



Office of Mayor Miro Weinberger

MEMORANDUM

TO: City Council
FROM: Mayor Miro Weinberger
DATE: January 13, 2017
RE: Inclusionary Zoning Report and Monitoring

Today CEDO is releasing a draft of a consultant report on Inclusionary Zoning. This report represents the first detailed review of the City's 26-year-old Inclusionary Zoning policy. It includes numerous findings and recommendations that I expect will be the subject of discussion and debate in the weeks and months ahead as we consider ways to adjust and improve this important Burlington policy.

In the process of working with the consultant to conduct this review, the Administration has uncovered one issue that we are not waiting to address. The report identified that "units managed or otherwise controlled by not-for-profit agencies (approximately 46 percent of all inclusionary units) are routinely monitored by those agencies" but that "a sufficient long-term monitoring system has never truly developed" for the remainder the units.

My Administration believes that Inclusionary Zoning is an important ordinance with substantial public benefit. I have directed CEDO staff to implement a system to effectively monitor applicable projects for compliance with the IZ ordinance. The accompanying CEDO memo provides details on the proposed system CEDO has put together to improve enforcement.

The Administration is committed to the rigorous enforcement of our ordinances. As we did with the Livable Wage Ordinance when we discovered enforcement lapses several years ago, we are proposing new monitoring and enforcement policies and procedures for the IZ Ordinance. We look forward to finalizing these discussions.

Thank you.