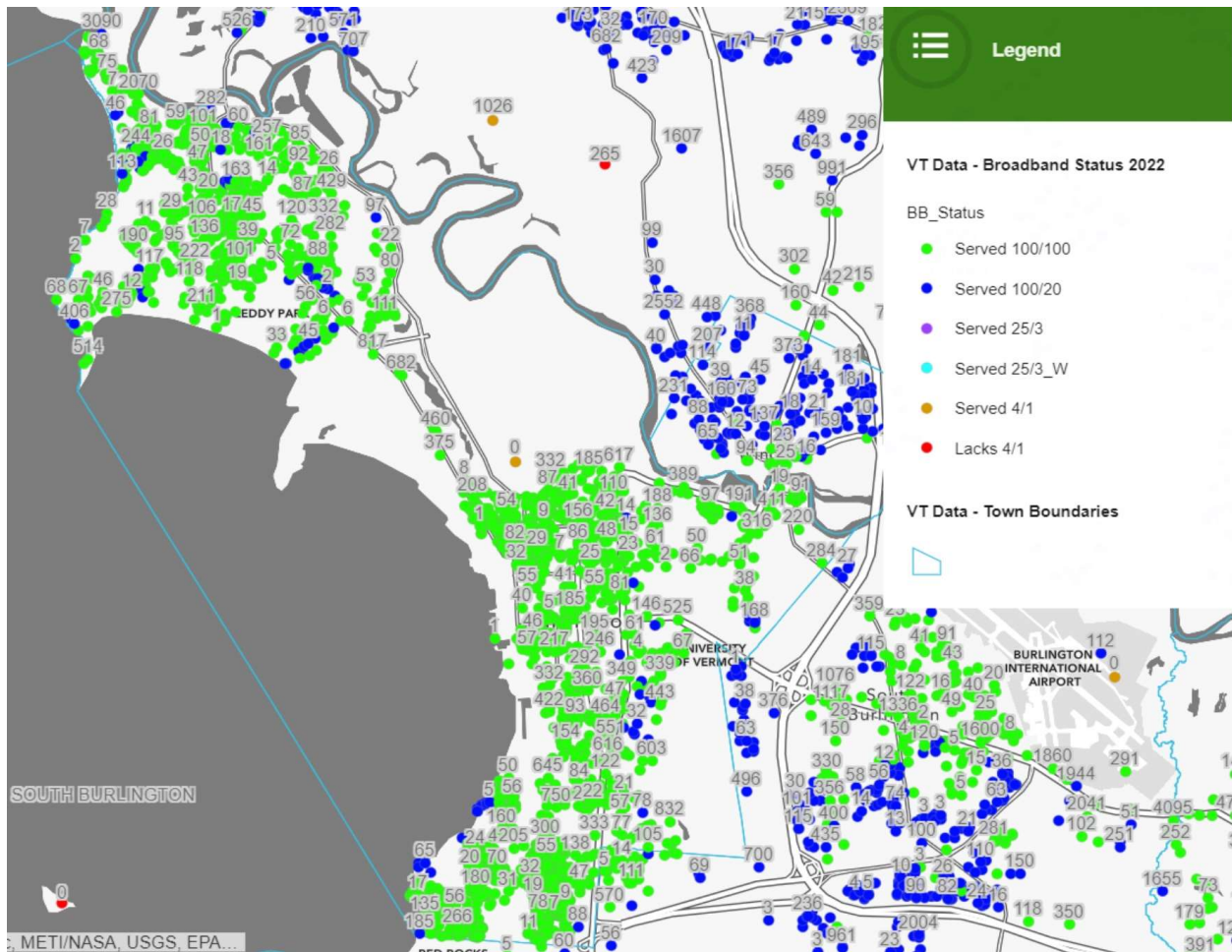
Broadband access is available to all residences in Burlington, including low- and moderate-income households. Below is a map of broadband access from the Vermont Public Service Department.

Although some households may be eligible for discounted internet access, the cost of broadband access can be a barrier for some residents.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

The City of Burlington has multiple options for broadband Internet service providers within the City. A local network is owned by Burlington Telecom, residents also have access to larger providers Xfinity and Consolidated Communications and several mobile broadband providers as well.

Burlington, VT map of broadband access



MA-65 HAZARD MITIGATION – 91.219(A)(5), 91.310(A)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

Burlington's natural hazard risks associated with climate change are outlined in the *City's Climate Action Plan* and *Nature-Based Climate Solutions*.

Winter Recreation: The decrease in winter temperatures, snow fall and freezing impacts the tourism industry; the lack of freezing on Lake Champlain impacts the lake's natural flora and fauna (and improves conditions for invasive species).

Forests and Agriculture: Burlington's Intervale hosts a collection of farms that are important for sources of local food growth and economic opportunity for community members. Temperature changes, draught and floods have impacted farmers in recent years and are likely to continue/worsen with climate changes. Maintaining existing green spaces and tree cover is important for decreasing the rate of harm from climate change and providing natural cooling, air filtration, and aesthetic benefit to the community.

Human Health: Higher temperatures necessitate the installation of cooling systems especially for vulnerable populations such as persons with medical risks or folks who are older. Air quality changes impact all residents, especially vulnerable folks as well. The risks of vector-borne diseases are increased by changing climate.

Infrastructure and Land: Burlington has a very limited number of permanent residences located in proximity to the lake or river flood plains, however the lake is an important part of city life as it provides opportunities for recreation, tourism, green-space and wellness for residents and visitors. In recent years many of the City's beaches were closed during the summer because of blue-green algae spikes.

While Burlington has not experienced the extreme flooding that impacted many other parts of Vermont increased temperatures and precipitation have negatively impacted the community: overflows in the wastewater treatment plants following heavy rains, flooding from blocked storm drains, winters that are insufficiently cold to kill off pests (ticks), and washed out banks along recreation paths are some of the negative impacts already experienced in the City.

Influx of new residents: Burlington has been identified as a "climate haven" by some media outlets and while the reasons for moving to Burlington has not been specifically tracked people do report choosing to move here because of the climate risks presented in their former communities. With limited housing resources the City is challenged to sufficiently support everyone's housing needs.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Expenses related to climate change such as installation of cooling systems is more likely to impact persons with limited income.

Alternatives to the lake, and other public spaces that may be inaccessible because of flooding or climate-induced health risks, often cost and/or require transportation that may not be available to low- and moderate-income households.

As Burlington welcomes newcomers to the community ensuring sufficient housing for existing low- and moderate-income households is essential.

STRATEGIC PLAN

SP-05 OVERVIEW

Strategic Plan Overview

This strategic plan will guide the City of Burlington's use of its Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) for the next five years.

The plan priorities are guided by HUD's direction to provide low- and moderate-income community members:

- Decent housing
- A suitable living environment
- Expanded economic opportunities

Through community outreach and conversations and an assessment of needs and current assets the City has identified the following priorities:

- Affordable Housing
- Addressing Homelessness
- Community Services and Safety
- Economic Development
- Public Facilities/Infrastructure Improvements
- Planning and Administration

SP-10 GEOGRAPHIC PRIORITIES – 91.215 (A)(1)

Geographic Area

1	Area Name:	City-Wide
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	59.75%
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	The City of Burlington.
	Include specific housing and commercial characteristics of this target area.	The City-Wide area has housing that is aging and in need of repair which includes both rental and owner-occupied units. Commercial areas include the downtown, waterfront, and Pine street corridors as well as the southern portion of Burlington which also contains the City's majority of industrial structures.
	How did your consultation and citizen participation process help you	Consultation and outreach efforts were targeted to organizations and citizens City-Wide.

to identify this neighborhood as a target area?	
Identify the needs in this target area.	The needs City-Wide include affordable housing creation and rehabilitation, homelessness, and lack of community services and housing, public safety, microenterprise support and expansion, and the need to improve and expand public facilities, infrastructure and services.
What are the opportunities for improvement in this target area?	Create and improve affordable housing, address the homeless crises through new and expanded services and affordable housing, improve public safety, facilities, and infrastructure, create and improve economic opportunities and public services. Additional priority affordable housing projects anticipated during this Consolidated Plan include two multi-unit rental buildings (Post Apartments and Cambrian Rise Building H) constructed by a non-profit CBDO housing provider in integrated settings in the City including downtown and in a new intentional neighborhood in the North End of the City.
Are there barriers to improvement in this target area?	Insufficient funds at the local and federal level.
Area Name:	Neighborhood Revitalization Strategy Area
Area Type:	Strategy area
Other Target Area Description:	
HUD Approval Date:	1/13/2006
% of Low/ Mod:	75%
Revital Type:	Comprehensive
Other Revital Description:	
Identify the neighborhood boundaries for this target area.	The City of Burlington's Neighborhood Revitalization Strategy Area was approved in January 2006 and reapproved with the 2018 Consolidated Plan. The City is submitting a revised NRSA for approval with the 2024 5-year Con Plan that will focus solely on Burlington's Old North End neighborhood which includes census tract 42, the western portion of census tract 6 and the southern portion of census tract 3.
Include specific housing and commercial characteristics of this target area.	The 2024 revised NRSA as a whole is primarily residential, with 75% of parcels being residential units. The NRSA contains 75% low- and moderate-income residents (based on HUD's low- and

	<p>moderate-income area data) with approximately 30% of the total population in the NRSA living below the federal poverty level. Additionally, there is a disproportionately low amount of commercial space including community centers in the NRSA making it more challenging for low-income residents to access essential services and for microenterprises to start or expand a business.</p>
<p>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</p>	<p>Through the City’s 2024 Consolidated Plan public participation process which included online and in-person community surveys, the CDBG NOFA response from community non-profits, assessment of the housing market in this area, and requests for assistance for necessary maintenance projects on old housing stock concentrated in this area.</p>
<p>Identify the needs in this target area.</p>	<ul style="list-style-type: none"> • Old housing stock in need of rehabilitation • Lack of affordable rental units • Access to improved and expanded public facilities • Access to public services • Lack of microenterprise support and expansion
<p>What are the opportunities for improvement in this target area?</p>	<ul style="list-style-type: none"> • Rehab owner-occupied housing stock • Create affordable housing rental units • Rehab and expand two neighborhood facilities • Improve and expand public services available to community • Provide assistance to new or expanding microenterprises with a focus on BIPOC businesses
<p>Are there barriers to improvement in this target area?</p>	<ul style="list-style-type: none"> • Expanding commercial space may be difficult due to densely residential area • Insufficient funds at the local and federal level

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The rationale for allocating investments into the NRSA is based on low-and moderate-income residential density and the need to create or improve affordable housing units, the need for neighborhood facility upgrades and expansion of services, and the need for microenterprise expansion and support with a focus on BIPOC individuals located in the NRSA. These needs were considered and assessed through the City’s 2024 Consolidated Plan public participation process, the CDBG RFP response from community non-profits, and an assessment of the

housing market in the area which shows a concentration of old homes in need of maintenance. Additional community investments and initiatives for the NRSA include:

Housing Trust Fund awards to revitalize housing in the NRSA.

Vermont Real Estate Cooperative, located in the NRSA, making efforts to create affordable housing and commercial opportunities for Vermonters with limited financial resources.

Energy efficiency and infrastructure investments from the City's Burlington Electric Department and Department of Public Works.

Federal earmark, State, and philanthropic funds may support the expansion of an important community center in the area - Feeding Chittenden Community Resource Center.

Funded by the Opioid Settlement, the City is launching its Community Response Team to provide crisis response to people experiencing substance use disorder and mental health crises.

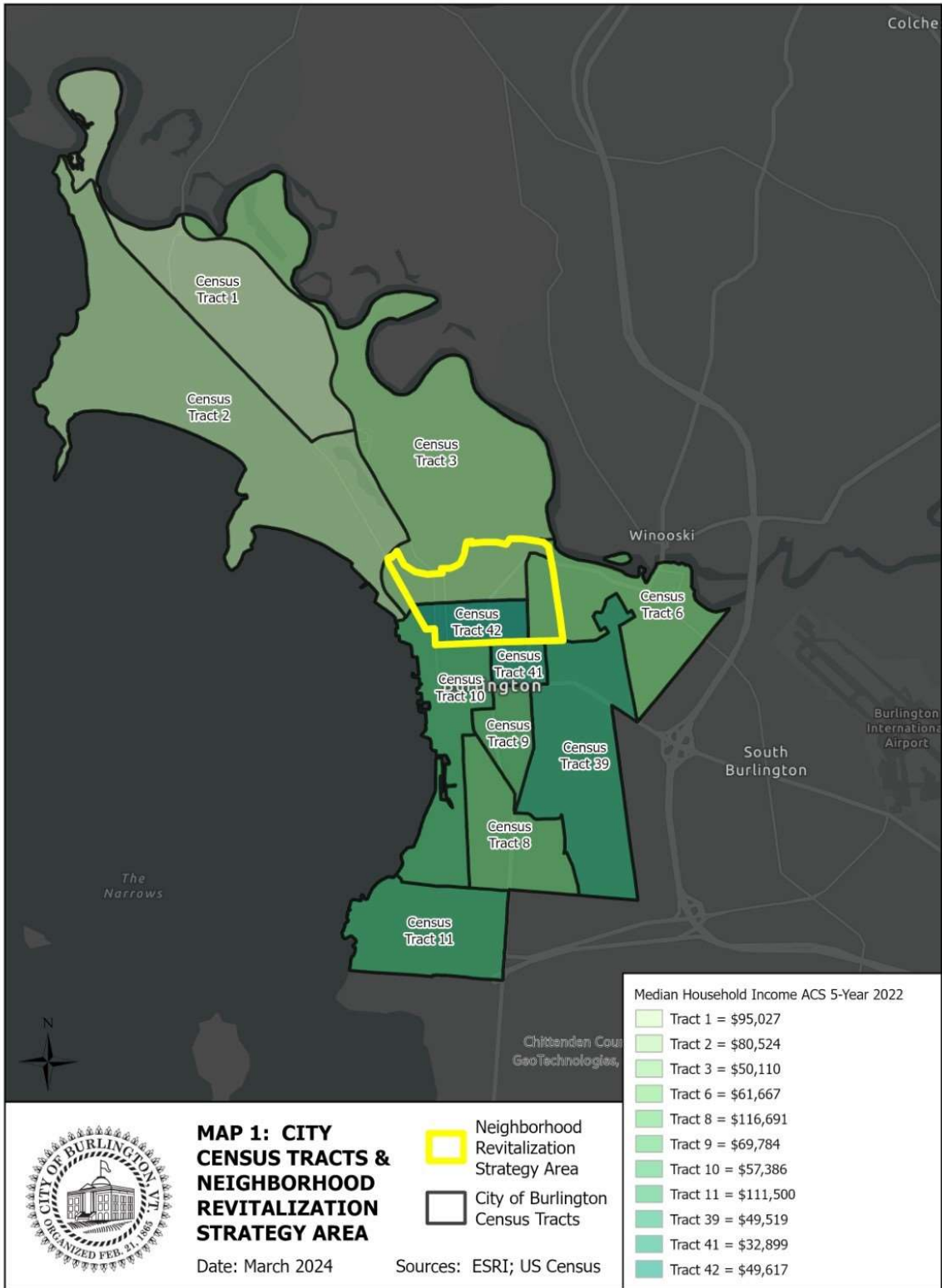
The Elmwood Shelter Pod Community is expected to be redeveloped into permanent housing using City Housing Trust Funds, State funds, and Low-Income Housing Tax Credits.

ARPA funds will support the creation of a community gathering space in Roosevelt Park.

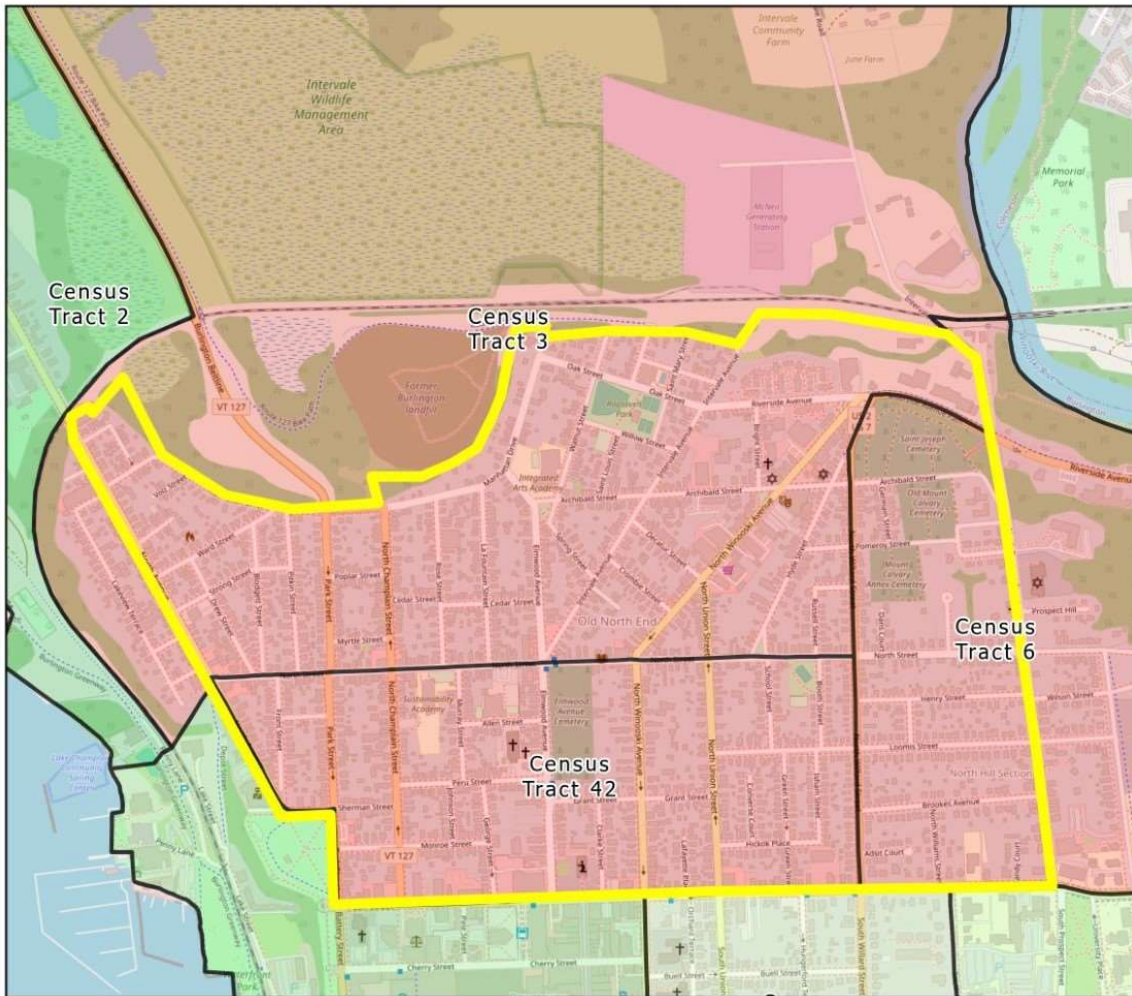
The Police Station, located in NRSA, will expand its social work capacity through its Crisis Assistance Intervention Program.

Privately-funded sculpture in Dewey Park will celebrate racial equity and inclusion.

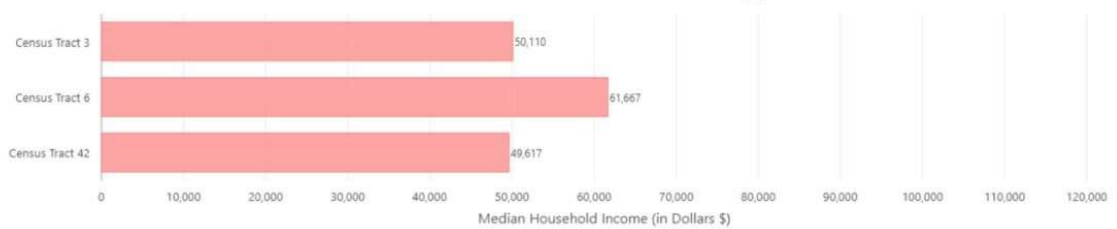
Maps of the Neighborhood Revitalization Strategy Area (NRSA) (following pages)



City Census Tracts and Strategy Area



Median Household Income of Census Tracts in Strategy Area



MAP 2: LOW AND MODERATE INCOME CENSUS TRACTS IN THE NRSA

Date: March 2024

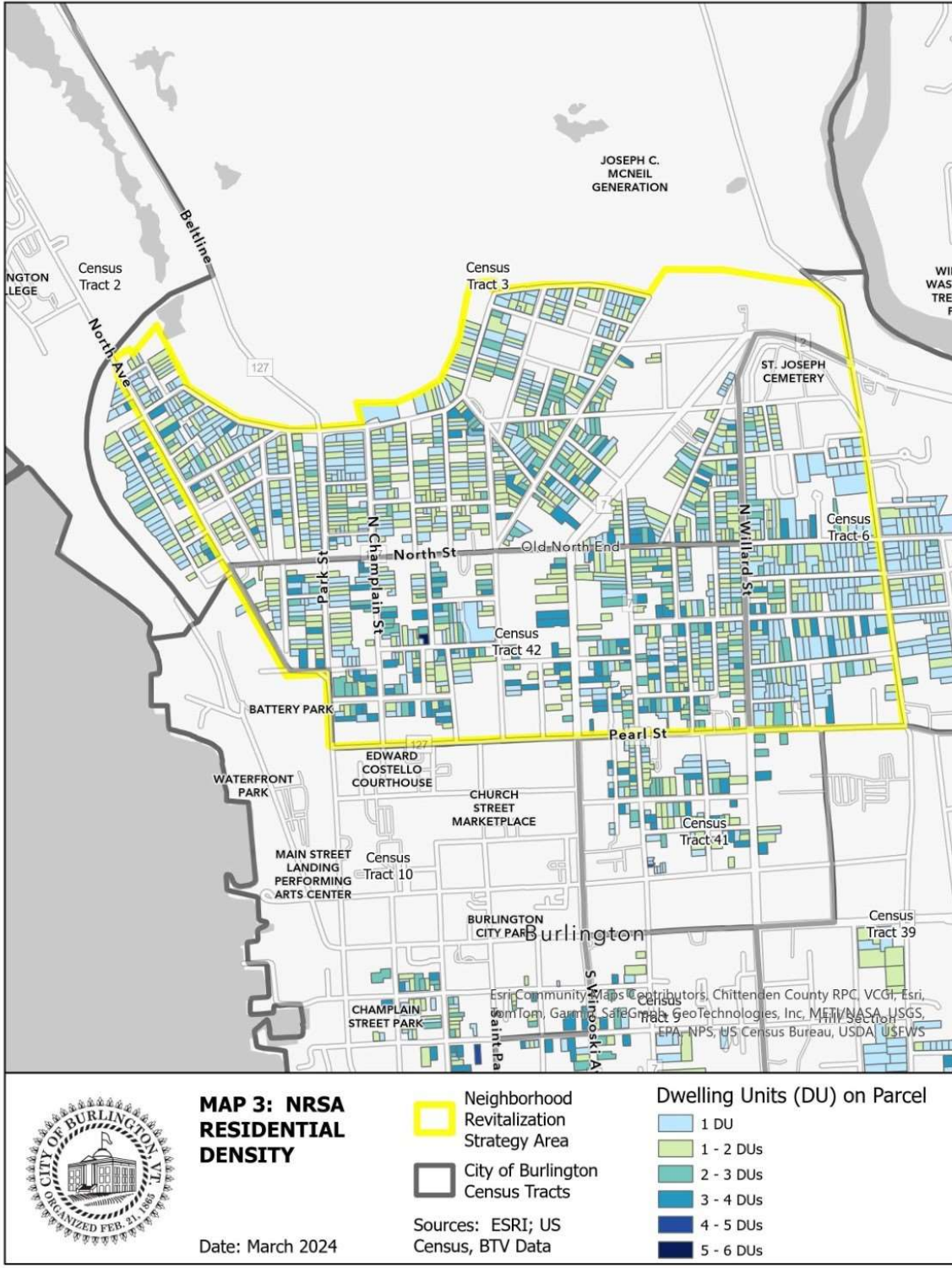
- Neighborhood Revitalization Strategy Area
- City of Burlington Census Tracts

Sources: ESRI; US Census

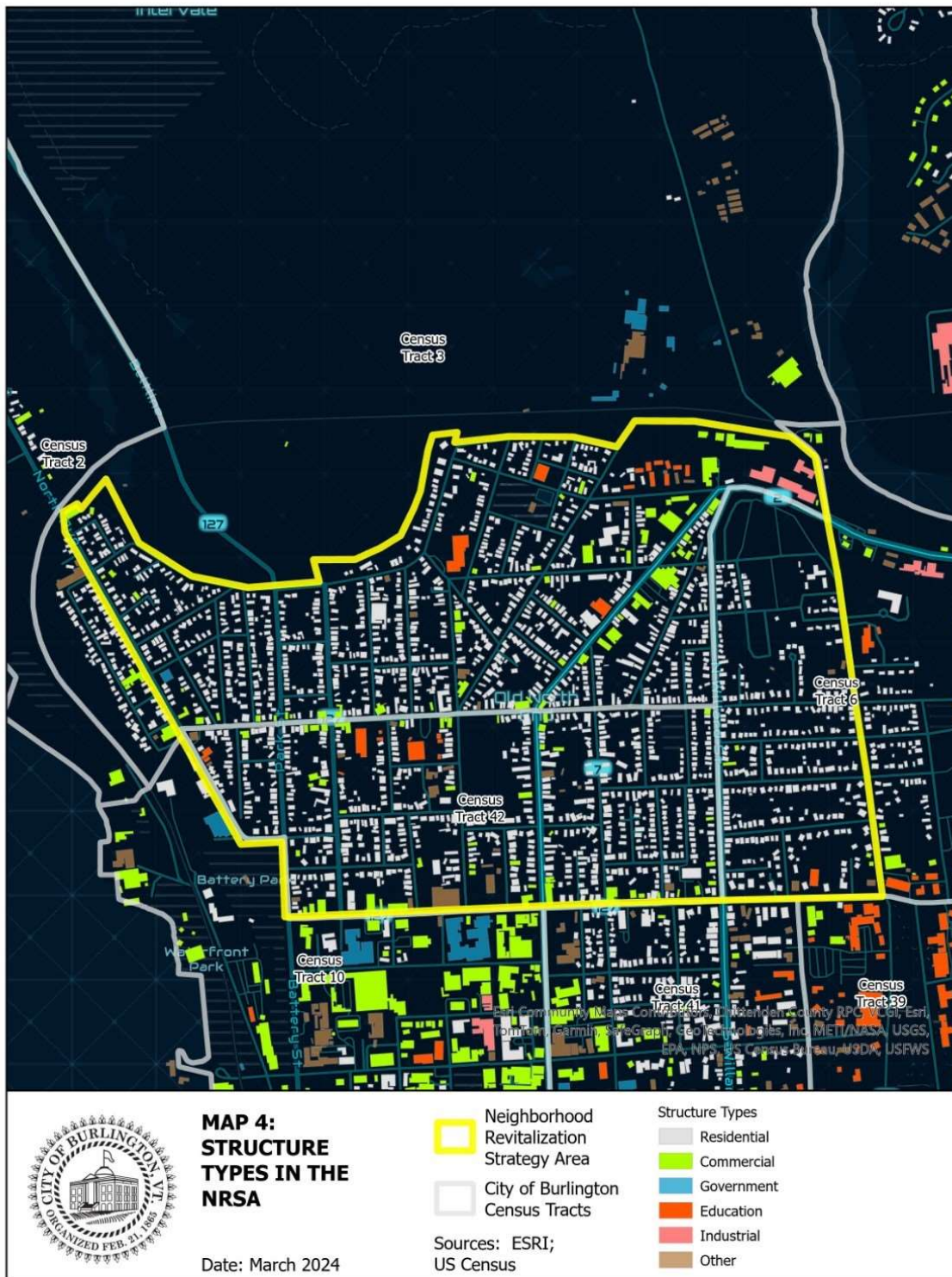
- Burlington HUD Income Limits 2023:
- Median Income = \$115,700
 - 80% AMI = \$81,800
 - 50% AMI = \$51,150
 - 30% AMI = \$30,700

Based on Burlington Average Household Size of 3 Persons

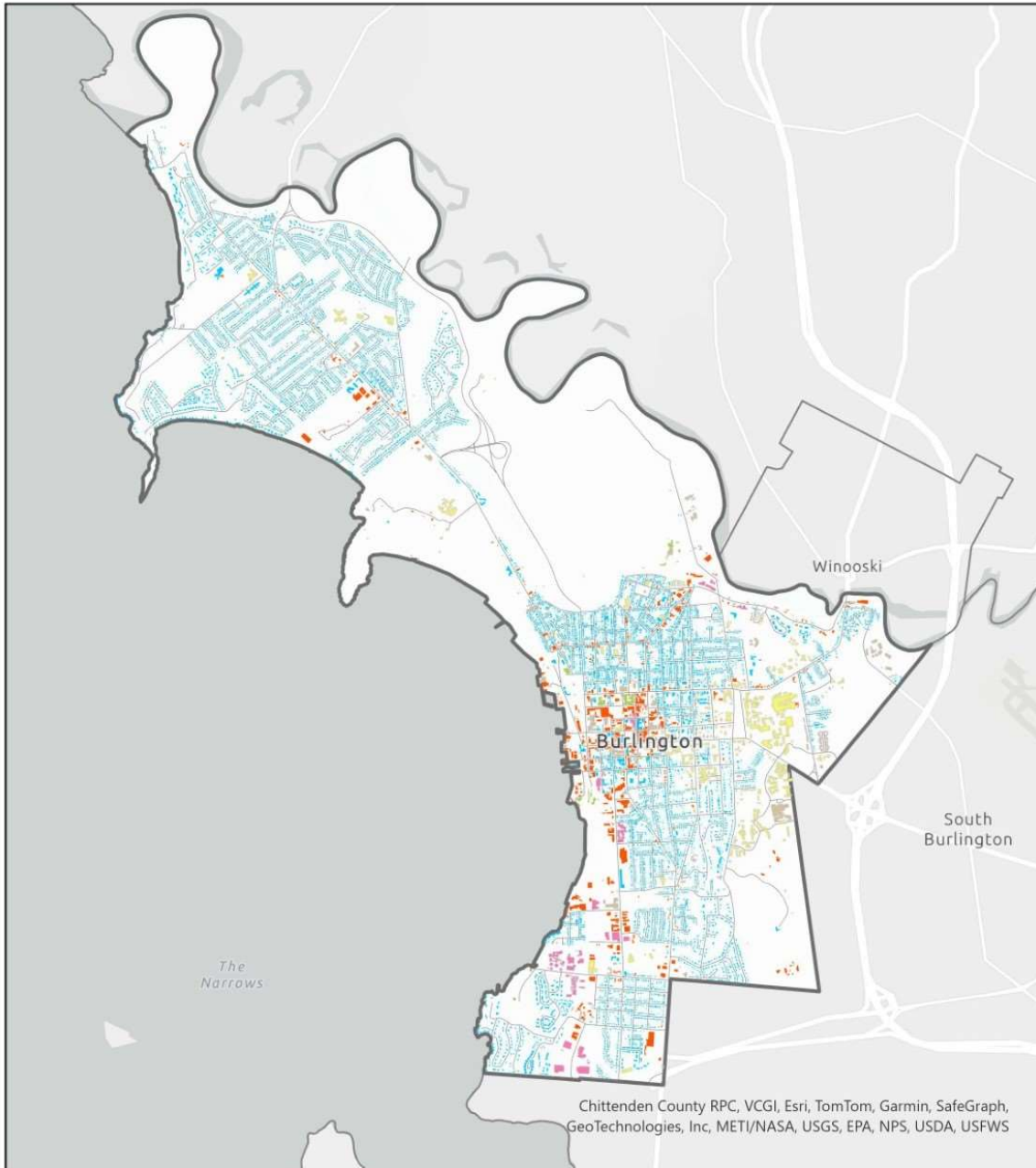
Low and Moderate Income Census Tracts in the NRSA



NRSA Residential Density



Structure Types in the NRSA



MAP 5: CITY WIDE BOUNDARY MAP WITH BUILDING TYPES

Sources: ESRI, BTV GIS, Chittenden County GIS

Date: March 2024

Structure Types in Burlington	City of Burlington
Residential	County Municipalities
Commercial	County Municipalities
Government	BTV Streets
Education	BTV Streets
Industrial	
Other	

City-Wide Boundary map

SP-25 PRIORITY NEEDS - 91.215(A)(2)

1	Priority Need Name	Affordable Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children veterans Elderly
	Geographic Areas Affected	NEIGHBORHOOD REVITALIZATION STRATEGY AREA City-Wide
	Associated Goals	Improve Existing Affordable Housing Create New Affordable Housing Public Services
	Description	Additional affordable housing units and the maintenance of existing units is essential in Burlington. High rent costs, expensive home ownership, vacancy rates at 1%, an aging housing stock, and minimal options for new construction contribute to challenges with sufficient housing in Burlington.
	Basis for Relative Priority	Supporting the creation, retention, and rehabilitation of housing is a top priority for the City.
2	Priority Need Name	Addressing Homelessness
	Priority Level	High

	Population	Extremely Low Low Moderate Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse Victims of Domestic Violence Unaccompanied Youth Victims of Domestic Violence
	Geographic Areas Affected	NEIGHBORHOOD REVITALIZATION STRATEGY AREA City-Wide
	Associated Goals	Improve Existing Affordable Housing Create New Affordable Housing Improve Public Facilities and Infrastructure Public Services
	Description	Supporting community members experiencing homelessness by providing services that assist with accessing and maintaining permanent housing; including persons exiting homelessness in new construction and improvement of existing housing; and supporting efforts to minimize the harm and trauma caused by the experience of homelessness.
	Basis for Relative Priority	Burlington has seen a notable increase in number and duration of time households are experiencing homelessness. During conversations with service providers, community members, non-profits, landlords, regional and civic leaders the high number of persons experiencing homelessness in the City was prevalent.
3	Priority Need Name	Community Services and Safety
	Priority Level	High

	Population	Extremely Low Low Moderate Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Victims of Domestic Violence Persons with Mental Disabilities Persons with Alcohol or Other Addictions Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	NEIGHBORHOOD REVITALIZATION STRATEGY AREA City-Wide
	Associated Goals	Improve Public Facilities and Infrastructure Public Services Improve Economic Opportunities
	Description	Address the needs of community members who are struggling and address community safety concerns by maintaining and improving public facilities, providing housing for people who are unhoused and supporting individuals who are struggling with substance use, mental health challenges, insufficient financial means, challenges with accessing childcare and/or limited economic opportunity.
	Basis for Relative Priority	A safe and vibrant City is a priority in Burlington. Through surveys and conversations with community members supporting persons who are struggling was often identified as a priority within the City. Addressing the needs of vulnerable persons and households is a priority of the City.
4	Priority Need Name	Economic Development
	Priority Level	Low
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Non-housing Community Development

	Geographic Areas Affected	NEIGHBORHOOD REVITALIZATION STRATEGY AREA City-Wide
	Associated Goals	Economic Development Improve Economic Opportunities
	Description	Technical assistance, creating and retaining jobs, workforce development, childcare, services for youth and young adults, microenterprise support and other economic development efforts assist individuals and families with low-moderate incomes to increase their financial resources, meet their basic needs and thrive within the community.
	Basis for Relative Priority	Supporting community members who have low-moderate income and face challenges and barriers to accessing resources and opportunities is a priority for the City of Burlington.
5	Priority Need Name	Public Facilities and Infrastructure Improvements
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Victims of Domestic Violence Unaccompanied Youth Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Alcohol or Other Addictions Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	NEIGHBORHOOD REVITALIZATION STRATEGY AREA City-Wide

	Associated Goals	Improve Public Facilities and Infrastructure
	Description	Safe and accessible public facilities and infrastructure are essential for Burlington's goals of equity, inclusivity, wellness and quality. Supporting existing public facilities (such as those for persons who are older, essential resources, youth spaces, and others) is a priority for the City.
	Basis for Relative Priority	Access to spaces and environments that benefit persons with low-moderate income, people with special needs, people who are or have been historically marginalized, young persons and other vulnerable community members is a priority for the City.
6	Priority Need Name	Planning and Administration
	Priority Level	High
	Population	Other
	Geographic Areas Affected	
	Associated Goals	Planning and Administration
	Description	Administrative and planning to operate the CDBG and HOME programs.
	Basis for Relative Priority	Proper administration and planning for CDBG and HOME programs ensures responsible and timely deployment of resources.

SP-30 INFLUENCE OF MARKET CONDITIONS – 91.215 (B)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	While individuals in the community benefit from subsidized rental assistance and it is a necessary resource for many households with limited income (and many community members are experiencing cost-burden related to their housing). There are federal and state housing subsidies and vouchers that can support households with limited financial resources and the current lack of affordable units has resulted in subsidies being underutilized and/or lapsing. The City's limited HOME and CDBG funds will be prioritized in other areas.
TBRA for Non-Homeless Special Needs	As noted above the City of Burlington does not anticipate utilizing HOME funds for TBRA. While individuals in the community benefit from subsidized rental assistance the availability of other resources for housing subsidies (federal and state assistance), and the lack of units available mean the City's limited HOME and CDBG funds will be prioritized elsewhere.
New Unit Production	Production of new units is a priority for the City as demonstrated by the demand for rental and homeownership units far outpacing demand. Cost of development and building new units has grown significantly and while investment is still essential limited resources will decrease the number of affordable units in the City.
Rehabilitation	With an aged housing stock rehabilitation investment is essential to maintaining the City's affordable housing. The nonprofit housing organizations are attentive to their housing stock and investing in renovation and maintenance. Burlington's HUD-funded lead hazard control program supports dozens of households annually to decrease lead exposure and harms within their homes.
Acquisition, including preservation	Burlington supports local housing providers to acquire and maintain affordable housing. The City has supported its non-profit housing providers since their inception providing financial support and assisting with development logistics. The City supports the transfer of property ownership from private sector to non-profit ownership to assure perpetual affordability.

Table 47– Influence of Market Conditions

SP-35 ANTICIPATED RESOURCES - 91.215(A)(4), 91.220(C)(1,2)

Introduction

Public Notice: As of April 3rd, 2024, the funding amounts shown in this Draft Action Plan are estimated amounts for both CDBG and HOME programs. Final allocations from HUD will be awarded on or around May, 2024 and the Draft Action Plan will be updated to reflect those funding amounts.

Any increase or decrease in funding from HUD relative to the estimated allocation amount described in this Draft Plan will be applied to the following Projects:

CDBG/HOME Project - Affordable Housing

CDBG Project – Public Facilities and Infrastructure

CDBG Project - Public Service, not to exceed the 15% total allocation cap

CDBG/HOME Project - Admin and Planning will be calculated at 20% of the final HUD allocation

CDBG and HOME Program funding are critical for assisting the City of Burlington with addressing its needs for affordable housing and community development. The City has used previous awards to increase and maintain affordable housing, support economic opportunities, improve public infrastructure, and support public services.

The anticipated funding amounts for the remainder of the ConPlan was based upon current year awards, although there are a multitude of factors that affect HUD allocations each year and future funding is uncertain.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation:	Program Income:	Prior Year Resources:	Total:		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$700,000	0	\$87,000	\$787,000	\$2,866,000	The City expects to leverage significant federal, state, local and private resources over the course of the Consolidated Plan.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation:	Program Income:	Prior Year Resources:	Total:		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	\$414,000	0	\$1,140,797	\$1,554,797	\$1,656,000	The City expects to leverage significant federal, state, local and private resources over the course of the Consolidated Plan.

Table 48 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City anticipates leveraging additional funds and resources to support priority needs identified in this plan and satisfy matching requirements of these funds. Additional resources and approximate values over the duration of this ConPlan are listed below:

- McKinney-Vento funds under the HEARTH Act - \$6,000,000
- Healthy Homes Lead Grant - \$4,000,000
- Low-Income Housing Tax Credits - \$15,950,000 (this is a statewide allocation)
- City of Burlington Housing Trust Funds - \$5,825,000
- Burlington Housing Authority rental subsidies - \$125,000,000

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City is utilizing City-owned land to house shelter pods that provide temporary housing to persons experiencing homelessness in the community. This location is within the City's NRSA and the City hopes to partner with a non-profit housing developer to build permanent affordable housing at the site.

Discussion

CDBG's anticipated resources includes \$87,000 of prior year resources. \$35,000 of the prior year resources are 2020 funds that will be used to fund a public service project in the 2024 program year. Public Service projects are capped at 15% of the annual CDBG allocation but the public service cap was waived for the 2020 allocation for activities that will prevent, prepare for, and respond to coronavirus. The City will use \$35,000 of prior year 2020 funds for a public service project that was designed specifically to respond to the coronavirus while funding the remaining public service projects with 2024 funds which is capped at 15% of the 2024 allocation. This funding adjustment will be accurately reflected in the City's 2024 Consolidated Annual Performance and Evaluation Report (CAPER) – PR26. The remaining \$52,000 of prior year resources will be committed to Development activities. See "Projects" section below for more details on these activities. Prior year HOME resources will be invested in the creation of new affordable housing and the rehabilitation of existing affordable housing units.

SP-40 INSTITUTIONAL DELIVERY STRUCTURE – 91.215(K)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Burlington	Government	Economic Development Planning neighborhood improvements public facilities public services	Jurisdiction
Burlington Housing Authority	PHA	Ownership Rental	Jurisdiction
Cathedral Square Corporation	CHDO	Rental	Region
Champlain Housing Trust	CHDO	Ownership Rental	Region
Chittenden County Homeless Alliance	Continuum of Care	Homelessness	Region

Table 49 - Institutional Delivery Structure

Assessment of Strengths and Gaps in the Institutional Delivery System

There are several strengths in the institutional delivery system in Burlington. Positive aspects include:

- The relatively small size of both the jurisdiction and the state allows for coordination, communication and opportunities for collaboration
- Many and diverse nonprofits providing services in a range of sectors
- Chittenden County Homeless Alliance is a robust Continuum of Care with high participation, strong scoring in the competitive CoC funding process, an established Coordinated Entry system, and strong participation in the Homelessness Management Information System
- A hospital that has been recognized as the best in the state
- Several colleges and institutions of higher learning which diversifies the demographics of the community and increases potential employees

Gaps and challenges within the system include:

- Year-to-year unpredictability of funding (including City, state, and federal resources) disrupting the capacity and long-term strategizing of non-profits
- Uncertain state and federal funding impacting operations in government
- Insufficient creation of new housing, rehabilitation of existing housing and housing innovation
- Staffing shortages, especially in the human services sector

Availability of services targeted to homeless persons and persons with HIV and mainstream services

	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	
Mortgage Assistance	X		X
Rental Assistance	X	X	X
Utilities Assistance	X		X
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	X
Supportive Services			
Alcohol & Drug Abuse	X	X	X
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	
Transportation	X	X	X
Other			

Table 503 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The Chittenden County Homeless Alliance coordinates a Continuum of Care for persons experiencing homelessness that includes outreach, shelter, transitional housing, rapid rehousing and permanent supporting housing.

Consistent with a housing-first approach to addressing homelessness many individuals and families are challenged to engage in education, employment, utilize child care services, address

health needs, change substance use behaviors or engage in mental health counseling when they lack housing - a basic human need.

Although services listed above may not be targeted directly to people experiencing homelessness they are available to all community members.

Street outreach, Vermont 211, daytime shelter, free meals, and healthcare services are all available to community members experiencing homelessness. The Coordinated Entry System (CES) prioritizes households for available resources based on vulnerability and duration of homelessness utilizing a standardized assessment tool; eligible households are assigned to a master list of homeless households which is reviewed on a weekly basis by coordinated entry partners for appropriate housing opportunities. Currently, eligible households include HUD-defined “literally homeless” and “imminent risk” households.

Access to emergency services, such as domestic violence and emergency services hotlines, drop-in service programs, emergency shelters and motel voucher programs, or other short-term crisis residential programs, is not prioritized through the CES. All persons in need of emergency services should be connected to those services as requested and may complete the CES assessment at that time.

Burlington has providers who specialize in serving households experiencing homelessness that are: families, veterans and their families, unaccompanied youth and experiencing chronic homelessness.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

There are strengths in the service delivery system in Burlington. Positive aspects include:

- Investment in the well-being, health, opportunities and needs of others.
- Organizations that are led and staffed by persons who represent the service group - Association of Africans Living in Vermont, Green Mountain Self-Advocates, mental-health peer services, PRIDE Center, and others in the community and state.

Gaps in the service delivery system for special needs populations and persons experiencing homelessness include:

- The lack of housing is the greatest impediment to addressing the needs of community members experiencing homelessness.
- Year-to-year unpredictability of funding (including City, state and federal resources) disrupting the capacity and long-term strategizing of non-profits.
- Needs for services for especially vulnerable populations such as those with extensive medical, mental health, substance use and age-related needs.
- Staffing shortages in mental health, healthcare, support for persons with disabilities, childcare, school aids and other services that support vulnerable populations and provide services.
- Insufficient harm reduction resources for persons utilizing substances and at risk of death from overdose

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The Chittenden County Homeless Alliance (CCHA) will continue to work in partnership with local landlords and non-profit housing providers for permanent housing options for community members experiencing homelessness. CCHA is coordinating efforts for staff recruitment and stability aspiring to fill open positions and support the system of care. A new nursing care facility is anticipated to open in Vermont summer 2024 and it will provide a much-needed option for persons who use substances and have been unable to access appropriate levels of care in the state. The City and state partners are exploring an overdose prevention site in the city and service providers continue to advocate for de-stigmatization of substance use.

DRAFT

SP-45 GOALS SUMMARY – 91.215(A)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Create New Affordable Housing	2024	2028	Affordable Housing Homeless	NEIGHBORHOOD REVITALIZATION STRATEGY AREA City-Wide	Affordable Housing Addressing Homelessness	CDBG: \$200,000 HOME: \$2,519,304	Rental units constructed: 35 Household Housing Unit
2	Improve Existing Affordable Housing	2024	2028	Affordable Housing Homeless Non-Homeless Special Needs	NEIGHBORHOOD REVITALIZATION STRATEGY AREA City-Wide	Affordable Housing Addressing Homelessness	CDBG: \$398,000 HOME: \$484,493	Rental units rehabilitated: 145 Household Housing Unit Homeowner Housing Rehabilitated: 15 Household Housing Unit
3	Public Services	2024	2028	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	City-Wide	Affordable Housing Addressing Homelessness Community Services and Safety	CDBG: \$514,900	Public service activities other than Low/Moderate Income Housing Benefit: 5075 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Improve Public Facilities and Infrastructure	2024	2028	Non-Housing Community Development	NEIGHBORHOOD REVITALIZATION STRATEGY AREA City-Wide	Addressing Homelessness Community Services and Safety Public Facilities and Infrastructure Improvements	CDBG: \$1,101,258	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 42645 Persons Assisted
5	Economic Development	2024	2028	Non-Housing Community Development	NEIGHBORHOOD REVITALIZATION STRATEGY AREA City-Wide	Economic Development	CDBG: \$465,642	Businesses assisted: 515 Businesses Assisted
6	Improve Economic Opportunities	2024	2028	Non-Housing Community Development	City-Wide	Community Services and Safety Economic Development	CDBG: \$260,000	Public service activities other than Low/Moderate Income Housing Benefit: 435 Persons Assisted
7	Planning and Administration	2024	2028	Administration	City-Wide	Planning and Administration	CDBG: \$713,200 HOME: \$207,000	Other: 1 Other

Table 51 – Goals Summary

Goal Descriptions

1	Goal Name	Create New Affordable Housing
	Goal Description	<p>The City of Burlington will provide resources to increase the supply of decent, safe and accessible housing that is affordable to low-moderate income households. This could be construction of new rental units or homes available for purchase.</p> <p>HOME and CDBG funds will directly assist the construction of 20 new units in an anticipated 40 unit new residential building in the NRSA. It is anticipated that the HOME funds will leverage other resources totaling an additional 40 new affordable units in Burlington.</p> <p>It is anticipated that CDBG funds will assist in the construction of a new multi-unit building</p> <p>It is anticipated that 25% of newly constructed affordable units in Burlington will be designated for persons who are unhoused.</p>
2	Goal Name	Improve Existing Affordable Housing
	Goal Description	<p>The City of Burlington needs additional housing. With limited space for new housing projects and aged housing stock maintaining and improving on existing housing is essential. Improvements may bring housing to code, provide safety improvements, energy efficiency improvements, access modifications and or respond to other home hazards. With improvements in housing stock more community members (homeowners and tenants renting units), can live in decent housing.</p> <p>When possible prioritization and support will be provided to housing that supports persons who are exiting homelessness or persons with special needs.</p>
3	Goal Name	Public Services
	Goal Description	<p>The City of Burlington will utilize CDBG funds for projects that support low-moderate income community members and basic needs through funding of necessary services; improving services for older community members, individuals with disabilities, and persons with substance use and/or mental health challenges so that they can participate fully in the community; providing support to low-income individuals and families with children; and assisting community members experiencing homelessness.</p>
4	Goal Name	Improve Public Facilities and Infrastructure
	Goal Description	<p>The City of Burlington will use CDBG funds to improve the quality and/or increase quantity of public improvements that benefit persons with low to moderate-incomes. Safe and accessible public facilities and infrastructure support equity, inclusivity, wellness and quality of life.</p>

	Goal Name	Economic Development
5	Goal Description	The City of Burlington will fund activities that support low and moderate-income community members to gain employment, self-sufficiency, education, job training, technical assistance, and access economic opportunities.
	Goal Name	Improve Economic Opportunities
6	Goal Description	Provide opportunities for persons with low-moderate incomes and people who may be marginalized or historically marginalized to improve their economic status by supporting workforce development, childcare, services for children, youth and young adults and support activities and projects that expand resource accessibility to these community members as well.
	Goal Name	Planning and Administration
7	Goal Description	The City of Burlington will provide effective and efficient implementation of CDBG and HOME funding in accordance with federal regulations.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

It is anticipated that HOME funds will directly assist the construction of 15 new permanently affordable units for extremely low-income, low-income, and moderate-income families and leverage other resources enabling the construction of another 65 new permanently affordable units in Burlington.

SP-50 PUBLIC HOUSING ACCESSIBILITY AND INVOLVEMENT – 91.215(C)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

Burlington Housing Authority (BHA) does not have a Section 504 Voluntary Compliance Agreement. For individuals utilizing housing authority subsidies or residing in BHA owned or managed housing reasonable accommodations requests are reviewed when made, Section 504 reviews are conducted on an annual basis to ensure program access.

Activities to Increase Resident Involvement:

BHA has engaged in ways to increase resident involvement in several ways. This includes:

- Support and encouragement for residents in its affordable housing properties to form resident associations.
- In early 2024 BHA's largest affordable housing residence voted to form a resident association.
- BHA has formed a Resident Advisory Board (RAB) with representatives from its housing developments, and the Section 8 program. The RAB meets periodically to provide input on BHA's Plans and Policies.
- A BHA program participant serves on the 5-member BHA Board of Commissioners.
- BHA's Section 8 Housing Choice Voucher Program includes a Homeownership option.

Is the public housing agency designated as troubled under 24 CFR part 902?

No, The Burlington Housing Authority is designated as a *High Performer* housing authority.

SP-55 BARRIERS TO AFFORDABLE HOUSING – 91.215(H)

Barriers to Affordable Housing

Local public policies in Burlington continue to have negative effects on affordable housing and residential investment.

Changes to the City zoning regulations in March 2024 allowed for: removing lot size minimums in some areas, increased lot coverage limits, decreased setback limits, multiple buildings on lots, increase in units per building, some changes in building heights and changing residential district boundaries.

The City's Inclusionary Zoning requirements have been identified by some developers as an impediment to large projects, especially multi-unit home ownership.

The complexity and multiplicity of City requirements have been identified as impediments; areas of limitation include: zoning, historic preservation, energy efficiency, lead-based paint, the development review board, fire safety policies and high property taxes.

Small scale building, such as accessory dwelling units (ADU) is hampered by the requirement of a sprinkler system for many units and an owner-occupancy requirement for an ADU location.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

As noted above the City has made progress on ameliorating barriers to affordable housing and anticipates continuing those efforts in the next five years. Guided by PlanBTV (the municipal development plan) the City hopes to implement the following strategies:

- Development of unutilized or underutilized areas in the City such as the *South End Innovation District* - transforming currently underutilized land (primarily parking lots) into a mixed-use area in the City adding 1,100 units at least 20% of which would be affordable due to Inclusionary Zoning requirements.
- Continue to invest Housing Trust Fund revenue into affordable housing projects and community providers who support persons who need affordable housing.
- Agreement with the University of Vermont to increase on-campus housing and relieve demand for college-student housing off-campus.

SP-60 HOMELESSNESS STRATEGY – 91.215(D)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The Chittenden County Homeless Alliance (CCHA) Coordinated Entry System (CES) utilizes a vulnerability assessment to prioritize unhoused households based on their vulnerability and level of service needs. Standardized Housing Needs Assessments are conducted by trained

Assessment Partners and Assessment Hubs. Access to CES occurs through community resources, 2-1-1 for persons who call the hotline requesting housing assistance or via the CCHA website. The system matches households experiencing homelessness with eligible services based on vulnerability, sustainability and length of homelessness through a standardized, scored assessment. Each eligible household will be assigned a housing navigator and added to a master list of homeless households which is reviewed on a weekly basis by coordinated entry partners for appropriate housing opportunities.

Burlington has several specialty outreach providers that work with households experiencing homelessness to address and assess their needs:

- Howard Center Street Outreach Team - outreach, connection to mental health and substance use services and referral to other providers for individuals, families with children and youth sleeping on the streets in the downtown area.
- Community Outreach and Resource Advocacy Team - outreach, short-term case management, shelter access support, essential item delivery for persons experiencing homelessness.
- Daytime warming centers (COTS and Community Resource Center) - daytime shelter for persons experiencing homelessness, access to limited services, food, internet, computer, toilets and other basic necessities.
- Community Health Centers of Burlington Homeless Healthcare Program - basic health services including primary and preventive care, psychiatry, mental health and substance use support, and referral to dental care. Will visit shelters and congregate locations of persons who are unhoused.
- Veteran's outreach - Supportive Services for Veteran Families and VA Medical Center Homeless services outreach in-person and will connect persons with military experience to various veteran and community resources and housing opportunities.
- Pathways Vermont received a federal SAMHSA grant to connect persons with mental health challenges and substance use to housing supports.
- The City's Community Support Liaisons and Urban Park Rangers connect with persons who are experiencing homelessness and/or unsheltered.

Addressing the emergency and transitional housing needs of homeless persons

It is expected that there will be five emergency shelters serving single adults in the Burlington area: COTS Waystation, ANEW Place, the City's Elmwood Community Emergency Shelter, Champlain Inn and a new City-operated seasonal shelter.

COTS operates the Firehouse and Main Street Family Shelters for households with children.

Steps to End Domestic Violence (Steps) operates a 21-room emergency shelter serving women and children experiencing homelessness as a result of fleeing domestic violence. Survivors of all genders are also served through the Safe Tonight program in partnership with Economic Services.

Spectrum Youth and Family Services operates a shelter for homeless youth and plan to open a second full-time shelter for youth.

Seasonal emergency shelter and general assistance emergency shelter is provided in hotels/motels by the state of Vermont.

There are a limited number of transitional housing programs available: for persons with serious mental health challenges through the Howard Center, youth through Spectrum, victims of domestic violence from STEPS, and persons exiting incarceration.

The City is navigating the balance between investments in long-term housing and the immediate housing needs of people in the community with an aspiration to practice a housing first response to homelessness.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

Transition to Permanent Housing: Continued investment in service providers that support households to transition to permanent housing is essential to decreasing the number of households experiencing homelessness and the duration of their time unhoused.

There are providers within the City that support this transition: Pathways Vermont provides Housing First for households who are chronically homeless, COTS and the Family Supportive Housing Program assist families with children, veterans and their families are assisted through Supportive Services for Veteran Families and the VA Homeless Healthcare team, unaccompanied youth are served by Spectrum, and Safe Harbor supports persons who were chronically homeless in a permanent housing program.

Shortening the period of homelessness: Sufficient housing stock to meet all of the City's needs is essential for diminishing the duration and occurrence of homelessness in Burlington.

Supporting the creation of affordable housing, maintenance of existing affordable housing, incentivizing landlords to house individuals with subsidies or housing vouchers, policy changes to increase housing stock and diminish barriers to creating housing are all components of the City's plan to address homelessness

Preventing returns to homelessness: Ongoing service coordination and support is provided to many households who are exiting homelessness from a variety of community providers with various specialties. Ensuring these services are directed by the household, flexible and individualized will ensure the greatest success for households. Larger affordable housing buildings have on-site staff to assist with tenant needs as well.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving

assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

Several agencies administer prevention services that include back rent assistance, home heating fuel aid, transportation, tenants' rights advocacy and legal representation. The Housing Opportunity Program combines ESG funding with state funding, provides grants for case management, short-term rental subsidies, security deposits, and rental arrearage assistance for those low-income individuals and families at risk of losing their housing.

Youth exiting foster care in Vermont can receive supports that protect them from being discharged into homelessness as they exit legal custody. Supports include individualized service planning and case management, JOBS intensive employment training and planning, and assistance with accessing housing.

Hospital patients are routinely discharged to their previous residence, a nursing home, or medical respite beds.

McKinney Vento funded programs used as needed include emergency shelters and some transitional/permanent housing programs when appropriate.

State-funded assistance through the Vermont Department of Mental Health is available for some persons exiting an institutional setting in the form of contingency funds and state long-term housing subsidy. Some state departments and agencies collaborate with the Burlington Housing Authority, and other affordable housing agencies to utilize Section 8 Housing Choice Voucher Programs for tenant-based and project-based rental assistance units funded by the Low-Income Housing Tax Credit Program. Patients are routinely discharged to Howard Center transitional or step-down.

Some persons leaving corrections can go to their previous residence, a transitional housing program for offenders, a permanent supportive housing program or to live with family.

Two local school districts have a designated position to assist families at-risk of homelessness and experiencing homelessness to maintain or access housing as quickly as possible.

SP-65 LEAD BASED PAINT HAZARDS – 91.215(I)

Actions to address LBP hazards and increase access to housing without LBP hazards

The City of Burlington received a \$3.5 million Lead-Based Paint Hazard Control and Healthy Homes grant from the U.S. Department of Housing and Urban Development that runs through July 3, 2024. The City's Community & Economic Development Office's Burlington Lead Program (BLP) administers the funds to improve health outcomes by reducing lead-based paint, life safety, and indoor air quality hazards. Program goals include evaluating 131 units for lead-based paint hazards, reducing lead-based paint hazards in 88 housing units, addressing healthy home issues, especially life safety and indoor air quality issues in 80 units, and training over 150 individuals in lead-safe work practices, as well as providing outreach and education to the community.

BLP will apply for a four year grant in 2024 anticipated to be \$4 million and include evaluating 135 units for lead-based paint hazards, reducing lead-based paint hazards in 90 units, addressing healthy homes issues in 80 units and training over 200 individuals.

How are the actions listed above related to the extent of lead poisoning and hazards?

Enrolled units will receive X-Ray Fluorescence testing to determine the presence of lead-based paint, risk assessments, project design and planning, project monitoring, and clearance testing. Units enrolled in the Burlington Lead Program will have all lead-based paint hazards addressed, and typical interventions consist of: aggressive treatment of friction surfaces such as window sash replacement and removal of lead-based paint on doors and jambs, lead-based paint removal on chewable surfaces such as windowsills, installation of window well inserts, as well as interior and exterior paint stabilization. Other services that are provided to the community include, education on (lead dust) cleaning techniques, site visits at homes with children under age 6, guidance to rental property owners on how to comply with the Vermont Lead Law (Act 165), and free classes on Lead Law compliance and Lead-Safe Work Practices.

How are the actions listed above integrated into housing policies and procedures?

Housing projects funded with local and federal funds are required to comply with state and federal lead laws. In addition, the City ensures that HOME and CDBG funded housing projects comply with the Lead Safe Housing Rule (LSHR) regulations at Title 24 Part 35 of the Code of Federal Regulations. Given that the additional cost of addressing lead hazards can make some rental, duplex acquisition, and homeowner rehab projects infeasible, the City grants a portion of the cost to comply with the LSHR using CEDO Lead Program, CDBG, or HOME funds. Further, the CEDO Lead Program provides technical assistance to City staff for projects which trigger the LSHR.

SP-70 ANTI-POVERTY STRATEGY – 91.215(J)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

According to the 2012-2016 ACS Burlington's overall financial poverty rate is around 25% (the 2022 ACS puts the total number at 23.6%). When off-campus college students are removed from the assessment the rate drops to 16.8% - an amount that is still greater than either the statewide or national averages.

Burlington's anti-poverty **goals** are that all residents:

- Meet basic needs and have stable living situations, including access to and retention of safe, affordable, decent and healthy housing
- Increase and protect asset accumulation and resident net worth
- Access employment opportunities and/or job training, affordable child care options, and educational opportunities
- Decrease social isolation and increase social capital

City **policies** directed towards this strategy include:

- Activities funded through CDBG and HOME programs are directed at reducing the number of people experiencing financial poverty, preventing

financial poverty and assisting persons with limited financial means to meet their basic needs

- The Burlington Housing Trust Fund (tax revenues dedicated for affordable housing and capacity building for affordable housing providers)
- The City's Livable Wage Ordinance
- The City's Women in Construction Trades Ordinance (aimed at increasing opportunities for women in the construction trades)
- The City's Inclusionary Zoning Ordinance (which makes affordable housing an integral part of every newly constructed residential project of 5 units or more in the City)
- The City's Affirmatively Furthering Fair Housing Policy
- The creation of the Racial Equity Inclusion and Belonging department to advance accessibility and equity

Programs within the City that reduce the number of families experiencing financial poverty and/or address their needs:

- Childcare for working parents that promoted early childhood development
- Affordable housing - maintaining existing units and expanding the number of affordable units
- Income tax assistance for persons with limited income
- Job training and construction certifications
- Small business development assistance
- Trusted Community Voices program (language interpretation and cultural brokering support)
- The Burlington Community Justice Center - community-based response to crime and conflict that serves youth and adults with substance use related crimes, court diversion, pretrial services, support for individual crime victims, post-incarceration community re-entry, and Restorative Justice panels

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

While the City of Burlington has limited control of the many factors that cause poverty, the City utilizes its limited resources and powers to reduce financial poverty among community members.

This affordable housing plan is aligned with the City's goals, policies and programs for reducing financial poverty.

- The majority of CDBG funds are directed into the NRSA for families experiencing financial poverty and to support housing improvements, the preservation of affordable housing or the creation of new units
- The City's Housing Trust Fund and the Inclusionary Zoning Ordinance are key City policies which create and retain affordable housing units and align with the goals of this plan (increasing and improving affordable housing)
- The City invests in economic development opportunities, removing barriers to economic opportunities, supporting the Livable Wage Ordinance, and assisting small business owners

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

All CDBG subrecipient activities are subject to a desk monitoring on a quarterly basis through detailed reports submitted with each reimbursement request. CEDO is developing a new and improved CDBG sub-recipient monitoring program that includes a newly developed risk assessment tool. Once implemented, the risk assessment process will rank each sub-recipient program based on program timeliness, performance measures, reporting accuracy, and several other compliance factors. CEDO staff plans to conduct in-person monitoring in the winter of 2023.

HOME subrecipients are monitored through annual project compliance monitoring for beneficiary rent and income levels and Property Standards. The City ensures compliance via contracts, and annually reviews audits and project financials. The City performs the following risk assessment:

- No single loan/grant may exceed the HUD limit.
- All HOME units must conform to Burlington's minimum housing code and to HUD's housing quality standards.
- Energy conservation improvements may be required per the City's HOME Program Property Rehabilitation Standards.
- Contractors must bid in accordance with federal, state and City requirements.
- The City, as a local government, assesses a developer's capacity to complete a HOME project and the project's long-term viability before committing HOME funds.

Burlington's nonprofit housing organizations are very seasoned and have earned recognition from HUD and other national and international organizations. As part of the assessment, we review the staff of all potential HOME recipients. Being a small community, there is familiarity with these organizations. The projects are also reviewed in conjunction with the current and future market capacity for the project. Based on this analysis, monitoring of subrecipients and previous record of success, the City determines whether the HOME-funded developers have sufficient capacity to complete projects and ensure the long-term viability of HOME projects. Additional oversight activities for HOME Projects include reviewing financial statements and project pro formas and assessing assets and management performance.

The Community & Economic Development Office (CEDO) maintains a list of known self-certified DBEs. This list, together with the state's online DBE registry, is available to City departments and to subrecipients for their procurement processes. HOME recipients are required to use the CEDO's list and the State of Vermont registry, and to make the HOME-assisted project bidding available to MBE, DBE and Section 3 contractors.

2024 ANNUAL ACTION PLAN

AP-15 EXPECTED RESOURCES – 91.220(C) (1,2)

Introduction

Public Notice: As of April 5th, 2024, the funding amounts shown in this Draft Action Plan are estimated amounts for both CDBG and HOME programs. Final allocations from HUD will be awarded on or around May, 2024 and the Draft Action Plan will be updated to reflect those funding amounts.

Any increase or decrease in funding from HUD relative to the estimated allocation amount described in this Draft Plan will be applied to the following Projects:

- CDBG/HOME Project - Affordable Housing
- CDBG Project – Public Facilities and Infrastructure
- CDBG Project - Public Service, not to exceed the 15% total allocation cap
- CDBG/HOME Project - Admin and Planning will be calculated at 20% of the final HUD allocation

CDBG and HOME Program funding are critical for assisting the City of Burlington with addressing its needs for affordable housing and community development. The anticipated funding amounts for the remainder of the Consolidated Plan are projections based on current year awards. There are a multitude of factors that affect HUD allocations each year and future funding is uncertain.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan	Narrative Description
			Annual Allocation:	Program Income:	Prior Year Resources:	Total:		
CDBG	Public-federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$700,000	\$0	\$87,000	\$787,000	\$2,866,000	The City expects to leverage significant federal, state, local and private resources over the course of the Consolidated Plan.

HOME	Public-federal	Acquisition						The City expects to leverage significant federal, state, local and private resources over the course of the Consolidated Plan.
		Homebuyer assistance						
		Homeowner rehab						
		Multifamily rental new construction	\$414,000	\$0	\$1,140,797	\$1,554,797	\$1,656,000	
		Multifamily rental rehab						
		New construction for ownership						
TBRA								

Table 52 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City anticipates leveraging additional funds and resources to support priority needs identified in this plan and satisfy matching requirements of these funds. Additional resources and approximate values over the duration of this Consolidated Plan are listed below:

- McKinney-Vento funds under the HEARTH Act - \$6,000,000
- Health Homes Lead Grant - \$4,000,000
- Low-Income Housing Tax Credits - \$15,950,000 (this is a statewide allocation)
- City of Burlington Housing Trust Funds - \$5,825,000
- Burlington Housing Authority rental subsidies - \$125,000,000

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City is utilizing City-owned land to house shelter pods that provide temporary housing to persons experiencing homelessness in the community. This location is within the City's NRSA and the City hopes to partner with a non-profit housing developer to build permanent affordable housing at the site.

Discussion

CDBG’s anticipated resources includes \$87,000 of prior year resources. \$35,000 of the prior year resources are 2020 funds that will be used to fund a public service project in the 2024 program year. Public Service projects are capped at 15% of the annual CDBG allocation, but the public service cap was waived for the 2020 allocation for activities that will prevent, prepare for, and respond to coronavirus. The City will use \$35,000 of prior year 2020 funds for a public service project that was designed specifically to respond to the coronavirus while funding the remaining public service projects with 2024 funds which is capped at 15% of the 2024 allocation. This funding adjustment will be accurately reflected in the City’s 2024 Consolidated Annual Performance and Evaluation Report (CAPER) – Report #PR26. The remaining \$52,000 of prior year resources will be committed to Development activities. See “Projects” section below for more details on these activities. Prior year HOME resources will be invested in the creation of new affordable housing and the rehabilitation of existing affordable housing units.

AP-20 ANNUAL GOALS AND OBJECTIVES

Goals Summary Information

	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Create New Affordable Housing	2024	2028	Affordable Housing Homeless	City-Wide NRSA	Affordable Housing Addressing Homelessness	CDBG: \$0 HOME: \$1,277,304	Rental units constructed: 6 Household Housing Unit
2	Improve Existing Affordable Housing	2024	2028	Affordable Housing Homeless Non-Homeless Special Needs	City-Wide	Affordable Housing Addressing Homelessness	CDBG: \$13,000 HOME: \$236,093	Rental units rehabilitated: 55 Household Housing Unit
3	Public Services	2024	2028	Affordable Housing Homeless	City-Wide	Affordable Housing Addressing Homelessness	CDBG: \$85,000 HOME: \$0	Public service activities other than Low/Moderate Income

				Non-Homeless Special Needs Non-Housing Community Development		Community Services and Safety		Housing Benefit: 1015 Persons Assisted
4	Economic Development	2024	2028	Non-housing community development	City-Wide NRSA	Economic Development	CDBG: \$185,642 HOME: \$0	Businesses assisted: 205 Businesses Assisted
5	Improve Economic Opportunities	2024	2028	Non-housing community development	City-Wide	Economic Development	CDBG: \$55,000 HOME: \$0	Public service activities other than Low/Moderate Income Housing Benefit: 87 Persons Assisted
6	Improve Public Facilities and Infrastructure	2024	2028	Non-housing community development	NRSA	Community Services and Safety Public Facilities and Infrastructure Improvements	CDBG: \$308,358 HOME: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 700 Persons Assisted
7	Planning and Administration	2024	2028	Other	City-Wide	Planning and Administration	CDBG: \$140,000 HOME: \$41,400	Other: 1 Other

Table 53 – Goals Summary

Goal Descriptions

1	Goal Name	Create New Affordable Housing
	Goal Description	During this Action Plan, HOME funds will be used for the construction of 6 new affordable housing units.
2	Goal Name	Improve Existing Affordable Housing
	Goal Description	During this Action Plan, CDBG funds will be used to improve 45 housing units at Ethan Allen Residence, a senior living facility. HOME funds will be used to rehabilitate approximately 10 housing units.
3	Goal Name	Public Services
	Goal Description	During this Action Plan, CDBG funds have been allocated to Steps to End Domestic Violence-Safe Tonight which provides services and shelter to survivors of domestic violence; to Pathways-Housing First Services in Chittenden County which provides permanent housing placement along with intensive community-based services for individuals with histories of homelessness; to CVOEO-Volunteer Income Tax Assistance (VITA) which provides free tax preparation and electronic filing services for low-mod-income households; and to Vermonters for Criminal Justice Reform (VCJR) for a specialized re-entry and recovery center and overdose prevention for people living with substance use disorders and co-occurring mental health disorders.
4	Goal Name	Economic Development
	Goal Description	During this Action, CDBG funds will be used to fund three microenterprise programs, CVOEO-Micro Business Development Program and Mercy Connections-Small Business Equity Project. Additionally, the City's Business & Workforce Development department will provide technical assistance to small businesses and entrepreneurs with a focus on BIPOC individuals.
5	Goal Name	Improve Economic Opportunities
	Goal Description	During this Action Plan, CDBG funds will be allocated to Lund's Residential and Community Treatment Services Program which provides childcare services, treatment, and family support for vulnerable children and families. Additionally, the City's CEDO department will provide a Personal Care Assistant (PCA) Plus Workforce Training Program which provides job training for low-income BIPOC individuals including immigrants and refugees.
6	Goal Name	Improve Public Facilities and Infrastructure
	Goal Description	During this Action Plan, CDBG funds will be allocated to Champlain Housing Trust-Community Resource Center/Feeding Chittenden Addition Project to construct a two-story addition to better accommodate the staffing and services of the food shelf and Community Resource Center (CRC).
7	Goal Name	Planning and Administration
	Goal Description	To support the capacity of the nonprofit institutional delivery structure in the City; pursue State and Federal resources in support of City initiatives; implement City planning efforts; administer community and economic development programs; and support fair housing efforts in the City.

AP-35 PROJECTS – 91.220(D)

Introduction

This part of the Action Plan provides a summary of the eligible projects and activities that will take place during the program year to address the priority needs and specific objectives outlined in the Strategic Plan. The eligible projects are associated with at least one priority need and at least one or more goals.

Projects

#	Project Name
1	Affordable Housing
2	Public Facilities & Infrastructure
3	Microenterprise/Economic Development
4	Public Service
5	Admin and Planning

Table 54 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Allocation priorities are based on the City's 2024 Consolidated Plan Needs Assessment, the extensive public participation process including in-person interviews and surveys directed at Burlington community partners and all Burlington residents, the City's 2024 Strategic Plan, and the CDBG Advisory Board's recommended awards to local non-profits.

The biggest obstacle to addressing underserved needs continues to be insufficient funding resources. The City will continue to pursue additional federal, state, and private resources but does not expect to overcome the obstacle of declining local and federal resources.

AP-38 PROJECT SUMMARY

Project Summary Information

1	Project Name	Affordable Housing
	Target Area	NEIGHBORHOOD REVITALIZATION STRATEGY AREA City-Wide
	Goals Supported	Create New Affordable Housing Improve Existing Affordable Housing
	Needs Addressed	Affordable Housing Addressing Homelessness
	Funding	CDBG: \$13,000 HOME: \$1,513,397

	Description	To improve 45 housing units at Ethan Allen Residence, a senior living facility, and to create/sustain affordable housing units through rehab and/or construction.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	61 low-moderate income households: Living Well Group – Ethan Allen Residence Lighting Upgrade: 45 HOME projects: 16
	Location Description	Scattered sites – City-Wide and NRSA
	Planned Activities	\$13,000 Living Well Group – Ethan Allen Residence Lighting Upgrade \$1,513,397 HOME projects
2	Project Name	Public Facilities & Infrastructure
	Target Area	NEIGHBORHOOD REVITALIZATION STRATEGY AREA
	Goals Supported	Improve Public Facilities & Infrastructure
	Needs Addressed	Public Facilities and Infrastructure Improvements
	Funding	CDBG: \$308,358
	Description	To construct a two-story addition to better accommodate the staffing and services of Feeding Chittenden and Community Resource Center (CRC).
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Champlain Housing Trust (CHT)– Community Resource Center/Feeding Chittenden Addition: 700 low-moderate income households
	Location Description	NEIGHBORHOOD REVITALIZATION STRATEGY AREA
	Planned Activities	\$200,000 CHT - Community Resource Center/Feeding Chittenden Addition \$108,358 activity TBD
3	Project Name	Microenterprise/Economic Development
	Target Area	NEIGHBORHOOD REVITALIZATION STRATEGY AREA City-Wide
	Goals Supported	Economic Development
	Needs Addressed	Economic Development
	Funding	CDBG: \$185,642
	Description	To fund three microenterprise programs, CVOEO-Micro Business Development Program and Mercy Connections-Small Business Equity Program, with a focus on BIPOC individuals. The City of Burlington will also deliver technical assistance to micro enterprises with a focus on BIPOC businesses located in the NRSA.

	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	205 low-moderate income individuals: Business & Workforce Development – Microenterprise Technical Assistance: 25 CVOEO – Micro Business Development Program: 80 Mercy Connections – Small Business Equity Project: 100
	Location Description	Services will be provided to persons City-Wide with a focus on businesses located in the NRSA
	Planned Activities	\$40,000 Business & Workforce Development – Microenterprise Technical Assistance \$70,642 CVOEO – Micro Business Development Program \$75,000 Mercy Connections – Small Business Equity Project
4	Project Name	Public Service
	Target Area	City-Wide
	Goals Supported	Public Services Improve Economic Opportunity
	Needs Addressed	Affordable Housing Addressing Homelessness Community Services and Safety Economic Development
	Funding	CDBG: \$140,000
	Description	To provide funds to Steps to End Domestic Violence-Safe Tonight which provides services and shelter to survivors of domestic violence; to Pathways-Housing First Services in Chittenden County which provides permanent housing placement along with intensive community-based services for individuals with histories of homelessness; to CVOEO-Volunteer Income Tax Assistance (VITA) which provides free tax preparation and electronic filing services for low-mod-income households; to Vermonters for Criminal Justice Reform (VCJR) for a specialized re-entry and recovery center and overdose prevention for people living with substance use disorders and co-occurring mental health disorders; to Lund’s Residential and Community Treatment Services Program which provides childcare services, treatment, and family support for vulnerable children and families; to the City’s CEDO department to provide a Personal Care Assistant (PCA) Plus Workforce Training Program which focuses on job training for low-income BIPOC individuals including immigrants and refugees.
	Target Date	6/30/2025
	Estimate the number and type of families	1,102 low-moderate income individuals: Pathways – Housing First Services in Chittenden County: 45

	that will benefit from the proposed activities	Vermonters for Criminal Justice Reform – Re-Entry and Recovery Center with Contingency Management: 100 Steps to End Domestic Violence – Safe Tonight: 251 adults/119 children CVOEO – Volunteer Income Tax Assistance (VITA): 500 Lund – Residential and Community Treatment Services: 62 CEDO – Personal Care Assistant (PCA) Plus Workforce Training Program: 25
	Location Description	City-Wide
	Planned Activities	\$25,000 Pathways – Housing First Services in Chittenden County \$20,000 Vermonters for Criminal Justice Reform – Re-Entry and Recovery Center with Contingency Management \$25,000 Steps to End Domestic Violence – Safe Tonight \$15,000 CVOEO – Volunteer Income Tax Assistance (VITA) \$20,000 Lund – Residential and Community Treatment Services \$35,000 CEDO – Personal Care Assistant (PCA) Plus Workforce Training Program
5	Project Name	Admin and Planning
	Target Area	City-Wide
	Goals Supported	Planning and Administration
	Needs Addressed	Planning and Administration
	Funding	CDBG: \$140,000 HOME: \$41,400
	Description	Administration funding for CDBG and HOME grants.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	City-Wide
	Planned Activities	To support the capacity of the nonprofit institutional delivery structure in the City; pursue State and Federal resources in support of City initiatives; implement City planning efforts; administer community and economic development programs; and support fair housing efforts in the City.

AP-50 GEOGRAPHIC DISTRIBUTION – 91.220(F)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Approximately 44% of the City's CDBG resources are directed to activities that target the City's Neighborhood Revitalization Strategy Area (NRSA). Although 2024 HOME entitlement funds will not be directed to the NRSA as they will be assisting an integrated project directly west of the designated area, it is anticipated that 100% of Community Housing Development Organization (CHDO) rehabilitation funds will be expended in the NRSA.

The City of Burlington's Neighborhood Revitalization Strategy Area was approved in January 2006 and reapproved with the 2018 Consolidated Plan. The City is submitting a revised NRSA for approval with the 2024 Consolidated Plan that will focus solely on Burlington's Old North End neighborhood which includes census tract 42, the western portion of census tract 6 and the southern portion of census tract 3. The NRSA as a whole is primarily residential, with 75% of parcels being residential units. The NRSA contains 75% low- and moderate-income residents (based on HUD's low- and moderate-income area data) with approximately 30% of the total population in the NRSA living below the federal poverty level.

Geographic Distribution

Target Area	Percentage of Funds
NEIGHBORHOOD REVITALIZATION STRATEGY AREA	44
City-Wide	56

Table 55 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The rationale for allocating investments into the NRSA is based on low-and moderate-income residential density and the need to create or improve affordable housing units, the need for neighborhood facility upgrades and expansion of services, and the need for microenterprise expansion and support to individuals located in the NRSA. These needs were considered and assessed through the 2024 Consolidated Plan public participation process, the CDBG Notice of Funding Availability response from community non-profits, an anticipated future HOME project that will be a permanent multi-unit building at a city-owned lot that is currently serving as a temporary shelter, assessment of the housing market in the area which shows a concentration of older homes in need of repair, requests for assistance the City has received for necessary repair projects from older community members, and requests for assistance to the Burlington Housing Trust Fund (concentration of requests in this area). CDBG and HOME resources are proportionally being directed outside of the NRSA based on the 2024 Strategic Plan and on the City's commitment to provide affordable housing, economic opportunity, and a suitable living environment to all low- and moderate-income residents throughout the City.

Discussion

Data sources – ESRI; US Census ACS 2022, 2011-2015 ACS

AP-55 AFFORDABLE HOUSING – 91.220(G)

Introduction

This section of the Action Plan specifies the goals for the number of homeless, non-homeless, and special needs households to be provided affordable housing within the program year.

One Year Goals for the Number of Households to be Supported	
Homeless	
Non-Homeless	16
Special-Needs	45
Total	61

Table 56 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	
The Production of New Units	6
Rehab of Existing Units	55
Acquisition of Existing Units	
Total	61

Table 57 - One Year Goals for Affordable Housing by Support Type

Discussion

CDBG funds will be used for Living Well Group’s Ethan Allen Residence (senior living facility) Lighting Upgrade project and will benefit 45 rental unit households. HOME funds will be used for the construction/rehabilitation of 16 affordable housing units.

AP-60 PUBLIC HOUSING – 91.220(H)

Introduction

The Burlington Housing Authority (BHA) completed the conversion of its public housing units to the Section 8 Project-Based Voucher Program through the HUD Rental Assistance Demonstration (RAD) program. Our jurisdiction no longer has any public housing units.

Actions planned during the next year to address the needs to public housing

Our jurisdiction no longer has any public housing units.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

BHA has formed a Resident Advisory Board (RAB) with representatives from the Section 8 program. The RAB meets periodically to provide input on BHA’s Plans and Policies. BHA will provide continuing financial and staff support to any active resident association in its properties. One BHA program participant serves on the BHA Board of Commissioners. BHA supports the Section 8 Homeownership Program.

BHA endeavors to provide a good living environment in its affordable housing developments through effective screening and strict lease enforcement. In addition to the Family Self-Sufficiency program, the Burlington Housing Authority supports programs such as the DREAM mentoring program and the Summer Lunch program. BHA has also initiated a Housing Retention program to work with residents who are at risk of losing their housing.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

The Burlington Housing Authority is not designated as troubled.

AP-65 HOMELESS AND OTHER SPECIAL NEEDS ACTIVITIES – 91.220(I)

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Service providers providing outreach to persons experiencing homelessness will continue their work this year. The following services support persons while they are unhoused:

Two daytime warming centers - both provide access to food and referral resources - one also has laundry and showers

Community Health Centers of Burlington Homeless Healthcare Program provides outreach to individuals in congregate settings and also has an office location specifically for persons who are unhoused

Salvation Army (providing meals and other basic necessities)

Veteran's outreach team - will engage qualifying service members with SSVF and/or VASH

School district education liaison and others

Howard Center Street Outreach team within the downtown area

The City of Burlington's Crisis Advocacy Intervention Program - a team who outreaches to individuals who are experiencing unsheltered homelessness assisting them by bridging service gaps.

A Local Interagency Team provides consultation and expertise to help resolve difficult situations among community members with complex needs, often persons who are experiencing unsheltered homelessness. The team seeks housing options and community-based services to diminish risk of criminal justice involvement or hospitalization.

The Chittenden County Coordinated Entry System (CES) supports individuals and families experiencing a housing crisis to be directly engaged and linked to the CES wherever they may present requesting assistance. The system matches households experiencing homelessness with eligible services based on vulnerability, sustainability and length of homelessness through a standardized, scored assessment. Each eligible household will be assigned a housing navigator

and added to a master list of homeless households which is reviewed on a weekly basis by coordinated entry partners for appropriate housing opportunities. Currently, eligible households include HUD-defined 'literally homeless' and 'imminent risk' households.

Addressing the emergency shelter and transitional housing needs of homeless persons

Emergency shelter needs continue to exceed capacity. This year the City will continue to utilize existing systems and resources as well as explore options for additional capacity:

COTS Waystation - adult shelter

ANEW Place - adult transitional housing

City's Elmwood Community Emergency Shelter - operates as a low-barrier transitional housing location with longer residencies due to incapacity to find permanent housing

COTS Firehouse and Main Street Family Shelters for households with children

Steps to End Domestic Violence (Steps) Emergency Shelter - 21-room emergency shelter serving women and children fleeing domestic violence.

Safe Tonight - serving survivors of domestic violence of all genders

Emergency hotel/motel program funded by the state

Seasonal warming shelter may be managed by the City and will aspire to accommodate 30-50 guests a night

Increases in the number of people experiencing homelessness, a negligible increase in new housing stock, and increases in housing expenses will make it challenging to address the needs of community members who are unhoused this year.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Chronically homeless:

- The City of Burlington administered HUD funded Shelter plus Care subsidies this reporting year. In partnership with community health and mental health providers, households who previously experienced chronic homelessness were provided permanent supportive housing assistance in scattered-site residences in Chittenden County.
- Pathways' Housing First program supports individuals who have experienced chronic homelessness and are identified as the "most vulnerable" to access subsidies, find housing, and provide wrap-around services to support them in their housing.
- Howard Center's Community Rehabilitation and Treatment program supports individuals with serious mental health challenges with a variety of housing.

- **GOAL:** utilize all Shelter plus Care subsidies, provide permanent supportive housing to at least 60 households in Burlington

Families with children:

- The Family Supportive Housing (FSH) program provides intensive home-based service coordination and service management to families who have experienced homelessness and have complex needs.
- COTS provides transitional and permanent housing for families who are unhoused
- School liaisons work to support families with school consistency and access for kids who are unhoused
- **GOAL:** Reduce the number of families with children experiencing homelessness by 25%. Ensure families with children are in housing within 6 months of experiencing homelessness

Veterans and their families:

- In 2020 the city of Burlington celebrated the *end of veteran homelessness* after achieving federal benchmarks that demonstrated the experience of homelessness for veterans in Burlington was rare and brief. Veteran households experiencing homelessness are eligible for Supportive Services for Veteran Families rapid rehousing support that ensures that veterans' experiences of homelessness are resolved quickly and/or prevented altogether.
- **GOAL:** maintain the end of veteran homelessness benchmarks throughout this year

Unaccompanied Youth:

- Spectrum Youth and Family Services provide a variety of services to unaccompanied youth who are experiencing homelessness. Spectrum operates a warming shelter, transitional housing, a drop-in center, supportive housing, counseling and health services, mentoring and other supports. Spectrum participates in a state-wide network of providers supporting youth experiencing homelessness and the Chittenden Homeless Alliance.
- **GOAL:** Identify permanent housing for 80% of youth within 6-months of contact with service provider.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

Helping households avoid becoming homeless:

- Continue conversations and planning for more housing stock
- Explore incentivizing landlords to prioritize units for persons exiting homelessness

- Ensure ongoing coordination between community providers and institutions that may be exiting individuals or households into homelessness
- Provide resources for back-rent, unpaid utilities, etc. when households find they are at risk of homelessness because of financial challenges

AP-75 BARRIERS TO AFFORDABLE HOUSING – 91.220(J)

Introduction:

Burlington has addressed the barriers to affordable housing under the Market Analysis and Strategic Plan sections of the Consolidated Plan. There is a limited supply of housing units at all levels of the market and a low vacancy rate exacerbates this challenge. Impacts of pandemic-era changes include an influx of new residents and a stop to new construction and rehabilitation. Other factors impacting the City's housing stock include: the age of the housing stock (one of the oldest in the nation), a high proportion of college and graduate students living off-campus, and changes in household composition - Burlington's average persons per housing unit is 2.13, below the national average of 2.51. Burlington has a significantly higher percentage of renters compared to owners and rent rates have increased significantly in recent years. Public policies that are controlled at the local level which impact the cost of housing include policies on historic preservation, lead-based paint safety practices, zoning restrictions such as minimum lot coverage, limitations on number of units, set-back requirements, height restrictions, fire-safety policies limitations, and others. Older homes need energy efficiency upgrades, lead-based paint hazard reduction, and other rehabilitation to make them safe, affordable and sustainable over the long term.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

In recent years the City has made progress on ameliorating barriers to affordable housing including:

- Easing of restrictions for Accessory Dwelling Units on owner-occupied lots
- Eliminating minimum parking requirements for the development of new housing units
- Limitations on the operations of short-term rentals
- Passage of BTV Neighborhood Code which includes removing lot size minimums in some areas, increased lot coverage limits, decreased setback limits, multiple buildings on lots, increase in units per building, some changes in building heights and changing residential district boundaries.

Discussion:

The city hopes to implement the following:

- Allowance of duplexes on all single unit allowed lots and up to quadplexes on lots with sufficient allowances.
- Development of unutilized or underutilized areas in the city such as the South End Innovation District.

- Agreement with the University of Vermont to increase on-campus housing and relieve demand for college-student housing off-campus.

AP-85 OTHER ACTIONS – 91.220(K)

Introduction:

Burlington aims to spend over 95% of CDBG expenditures assisting low-and moderate-income residents. The City will continue its commitment to the preservation of affordable housing units and actions that will foster and maintain affordable housing in Burlington. In addition, the City, through the Community & Economic Development Office, will diligently work to reduce lead-based paint hazards in the homes of local residents. The activities listed in this Action Plan work to reduce the number of households in poverty; and with enhanced coordination with nonprofit partners, services will have a greater impact on this goal.

Actions planned to address obstacles to meeting underserved needs

- The City will continue to grow the grand list, pursue additional federal, state and private resources.
- The City will continue to work with partners to examine obstacles such as benefits cliffs and to advocate for appropriate policy changes.
- The City will encourage local agencies to explore ways to deliver services in a more cost-effective and efficient manner, prioritize resources to serve the most in need, and focus on collaboration between local agencies.
- The City will foster an inclusive and equitable post-pandemic recovery that rebuilds economic opportunity for all, while ensuring that gaps in social services continue to be met, especially as surplus funding for expanded services diminishes.

Actions planned to foster and maintain affordable housing

- Invest \$1,950,000 in City ARPA funds into two new affordable multi-unit housing projects.
- Maintain the City's Special Assistant to End Homelessness position within the City's Community and Economic Development Office (CEDO) to provide a single point of accountability for expanded community effort.
- Maintain the Elmwood shelter pods community and investigate developing permanent affordable housing at the City-owned site.
- Invest increased Housing Trust Fund resources into affordable housing and services for persons who have experienced homelessness.
- Continue pre-development and planning of a mixed-use Enterprise Innovation District in a portion of the South End.

Actions planned to reduce lead-based paint hazards

In January 2021, the City of Burlington received a \$3,093,922.00 Lead-Based Paint Hazard Control grant from the Department of Housing and Urban Development and a \$530,000.00 Healthy Homes grant to complete work on 88 housing units by July 2024. These funds are administered through the Community and Economic Development Office by the Burlington

Lead Program to reduce lead-based paint hazards and healthy homes hazards in eligible units to eliminate childhood lead poisoning and make homes healthier to live in. The Burlington Lead Program anticipates being awarded a 4-year \$4 million grant from HUD in January 2025. Through a combination of both grants, from July 1, 2024 – June 30, 2025, the Burlington Lead Program plans to evaluate 12 units for lead-based paint and other health hazards, reduce lead-based paint hazards in approximately 10 housing units and reduce other health hazards in 8 housing units, conduct 12 community outreach and education events, and provide lead-safety training to approximately 45 individuals.

Actions planned to reduce the number of poverty-level families

All of the activities funded through the City's CDBG and HOME programs are ultimately directed at reducing the number of people living in poverty, providing for basic needs, or preventing individual/family poverty in Burlington. Specific details of the proposed initiatives are described in the project section of this Action Plan.

Actions planned to develop institutional structure

A definite challenge for the Community & Economic Development Office will be to effectively adapt its institutional structure to meet the changing needs of a challenging fiscal environment. In a time of significant budget changes and program and funding expansion, CEDO will need to find ways to implement, oversee, and monitor programming efficiently and effectively to meet increasing demands for services and funding with changing resources.

Additionally, the City has made collaborative efforts to address homelessness with the Chittenden County Homeless Alliance, the HUD recognized Continuum of Care for persons experiencing homelessness, that includes outreach, shelter, transitional housing, rapid rehousing and permanent supporting housing. The City and its community partners will continue to utilize the established Coordinated Entry system with continued participation in the Homelessness Management Information System.

Actions planned to enhance coordination between public and private housing and social service agencies

The Chittenden County Homeless Alliance will continue to work in partnership with local landlords and non-profit housing providers for permanent housing options for community members experiencing homelessness. Coordination efforts include landlord recruitment and appreciation, housing specialists incorporated into social service teams, and housing retention staff in social service and public housing agencies. Non-profit housing providers have service teams who provide assistance to their residents including staff who provide service coordination assistance to tenants and the *Support and Services at Home* (SASH) program that assists individuals who are older or have disabilities with services and supports within their homes.

AP-90 PROGRAM SPECIFIC REQUIREMENTS – 91.220(L)(1,2,4)

**Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(I)(1)**

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	0
5. The amount of income from float-funded activities	0
Total Program Income	0

Other CDBG Requirements

1. The amount of urgent need activities	0
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**HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(I)(2)**

A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

All HOME funds are invested in a manner consistent with 24 CFR 92.205(b)(1). Specifically, HOME funds are invested in interest-bearing and non-interest-bearing amortizing loans and in deferred loans and grants.

A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

For homebuyer projects where the Program provides HOME funds for low-interest loans for eligible homebuyers to assist with down payment and closing costs on eligible two to four-unit owner-occupied properties, the Program uses “recapture” provisions per 92.254(a)(5)(ii). These loans are secured by subordinate mortgages. When properties assisted with HOME funds for this purpose are sold, transferred, or if the primary residency is violated, then the full amount of the loan plus any accrued interest is to be repaid to the Program. Only the direct subsidy (down payment assistance, closing costs, or other HOME assistance provided directly to the homebuyer and/or the difference between the fair market value of the property and the reduced sales price attributable to HOME development assistance) is subject to recapture. However, the recapture amount shall not exceed the amount available from net proceeds. The

net proceeds are the sales price minus loan repayment(s) (other than HOME funds) and closing costs. If this repayment occurs during the Home Affordability Period (HAP), then the funds are not considered to be program income. If this repayment occurs after the HAP, then the funds are considered to be program income. The written agreements shall include language that makes it clear that recaptured funds after the HAP shall be considered program income.

When a property owner assisted with HOME funds for this purpose refinances their principal mortgage, the Program shall consider executing a subordination agreement upon receiving a written request with sufficient documentation on current fair market value and proposed refinancing amount. When considering such requests to subordinate its HOME mortgage, the Program shall require that the loan-to-value ratio be no greater than 100%.

A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

Resale Policy for HOME Subsidy on Owner-Occupied Homes: For homebuyer projects which are developed by nonprofits and which have perpetual affordability, the City uses “resale” provisions per 92.254(a)(5)(i) when HOME funds are used. During the HAP, the property must be sold to a low-income homebuyer. The original buyer of the HOME unit shall receive fair return on investment. The Burlington HOME program defines "fair return" by the following formula: Fair Return = Sale Price - Outstanding Mortgage Debt - 75% of the market appreciation (if any) + the capital improvement credit. The Program defines capital improvements as any investment in the house that is not considered maintenance. Items like appliances, flooring, painting, roof, heating systems, electrical or plumbing are considered maintenance and not eligible. Most common capital improvements are finishing basements, adding decks, garages, sheds, square footage, baths, or upgrades in flooring or kitchens. This definition of “Fair Return” will typically return to the seller their original equity investment if the original purchase price is less than or equal to the sale price to the new buyer. In the event that a HOME “resale” unit sells for less than the original purchase price, then the difference comes from a reduction in the seller’s equity (from their down payment and/or reduction of loan principal). This is the equity sharing formula used by both the Champlain Housing Trust and Green Mountain Habitat for Humanity. The Burlington HOME program defines "affordable to a reasonable range of buyers" as a home where the sum of the annual loan principal, interest, taxes, and insurance is less than 33% of the household's annual gross income. The Program shall not allow the resale of a HOME-assisted unit to a subsequent homebuyer who is not low-income. When a HOME-assisted homeownership unit that is encumbered (through the requirements of another funding source such as the Vermont Housing & Conservation Board (“VHCB”)) with covenants ensuring perpetual affordability for households below 80% of area median income is sold, resale provisions ensure compliance with the HOME affordability requirements during the HOME Affordability Period. HOME funds which go into homebuyer units are typically, but not always, grants. The Program does not recapture the HOME funds unless the VHCB covenants are extinguished and the affordability is no longer ensured. The only scenario where the Program can envision requiring repayment of the above funds is if a) the HAP had expired and b) the statewide funder, the VHCB (which requires permanent (99 Year) affordability), for

whatever reason chose to extinguish their covenants and the project effectively was leaving the permanently affordable housing stock.

Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

Multi-family projects developed by locally-based housing organizations that receive HOME funds for rehabilitation may utilize HOME funds to refinance existing debt, consistent with 24 CFR 92.206(b)(2), if they meet the following guidelines:

- Refinancing is necessary to permit or to continue affordability under 24 CFR 92.252;
- Rehabilitation is the primary eligible activity. A minimum of \$7,500 of rehabilitation per unit is required;
- The grantee must demonstrate management capacity and practices that ensure that the long-term needs of the project can be met, and the targeted population can be served over an extended affordability period;
- The grantee must demonstrate that the new investment is being made to maintain current affordable units, to create greater affordability in current affordable units, or to create additional affordable units;
- The minimum HOME affordability period shall be 15 years, and all HOME-assisted projects developed by locally-based housing organizations are required to be perpetually affordable;
- Refinancing will be limited to projects that have previously received an investment of public funds;
- HOME funds may be used for refinancing anywhere in the City of Burlington;
- HOME funds cannot be used to refinance multi-family loans made or insured by any Federal program, including CDBG.

Legal Notice and Community Outreach

Legal Notice of Public Hearing for *Housing and Community Needs Assessment* in Seven days newspaper:

of this notice. The claim must be presented to me at the address listed below with a copy sent to the Court. The claim may be barred forever if it is not presented within the four (4) month period.

Dated: January 8, 2024
Signature of Fiduciary: /s/ Stephanie Smith McNamee

Executor/Administrator: Stephanie Smith McNamee, c/o Drislane Law Office, PO Box 1080, Williston, VT 05495
Phone number: 802-860-7266
Email: michelle@drislanelaw.com

Name of Publication: Seven Days
Publication Date: January 24, 2024

Name of Probate Court: State of Vermont - Chittenden Probate Division
Address of Probate Court: 175 Main Street, Burlington, VT 05401

**ACT 250 NOTICE
MINOR APPLICATION 4C0887-IR-T
10 V.S.A. §§ 6001 – 6111**

Application 4C0887-IR-T from The Snyder FC Commercial Properties, LLC, and Riley Properties, LLC, was received on December 15, 2023 and deemed complete on January 12, 2024. The project is generally described as construction of a multi-family commercial building with 38 dwelling units, and related site improvements. This is Building G, located on Lot C-3B, of the Finney Crossing Master Plan. The project is located at 668 Zephyr Road in Williston, Vermont. This application can be viewed online by visiting the Act 250 Database: (<https://anrweb.vt.gov/ANR/Act250/Details.aspx?Num=4C0887-IR-T>).

No hearing will be held, and a permit will be issued unless, on or before February 5, 2024, a party notifies the District 4 Commission in writing of an issue requiring a hearing, or the Commission sets the matter for a hearing on its own motion. Any person as defined in 10 V.S.A. § 6085(c)(1) may request a hearing. Any hearing request must be in writing, must state the criteria or sub-criteria at issue, why a hearing is required, and what additional evidence will be presented at the hearing. Any hearing request by an adjoining property owner or other person eligible for party status under 10 V.S.A. § 6085(c)(1)(E) must include a petition for party status under the Act 250 Rules. To request party status and a hearing, fill out the Party Status Petition Form on the Board's website: <https://nrb.vermont.gov/documents/party-statuspetition-form>, and email it to the District 4 Office at: NRB, Act250Essex@vermont.gov. Findings of Fact and Conclusions of Law may not be prepared unless the Commission holds a public hearing.

For more information contact Kaitlin Hayes at the address or telephone number below.
Dated this January 17, 2024.
By: /s/ Kaitlin Hayes
Kaitlin Hayes
District Coordinator
111 West Street
Essex Junction, VT 05452
(802) 522-4064
kaitlin.hayes@vermont.gov

**STATE OF VERMONT
SUPERIOR COURT FAMILY DIVISION
CHITTENDEN UNIT DOCKET NO. 22-JV-1210**

In Re: R.T.

NOTICE OF HEARING

To: Ashley Thiabault, mother of R.T., you are hereby notified that a hearing to terminate your parental rights to R.T. will be held on February 20, 2024 at 9:00 a.m. at the Vermont Superior Court, Chittenden Family Division, at 32 Cherry Street, Suite 200, Burlington, Vermont 05401. You are notified to appear in connection with this case. Failure to appear at this hearing may result in termination of your parental rights to R.T. The State is represented by the Attorney General's Office, HC 2 North, 280 State Drive, Waterbury, VT 05671-2080.

Electronically signed pursuant to V.R.E.F. 9(d)

Elizabeth F. Novotny
Superior Court Judge
Date 1/18/24

TOWN OF WESTFORD DEVELOPMENT REVIEW BOARD NOTICE OF PUBLIC HEARING

Pursuant to 24 V.S.A. Chapter 117 and the Westford Land Use & Development Regulations, the Westford Development Review Board will hold a public hearing at the Westford Public Library (1717 Route 128) & via ZOOM on Monday, February 12th, 2024 at 7:00 PM to review the following application:

Site Plan Public Hearing – Collins Property.
Applicants: Brandon Collins and William Pebler (approx. 10.08 acres) located on Manley Road in the Rural 10 Zoning District. The applicant is requesting site plan approval to construct an accessory structure over 1,000 square feet.

Join Zoom Meeting <https://zoom.us/j/9614208066>
67pwd=dCtwTFZmamoxNy9oNmpPNTdsbUIBUT09
Or Dial +1 929 205 6099 US (New York)
Meeting ID: 961 4208 0666
Passcode: 10gncE

For more information call the Town Offices at 878-4587 Monday–Thursday 8:30am–4:30pm & Friday 8:30a.m.-1:00 p.m.

Matt Wamsganz, Chairman
Dated January 18, 2024

**NOTICE
CITY OF BURLINGTON
FULL BOARD OF ABATEMENT OF TAXES**

The Full Board of Abatement of Taxes of the City of Burlington will meet in Contois Auditorium and via ZOOM: <https://zoom.us/j/97710199021> on Monday, January 29, 2024* to hear and act upon the request for abatement of taxes and/or penalties from:

Vermont House Condo Association
120 King Street
049-3-042-000

Vermont House Condo Association
131 Main Street C-2C
049-3-095-007

Golden Junk LLC
310-320 North Winooski Avenue
040-2-140-000

New Northgate Housing LLC
275 Northgate Road
023-3-049-000

*The City Council Meeting usually begins at 7:00 p.m. The Full Board of Abatement of Taxes Meeting is part of this agenda, no set start time.

DATE CORRECTION:

The Town of Essex Notice of Public Hearing for the Proposed FY2025 Capital Budget and Five-Year Plan and the Notice of Public Hearing for the Proposed FY2025 Budget, both to be held at the Town Offices at 81 Main St., Essex Jct., VT, and both published in Seven Days on January 17th, 2024, list the incorrect year. Both public hearings will take place on January 29, 2024. For more information, visit www.essexvt.org or call (802) 878-1341.

PUBLIC HEARING NOTICE - CITY OF BURLINGTON HOUSING AND COMMUNITY NEEDS ASSESSMENT FOR FIVE YEAR CONSOLIDATED PLAN

The City of Burlington is developing its five-year Consolidated Plan for Housing and Community Development Programs that it will submit to the U.S. Department of Housing & Urban Development.

A Public Hearing soliciting feedback on the plan will be held in person and online via Zoom at the City Council meeting on Monday, February 12, 2024 at 7 PM. More information on how to access the meeting can be found online at burlingtonvt.portal.civiclerk.com or by contacting rlawrencegomez@burlingtonvt.gov. Comments will be heard on priorities for housing and community needs in the City of Burlington. Written comments can also be submitted directly to the Community & Economic Development Office by e-mail to rlawrencegomez@burlingtonvt.gov or via hand delivery or mail to CEDD, 149 Church Street, Burlington, VT 05401.

For more information, or information on alternative access, contact Rebecka Lawrence-Gomez, Community & Economic Development Office, at (802) 734-8019.

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GIVE TODAY! SEVEN DAYS

JOIN THE SUPER READERS:
sevendaysvt.com/super-readers

Need info? Contact Gillian English at 865-1020, ext. 115 or superreaders@sevendaysvt.com. Or send a note (and a check) to: Seven Days c/o Super Readers, PO Box 1164, Burlington, VT 05402

Front Porch Forum Post requesting feedback and providing information about the online survey:

The Addition Forum

Issue No. 4968 • Jan 17, 2024



In This Issue:

Take the Survey: Housing & Community Development - CEDO
Announcement • Front Desk, CEDO, CEDO, Burlington

Take the Survey: Housing & Community Development - CEDO

Front Desk • CEDO, CEDO, Burlington

Announcement

Help shape the future of Burlington's housing and community development! Your voice matters! Complete our quick online survey to share your thoughts on the City's housing needs. Your feedback will guide the use of federal funds from the U.S. Department of Housing and Urban Development. It only takes 3 minutes, and the results will be shared at the survey's close. Let's build a better community together!

Every five years the City of Burlington creates a plan for housing and community development priorities. The plan (called the Consolidated Plan for Housing and Community Development for 2024-2028) will direct how the City uses federal funds it receives from the U.S. Department of Housing and Urban Development. The plan includes information about Burlington's demographics, housing, economy, strengths and needs. Please take our survey to help us understand what you see as the City's greatest needs.

To take the survey, please click on the link below:

https://communityfeedback.opengov.com/portals/burlingtonvt/Issue_13526

Facebook and Instagram posts requesting feedback and providing information about the online survey:

CEDO Community and Economic Development Office (CEDO)
January 29 · 🌐

🌱👉 Hey Burlington Community! 🗣️ Your voice is crucial in shaping our city's future in housing and community development! 📄 Share your thoughts on housing needs by completing our quick online survey. Your feedback guides the use of federal funds from the U.S. Department of Housing and Urban Development. It only takes 3 minutes, and results will be shared at the survey's close. 🕒 Let's build a better community together! 🙌 Click the link to take the survey and please share with f... See more

TAKE THE SURVEY
BURLINGTON HOUSING AND COMMUNITY DEVELOPMENT NEEDS

CEDO

CEDO cedobtv

TAKE THE SURVEY
BURLINGTON HOUSING AND COMMUNITY DEVELOPMENT NEEDS

CEDO

🤍 💬 📍 🏷️

5 likes

cedobtv 🌱👉 Hey Burlington Community! 🗣️ Your voice is crucial in shaping our city's future in housing and com... more

January 29

Blank Survey Form (from online survey):

The screenshot shows a web-based survey interface. At the top left is the OpenGov logo, and at the top right is the text 'OPENGOV'. A navigation bar contains 'Home', 'Info', 'Help', and 'Sign in'. The main heading is 'Burlington's Five-Year Plan for Housing and Community Needs' followed by the survey title 'What are Burlington's Housing and Community Development Needs?'. Below the title, it states 'No deadline is currently set'. There are four tabs: 'Introduction', 'Feedback', 'Your Response' (which is active), and 'Outcome'. The survey question asks for the greatest challenges in Burlington, with six dots for selection. A list of 15 categories is provided, each with a dot and a +/- button. Below the list is a text input field for 'Enter other text here' with a character count of 255. A large grey arrow points to a text box for additional comments. The form includes a section for 'What's your connection to Burlington?' with three radio button options. It also features a 'Check out our guidelines for civility' link, a CAPTCHA section with a 'I'm not a robot' checkbox and a 'To protect this forum from spam, please confirm that you are human' instruction, and a 'Back to Intro' button. The footer contains copyright information, social media links, and a language selection dropdown.

What are Burlington's Housing and Community Development Needs?

No deadline is currently set

Introduction Feedback **Your Response** Outcome

What do you think are the greatest challenges in Burlington? Use the dots to identify where you think the city should prioritize resources. You have six dots; you can use dots in different areas, or use multiple dots (or all dots) in a single area.

● ● ● ● ● ●

- + - Affordable housing
- + - Childcare access
- + - Food insecurity
- + - Healthcare access
- + - Homelessness
- + - Mental health services
- + - Opportunities for workforce development
- + - Public infrastructure (streets, septic, water services, etc.)
- + - Public safety
- + - Racial inequity
- + - Support for older folks
- + - Support for people who are immigrants or refugees
- + - Support for youth and young adults
- + - Substance use
- + - Transportation
- + - Other

Enter other text here Characters left: 255

Anything you'd like to share about your response? Anything you want us to know or consider as we build our plan for housing and community needs?

*** What's your connection to Burlington?**


- I live in Burlington
- I work in Burlington
- I don't live or work in Burlington, but want to give feedback on its needs

Choose at least 1 option

* required

Check out our [guidelines for civility](#)

*** To protect this forum from spam, please confirm that you are human**




I'm not a robot 


(You may be asked to solve a simple puzzle that is easy for humans but difficult for computers)

Fields marked with * are required

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Legal Notice for feedback on draft Consolidated Plan, Action Plan and NRSA in Seven Days newspaper:

Legal Notices

PLACE AN AFFORDABLE NOTICE AT:
SEVENDAYSVT.COM/LEGAL-NOTICES
OR CALL 802-865-1020, EXT. 121.

(CONTINUED)

com at 9:00 am in accordance with VT Title 9 Commerce and Trade Chapter 098: Storage Units 3905, Enforcement of Lien
Unit # Name Contents
1 R70 Lillian Wood Household Goods

CITY OF BURLINGTON CONSOLIDATED PLAN ONE-YEAR ACTION PLAN NEIGHBORHOOD REVITALIZATION STRATEGY AREA

The City of Burlington is soliciting feedback on housing and community development needs in connection with its 2024-2028 Consolidated Plan for Housing and Community Development (Consolidated Plan), the 2024 One-Year Action Plan (Action Plan) for Housing & Community Development, and renewal of the Neighborhood Revitalization Strategy Area (NRSA) as part of federal requirements under 24 CFR Part 91.105 for planning and allocation of federal funds from Community Development Block Grant (CDBG) and HOME Investment Partnership Act (HOME) programs. The City anticipates receiving approximately \$700,000 in CDBG funds and \$414,000 in HOME funds to support housing, community, and economic development activities for the 2024 program year (7/1/2024-6/30/2025).

On April 5, 2024 the draft Consolidated Plan with modified NRSA, draft Action Plan, and the CDBG Advisory Board's recommendations which serve as the basis for the Action Plan, will be available at the Community Economic & Development Office (CEDO), 149 Church Street, Room 32, City Hall, Burlington and online at www.burlingtonvt.gov/cedo. The public is encouraged to review and comment on the plans and funding recommendations. Written comments will be accepted on the plans through close of business on May 5, 2024 at CEDO, 149 Church Street, Room 32, City Hall, Burlington or by e-mail to rlawrencecego@burlingtonvt.gov For more information, or alternative access, contact Rebecka Lawrence-Gomez, CEDO, at (802) 734-8019.

CITY OF ESSEX JUNCTION DEVELOPMENT REVIEW BOARD PUBLIC MEETING APRIL 18, 2024 6:30 P.M.

The meeting will be held in person at 2 Lincoln Street in the conference room and remotely.
The meeting will be live-streamed on Town Meeting TV.
JOIN ONLINE: Visit www.essexjunction.org for meeting connection information.

• JOIN CALLING: Join via conference call (audio only): Dial 1(888) 788-0099 (toll free)
Meeting ID: 839 2599 0985 Passcode: 940993
PUBLIC HEARING
Final site plan to construct 4-story building with 39 residential units with parking at 8 Railroad Street in the VC District, by Franklin South, LLC, owner.

Final site plan for a proposed mixed use development to construct 5 story building with 2 commercial spaces on 1st floor and 53 apartments on the upper stories at 17 Park Street in the VC District by Milot Real Estate, agent for Handy Hotels and Rentals LLC, owners.

Conceptual site plan to construct a new building with 39 residential units and parking at 227-229 Pearl Street in the MF/MU1 District, by Handy Hotels & Rentals LLC, agent for Milot Real Estate, owner.
The DRAFT agenda may be amended.
Any questions re: above please call Chris Yuen or Terry Hass – 802-878-6950

NOTICE OF SALE

Notice is given that the following lots shall be sold, to satisfy lien of owner, at public sale by sealed bid, on Friday Apr 26, 2024 at the Access Mini-Storage/McLure Moving & Storage, Inc. complex on 167 Colchester Road, Route 2A Essex Jct., VT. Start time for the sale shall be 10:00 am.

Access Mini-Storage lots (name & unit #) offered for sale for non-payment:
Brock, Chloe #537
Cardinal, Eric #346
Dezotelle, Christopher #214
Guilmette, John #341
Hathaway, Dylan #013
Hayden, Clark #402
Loyer, David #311 & 529
Morgan, Melissa #328
Romprey, Stephen #448
Stevens, Farah #048

Sealed bids will be submitted for the entire contents of each self storage unit. All sales are final and must be paid for at the time of sale. All items must be removed from the unit within 3 days of purchase. A deposit will be collected on all units sold. The deposit will be refunded when all items are removed and the unit has been broom cleaned.
The owners of Access Mini-Storage, Inc. and McLure Moving & Storage, Inc. reserve the right to reject any and all bids.

STATE OF VERMONT SUPERIOR COURT PROBATE DIVISION CHITTENDEN UNIT DOCKET NO.: 24-PR-01899

In re ESTATE of Robert K. Bing
NOTICE TO CREDITORS
To the creditors of: Robert K. Bing, late of Burlington, Vermont.

I have been appointed to administer this estate. All creditors having claims against the decedent or the estate must present their claims in writing within four (4) months of the date of the first publication of this notice. The claim must be presented to me at the address listed below with a copy sent to the Court. The claim may be barred forever if it is not presented within the four (4) month period.

Dated: April 1, 2024
Signature of Fiduciary: /s/ Judy A. Joly
Executor/Administrator: Judy Joly, Trust Company of Vermont, 286 College St., Burlington, VT 05401
phone: 802-231-2787
email: judy@tcvermont.com

Name of Publication: Seven Days
Publication Date: April 3, 2024

Name of Probate Court: State of Vermont - Chittenden Probate Division
Address of Probate Court: 175 Main Street, Burlington, VT 05401

ADVERTISEMENT FOR BIDS: COLCHESTER RECREATION CENTER BATTERY STORAGE SYSTEM

The Town is requesting separate sealed BIDS for the Colchester Recreation Center Battery Storage System, as outlined and described in the Information to Bidders. Bid & Contract Documents are available at the following link: <https://colchestervt.gov/Bids.aspx>
Bids will be received by Amanda Clayton, P.E., Town Engineer, Town of Colchester, 781 Blakely Road, Colchester, VT 05446 until 4:00 PM (Eastern Time) on Monday, April 29, 2024, and then at said office publicly opened and read aloud. Bids received after 4:00 PM on Monday, April 29, 2024 will not be considered.
Each BID must be accompanied by a certified check payable to the OWNER for five percent (5%) of the total amount of the BID. A BID bond may be used in lieu of a certified check.
A Performance BOND and a Payment BOND each in an amount equal to one hundred percent (100%) of the contract price will be required. (40 CFR §31.36(h))

A non-mandatory pre-bid conference for prospective bidders will be held via Zoom at 10:00 AM on Thursday, April 11, 2024:

Join Zoom Meeting
<https://us06web.zoom.us/j/89872250658>
Meeting ID: 898 7225 0658
Passcode: 071373

Or by phone: Find your local number at <https://us06web.zoom.us/j/89872250658>
The pre-bid conference is not mandatory, but attendance is recommended. Any questions or requests for clarification regarding the Bid shall be submitted via email to Amanda Clayton at aclayton@colchestervt.gov by 4:00 PM on Wednesday, April 17, 2024 or asked during the pre-bid conference on April 11, 2024 at 10:00 AM. Questions or requests for clarifications outside these times will not be accepted or responded to. Answers to all questions received will be provided by April 19, 2024 via email. It is the Town's intent to record the pre-bid conference and make the recording available to bidders upon request. All bidders must notify Amanda Clayton of their intent to bid so they can be placed on a Bidders List to receive any issued addenda or other pertinent information.

NOTICE OF REQUEST FOR STATEMENT OF QUALIFICATIONS FOR ENGINEERING SERVICES

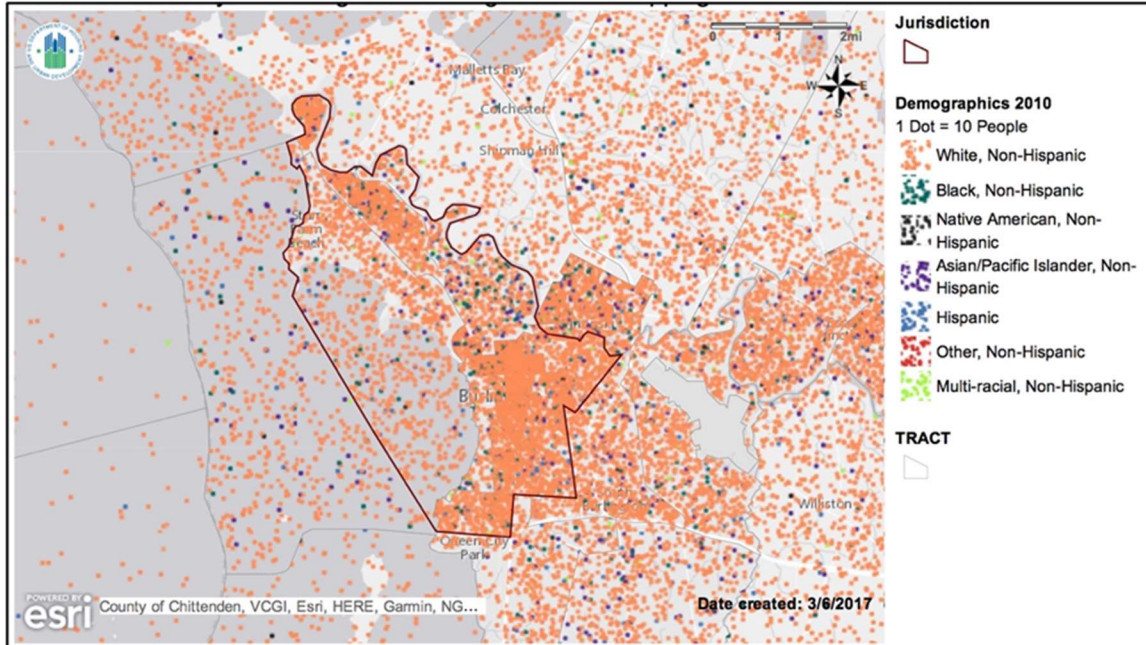
The Cooperative Development Institute's Water Infrastructure Support Program is seeking Statements of Qualifications from qualified engineering firms on behalf of the Lakeview Cooperative Inc, in Shelburne, VT for the redevelopment of their wastewater and stormwater infrastructure. Required professional services will include but are not limited to: engineering assessments, additional preliminary engineering services, design-and construction-relations services, preparation of bidding and contracting documents, participation in evaluating bids received, and construction administration to ensure compliance with plans and specifications. Procurement of said services will be in accordance with 40 U.S.C. § 1101-1104. Qualified entities interested in being considered must submit: (1) letter of interest; (2) statement of qualifications and experience of firm and associates to be involved with the project; (3) references; (4) related prior experience; and (5) experience with federal funding sources. Submit the requested information to wisp@cdi.coop no later than 5 pm Friday, May 3rd 2024 to be considered. Please visit <https://cdi.coop/rfqshelburne/> to view the full Request for Qualifications.

Survey summary, comments received from online survey and images of feedback posters. –
additional information forthcoming – survey closed 4/4/24

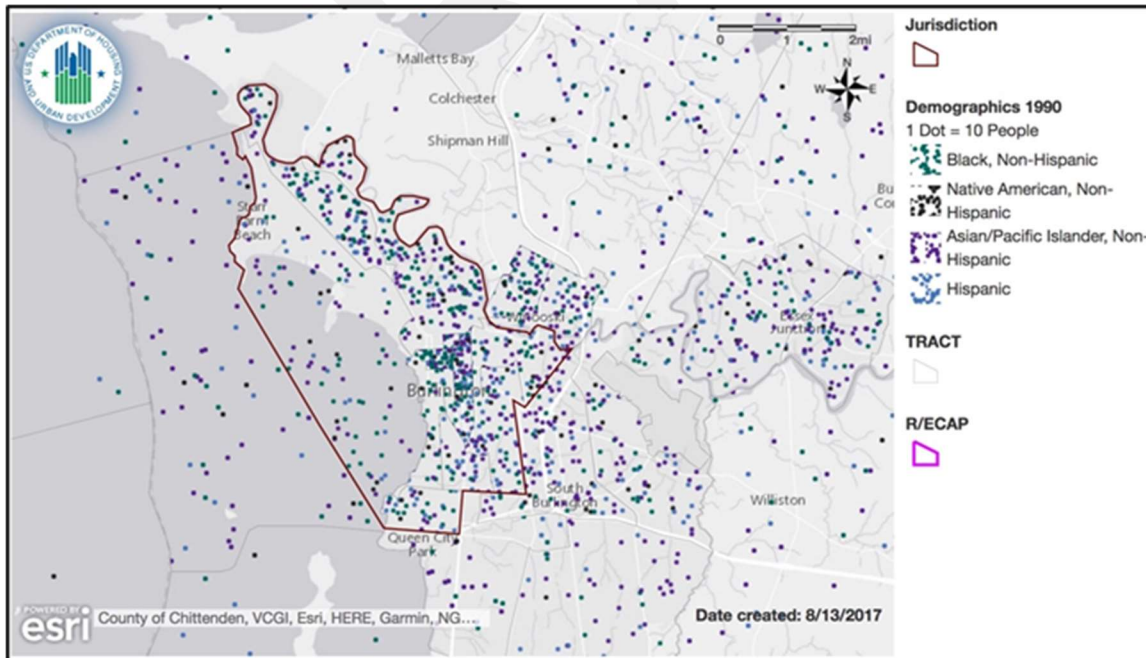
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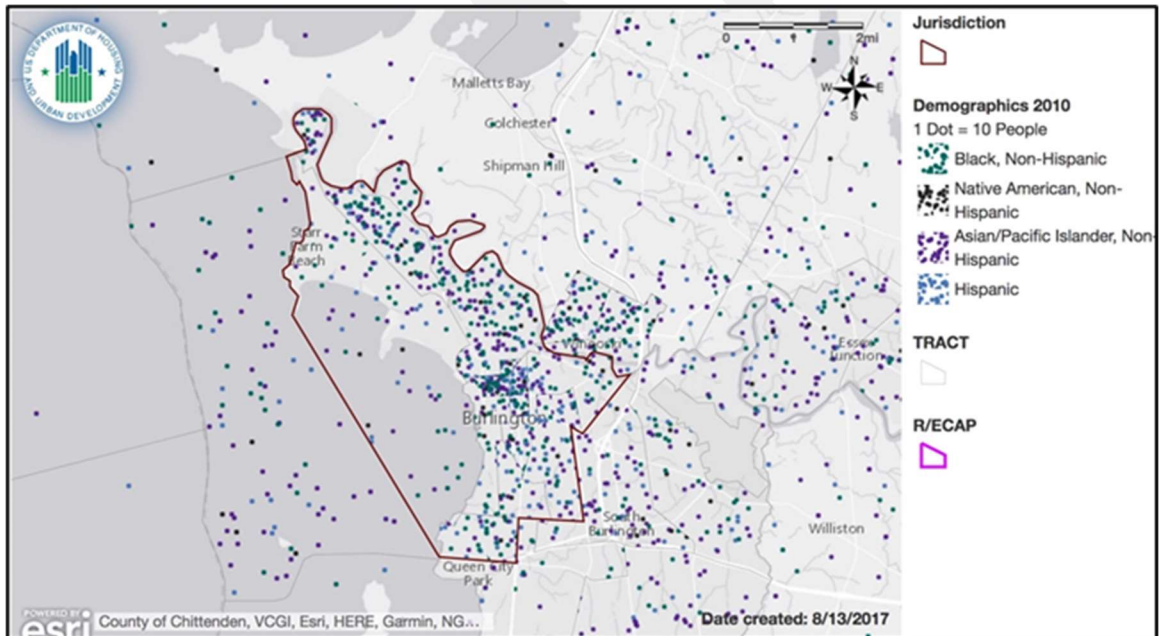
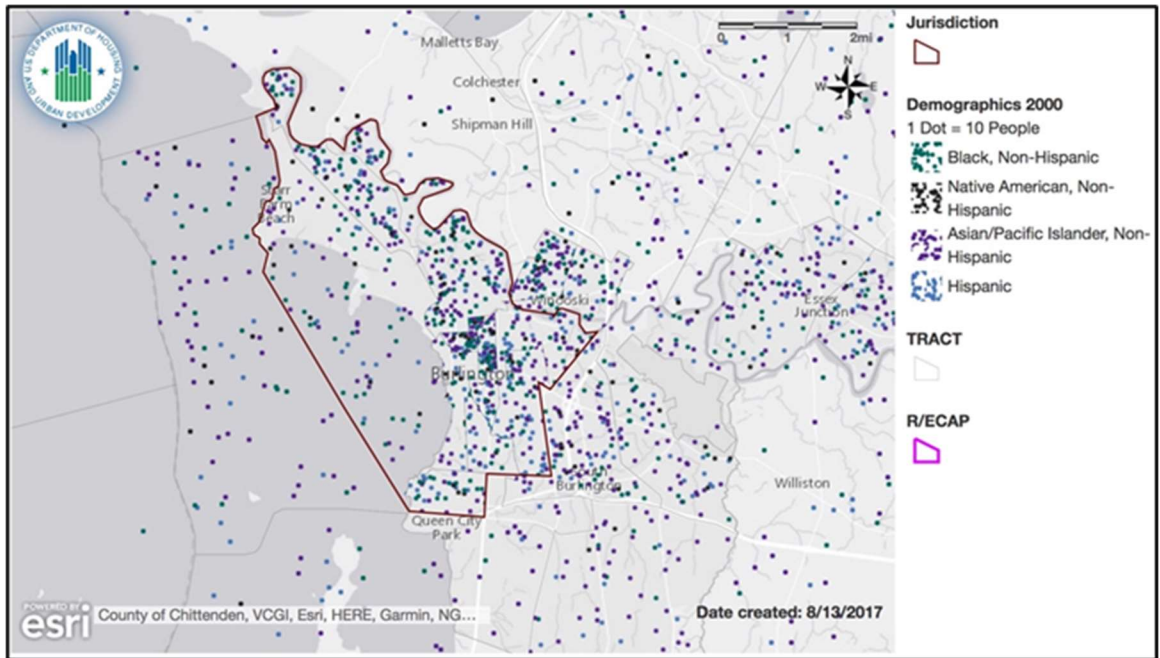
ATTACHMENT C – MAPS OF POPULATION DENSITY BY RACIAL AND ETHNIC GROUP

Map 1: Population density in Burlington-South Burlington by racial and ethnic group. Note that including the white, non-Hispanic population makes it difficult to see population densities of other racial or ethnic groups (source: 2010 Decennial Census)



Maps 2-4: Population density by racial and ethnic group in 1990, 2000, and 2010. Note that White population density data was removed (source: Decennial Census)





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CITIZEN PARTICIPATION PLAN

The City of Burlington, through its Community & Economic Development Office (CEDO), strongly encourages public involvement in the City's 5-year Consolidated Plan for Housing and Community Development ("Consolidated Plan") process, the development of the Assessment Fair Housing (AFH) Plan, and use of Community Development Block Grant funding, including Section 108 guarantee loan funds. These Plans are required for the City to receive Community Development Block Grant (CDBG) and Home Investment Partnerships (HOME) funding from the U.S. Department of Housing and Urban Development (HUD). This Citizen Participation Plan outlines the City's policies and procedures regarding that public involvement.

In the development of the Consolidated Plans, Annual Action Plans, AFH Plan, and any substantial amendments to these Plans, the City of Burlington will encourage the participation residents, local and regional institutions as well as the Chittenden County Homeless Alliance (the Continuum of Care for Chittenden County), nonprofit, philanthropic, community-based and faith based organizations, as well as businesses and developers. In order to respond to the needs of the more than 2,000 Limited English Proficient (LEP) Burlington residents, as well as other stakeholders, and ensure they are able to fully access and participate in the development of these plans, CEDO will assess its language needs and identify any need for translation of notices and other vital documents.

The Citizen Participation Plan, together with the Consolidated Plan, the Annual Action Plans, any substantial amendments to these Plans, and the annual performance reports on the progress of the Consolidated Plan and the AFH, are available at the Community & Economic Development Office, on its website as well as list the other public places it is available.

This Plan, together with all other materials relating to the City's CDBG and HOME programs, are available in alternative formats for persons with disabilities. For information, contact the Community & Economic Development Office at 865-7144.

Advisory Board for CDBG Entitlement Funds

The City of Burlington solicits applications for CDBG funding during an annual Notice of Funding Availability (NOFA) application period which is typically released in December for awards to be made the following July. An Advisory Board will make recommendations each year to the Mayor and City Council on the allocation of CDBG Entitlement funds for projects administered by external subgrantees. The City's Advisory Board reviews all eligible programs, and recommends award amounts to the Mayor and City Council, separately for Development and Public Service projects. HUD regulations limit Public Service program funding to a relatively low amount (typically 15% of the City's annual CDBG allocation) and given the need/demand for services, these funds are always the most competitive.

1. The Board will include:
 - Representatives from each of the City’s wards chosen through the Neighborhood Planning Assemblies (NPAs). CEDO will attempt to ensure, to the fullest extent possible, that NPAs have the opportunity to choose representatives;
 - Representatives from community partners such as the United Way and the State of Vermont;
 - Up to three appointments by the Mayor. The Mayor will attempt to ensure, to the fullest extent possible, that the Board represents the existing racial and economic diversity of the community.
2. The members of the City Council Community Development & Neighborhood Revitalization Committee will serve as *ex officio* members of the Board.

Occasionally there are years with insufficient requests for Development funding or funding becomes available outside of the NOFA period. In both circumstances, the City will accept Development applications outside the NOFA period for programs that fall within the City’s stated priorities in the Consolidated Plan and for the pertinent Action Plan year.

Public Hearings

1. The City will hold at least two public in-person hearings during the year to obtain residents’ views about housing and community development needs, development of proposed activities, and review of program performance. Virtual meeting may be allowed during the COVID-19 pandemic. At least one public hearing will be held to obtain the views of residents on housing and community development needs (including priority non-housing community development needs) before the Consolidated Plan is published for comment and before any application for Section 108 loan guarantee assistance is submitted. The City will also hold at least one public hearing during the update of the Assessment Fair Housing Plan.
2. The City will ensure adequate public notice before each virtual or in-person public hearing, with sufficient information published about the subject of the hearing to permit informed comment. Public hearings will be announced online and in the newspaper. Residents will be notified of the public hearings two weeks before they are held. Residents must be notified of public hearings a minimum of four days during the COVID-19 pandemic.
3. Advanced public notice will also be given of all public meetings relating to the Consolidated Plan and performance progress.
4. The City will hold all public hearings at times and locations convenient to potential and actual beneficiaries and accommodations will be made for people with disabilities. All hearings will be held in accessible locations, and sign language interpreters will be made available upon advance request except when they are held

online due to public safety measures in place during the COVID-19 pandemic. Public hearings will be televised on the local public access channel.

5. The City will provide interpretation services for non-English speaking residents at public hearings upon advance request, provided such services are available in the community.

Development of the Consolidated Plan

1. The City, through CEDO, will make a concerted effort to notify residents, agencies and organizations of the development of the Consolidated Plan and the availability of CDBG funds through mailings, online postings and public notices in the newspaper. In addition, CEDO will notify the Steering Committees of the City's Neighborhood Planning Assemblies.

2. CEDO will conduct workshops at various and convenient times to inform and educate residents on the development of the Consolidated Plan and the availability of funds. CEDO will provide technical assistance to all applicants, with special efforts to assist groups which represent predominately low- and moderate-income persons.

3. Before the City adopts the Consolidated Plan, the City will make available to residents, public agencies and other interested parties information that includes the amount of assistance the City expects to be made available and the range of activities that may be undertaken, including the estimated amount that will benefit persons of low and moderate income.

3. The City will publish its proposed Consolidated Plan for review and comment. The City will publish a newspaper summary describing the contents and purpose of the Consolidated Plan and listing the locations where the entire plan may be examined. The entire plan will be made available for review and examination at the Community & Economic Development Office, on its website as well as list the other public places it is available. The City will provide a reasonable number of free copies of the Plan to residents and groups that request it.

4. The City will receive and consider comments on the proposed Consolidated Plan for 30 days before preparing the final Consolidated Plan. A summary of any comments or views not accepted and the reasons why, shall be attached to the final Con Plan.

Development of Section 108 Loan Guarantee Assistance Applications

1. Before the City submits an application for Section 108 loan guarantee assistance, the City will make available to residents, public agencies and other interested parties information that includes the amount of assistance the City expects to be made available (including program income), the range of activities that may be undertaken, the estimated amount that will benefit

- persons of low- and moderate-income, and any activities likely to result in displacement.
2. The City will publish its proposed application for review and comment. The City will publish a newspaper summary describing the contents and purpose of the application and listing the locations where the entire application may be examined. The entire application will be made available for review and examination at the Community & Economic Development Office and on its website.
 3. The City will receive and consider comments on the proposed application for 30 days before preparing the final application.

Development of the Affirmatively Furthering Fair Housing (AFFH) Plan

1. Before the City submits an AFH Plan, the City will ensure meaningful community participation to include residents, other interested members of the public, populations who have historically experienced exclusion, including racial and ethnic minorities, residents of predominately low-and moderate-income neighborhoods, LEP persons, residents of public and assisted housing developments neighborhoods where CDBG funds are proposed to be used and persons with disabilities. This will include members of the public in the jurisdictions of each collaborating program participant (Burlington and Winooski Housing Authorities) and not just of the City of Burlington as the lead entity.
2. The City will make any proposed analysis and the relevant documents, including the HUD-provided data and any other data to be included in the AFH, available to the public.
3. The City will consult with agencies and organizations identified in the consultation requirement.
4. The City will publish its proposed AFH Plan for review and comment. The City will publish a newspaper summary describing the contents and purpose of the Plan. The entire plan will be made available for review and examination at the Community & Economic Development Office and on its website, as well as list the other public places it is available. The City will provide a reasonable number of free copies of the Plan to residents and groups that request it.
5. The City will receive and consider comments on the proposed AFH Plan for 30 days before preparing the final AFH Plan. A summary of any comments or views not accepted and the reasons why, shall be attached to the final AFFH plan.
6. The City will provide for at least one public hearing during the development of the AFH and provide sufficient notice of this public hearing.

Amendments to the Consolidated Plan

1. The City will consider the following changes to be amendments to the Consolidated Plan, and the Annual Action Plan, and subject to the citizen participation process, in accordance with its Citizen Participation Plan. A substantial change is defined as one of the following occurrences:

- A change that adds a new project not previously mentioned in the Action Plan;
- A change that cancels a project that involves more than 10% or more of the fiscal year's funding allocation;
- A significant change in the allocation priorities or change in method of distribution of funds;

2. Substantial amendments to the approved Consolidated Plan or Action Plan must be authorized by the Mayor and the Board of Finance, and will be made public by postings and public notices in the newspaper.

3. The City will receive and consider comments on substantial amendments to the Consolidated Plan or Action Plan for 30 days before implementing those amendments. During the COVID-19 pandemic, the City will receive and consider comments on substantial amendments to the Consolidated Plan or Action Plan for at least seven days before implementing those amendments.

Amendments to the AFH Plan

1. The City will consider the following changes or revisions to be amendments to an accepted AFH Plan, and subject to the citizen participation process, in accordance with its Citizen Participation Plan. A material change is defined as when the information on which the AFH is based on, no longer reflect actual circumstances.

- Presidentially declared disasters;
- Significant demographic changes;
- New significant contributing factors in the participant's jurisdiction;
- Civil rights findings, determinations, settlements (including Voluntary Compliance Agreements), or court orders; or
- HUD's written notification specifying a material change that requires the revision.

2. A revision may not necessarily require the submission of an entirely new AFH. The revision need only focus on the material change and appropriate adjustments to the analyses, assessments, priorities, or goals.

3. Where a revision is required for any reason other than a Presidentially Declared Disaster, the revision shall be submitted within 12 months of the onset of the material change, or at such later date as HUD may provide. Where the material change is the result of a Presidentially Declared Disaster, such time shall be automatically extended to the date that is 2 years after the date the disaster declaration is made, and HUD may extend such deadline, upon request, for good cause shown.

4. If HUD required the revision, HUD will specify a date by which the City must submit the revision of the AFH to HUD. Should the City not agree with the need to revise the AFH, the City must notify HUD with the reasons why the City believes a revision is not required within 30 calendar days. HUD will respond on or before 30 calendar days following the date of the receipt of the City's communication and will advise in writing whether HUD agrees or disagrees with the City. If HUD disagrees, the City must proceed with the revision. HUD may establish a new due date that is later than the date originally specified.
5. Material change amendments to an accepted AFH must be authorized by the Mayor and the Board of Finance, and will be made public by postings and public notices in the newspaper.
6. The City will receive and consider comments on material change amendments for 30 days before implementing those amendments. A summary of any comments or views not accepted and the reasons why, shall be attached to the final material change amendments to the AFH plan.

Performance Reports

1. The City will prepare a performance report each year on the progress of the Consolidated Plan in accordance with the requirements of the U.S. Department of Housing & Urban Development.
2. Residents will be afforded notice of the performance report through online postings and newspapers. The performance report will be available at CEDO, on its website for review as well as list the other public places it is available.
3. The City will receive and consider comments on the performance report for 15 days before the report is submitted to HUD.

Access to Information and Records

1. The City, through CEDO, will provide residents, public agencies, and other interested parties with reasonable and timely access to information and records relating to the City's Consolidated Plan and the City's use of funds under the CDBG and HOME programs during the preceding five years.
2. The City, through CEDO, will regularly communicate with residents and applicants for CDBG funds regarding the progress of the Consolidated Plan. Neighborhood Planning Assembly representatives of the Advisory Board will be encouraged to communicate with the Neighborhood Planning Assemblies on the progress of the Advisory Board.

Comments and Complaints

1. The City will consider any comments or views of residents received in writing or orally at public hearing, in preparing this Citizen Participation Plan, the final Consolidated Plan, substantial amendments to either Plan, the annual performance reports, and the AFH Plan. A summary of these comments or views will be attached to the Citizen Participation Plan, the final Consolidated Plan, substantial amendment, performance report, or AFH Plan.

2. The City, through CEDO, will respond to written complaints received by CEDO relating to the Consolidated Plan, any amendments to the Plan, the AFH and the annual performance reports. Upon request, CEDO will transcribe oral complaints for signature by the complaining person or organization. Where practicable, CEDO will respond to complaints within 15 working days of receiving the written complaint.

Displacement

The City will minimize displacement of persons (families, individuals, businesses, nonprofit organizations, and farms) and will assist any persons displaced as a result of projects assisted with CDBG and/or HOME funds in accordance with the City of Burlington's Housing Initiatives Program Displacement Policy. That policy is available upon request from CEDO.