

## Inclusionary Zoning Unit Inventory--(dated 7/28/16)--Draft for Circulation

Permit Year	Address	Name of project	Affordable Non-Profit - IZ Units	Private Developer - IZ Units	Affordable Non-Profit partnership with Private Developer - IZ units	Total Affordable "but for" Units	Condo Total Units	Condo IZ Units	Rental Total Units	Rental IZ units	Co-op Total Units	Co-op IZ Units	Single F Total Units	Single F IZ units	IZ Units	CHT Inventory IZ units	On/Off Site	Hard File	Notes
1990	220 Riverside Ave.	Salmon Run	12						80	12					12		On	1	
1990	Hildred Drive	River Watch		30			213	30							30	7	On	1	
1990	72 Heineberg Rd.	Heineberg Senior	12						81	12					12		On	1	
1990	Valade	Valade Park		9			68	9							9		On	1	
1991	161 Austin Drive	Red Rocks		15			103	15							15	15	On	1	
1992	288 Flynn Ave.	Flynn Ave Coop	4								28	4			4		On	1	
1992	325 Ethan Allen Parkway	Ethan Allen		2			13	2							2		On	1	
1992	700 Riverside Ave.		1						8	1					1		On	1	
1992	85 Archbald St.	Thelma Maple Co-op	3						13	2	20	3			3		On	1	
1993	693 Riverside Ave.			2											2		On	1	
1993	Queen City Park		2				11	2							2		Off	1	
1994	33 North Ave.	Commodore Point		2			16	2							2	2	On	1	
1994	1 Steele St.	Main Street Landing		2			8	2							2	2	On	1	
1995	25-31 North Champlain St.	Monroe Place	2						16	2					2		On	1	
1995	20 & 24 (unit 6) High Grove Court	High Grove Court		2			13	2							2	2	On	1	
1996	80 College St.	College & Battery					81	0							0		Off	1	This was the first "payment-in-lieu" project - the IZ requirements were written into the zoning agreement. In Lieu payment was \$165,000 for 16 units.
1997	78 Rose St.	Rose St. Artists Co-op (78-82 Rose)	2								12	2			2		On	1	
1999	125 St. Paul St.	Park Place (117-135 St. Paul)	5								34	5			5		On	1	
1999	130 Mansfield Ave.	McAuley Square (3)	3						19	3					3		On	1	
2000	300 Grove St.			2					15	2					2		On	1	
2000	343 North Winooski Ave.	Bus Barns	4						25	4					4		On	1	
2000	140 Venus Ave. (original address - may have changed)	Venus Ave (BHA)	1										8	1	1	1	On	1	
2001	106 Rose St.			1			6	1							1		On	1	
2001	68 Pearl St.	Bove's/Pearl	5						34	5					5		On	1	
2002	235 Park St.	Benway Common		1			7	1							1	1	On	1	
2002	300 Lake St.	Waterfront Housing	10						40	10					10		On	1	
2002	84 North Ave.	ECHO	1						8	1					1		On	1	
2003	1044 North Ave.			1			9	1							1		Off	1	The 2nd certificate says that the IZ units will be moved to 354 Manhattan Drive.
2003	354 Manhattan Dr.	Manhattan Hts.		1			15	1							1	1	On/Off	1	\$25,000 in lieu of creating another IZ unit - 1 unit from 1044 North Ave was transferred to this property, have request in file.
2004	1144 North Ave.			1					6	1					1		On	1	
2004	187 South Winooski Ave.	Hood Plant		1			8		1	1					1		On	1	
2005	114 College St.			8			50	8							8		On	1	(Note: this project has been removed from the latest version of the inventory. It was permitted but not built.)
2005	272 Church St.	Converse Home	3						21	3					3		on	1	
2005	35 Cherry St.	Westlake		0			43	0							0		Off	1	File has development agreement between Westlake LLC and the City that includes IZ requirements. In Lieu payment was \$400,000 for 12 units.
2005	81 South Williams St.			3			23	3							3	3	On	1	
2006	237 North Ave.	Packard Lofts		4					25	4					4		On	1	
2007	180 East Ave.	(Co-Housing) East Village now	5								31	5			5		On	1	
2007	183-187 St. Paul St. (CHT Address for this project is 193 St. Paul)	Stratos		5			33	5							5	5	On	1	
2007	198 East Ave.			1			9	1							1		On	1	
2007	88 King St.	King Street Housing			15	20			20	15					15		On	1	[Note: CEDO's IZ Memo for this project was confusing. The number of IZ units for this project has been corrected in the latest version of the inventory]
2008	155 Plattsburgh Ave.			1					9	1					1		On	1	
2008	1562 North Ave.	Sophies Place	2						11	2					2		on	1	
2009	161 St. Paul St.	Hinds Lofts		2			15	2							2		On/Off	1	
2010	23 Church St.			1					6	1					1		On	1	
2010	50 Barrett St.	Millview Court Condominium		1					8	1					1		On	1	
2012	1189-1193 North Ave.	(Thayer) 1191 - Avenue Apts			17	85			85	17					17		On	1	
2012	144 North Champlain St.			1					6	1					1		On	1	
2012	30-42 King St.		2						14	2					2		On	1	
2012	371 Pearl Street			2					7	2					2		On	1	
2012	19 Western Ave	Stanniford Farms		8			?	8							8		On	1	[This project was later determined to not trigger IZ]
2013	179 Elmwood Ave.			1					9	1					1		On	1	
2013	200 North St.	Abe's Corner		1					6	1					1		On	1	
2013	258-260 N. Winooski Ave.	Silversmith Commons		3					22	3					3		On	1	
2014	237 N. Winooski Ave.			4					28	4					4		On	1	
2015	247-249 Pearl St.			4					29	4					4		On	1	
2015	289 College St.			2					12	2					2		On	1	
2015	140 Grove St.	Bayberry Apartments		35					232	35					35		on	1	
<b>Totals</b>	<b>56 projects triggered IZ</b>		<b>78</b>	<b>160</b>	<b>32</b>	<b>105</b>	<b>744</b>	<b>95</b>	<b>896</b>	<b>155</b>	<b>125</b>	<b>19</b>	<b>8</b>	<b>1</b>	<b>270</b>	<b>48</b>		<b>56</b>	

IZ Condos	95
IZ Rental	155
IZ Co-op	19
IZ Single family	1
<b>Grand Total IZ Units</b>	<b>270</b>
Total Units	1773
	15%

Affordable Non-Profit - IZ Units	78	29%
Private Developer - IZ Units	160	59%
Affordable Non-Profit partnership with Private Developer - IZ units	32	12%
	270	100%

Projects permitted prior to enactment of Inclusionary Zoning in 1990, but which were built after 1990:		Units
200 Lake St		19
Northshore		60
Calarco Ct.		5
Birch Ct.		18
River's Edge		60
216 Lake St.		15
Grey Meadows		35
Strathmore		83
Haven		60
Projects exempt from the ordinance:		
Centennial Apts. - UVM faculty/staff		80
Redstone Apts. - UVM students		81
Redstone Lofts - UVM students		215
<b>Total units built after 1990 not covered by IZ</b>		<b>731</b>