



CITY OF BURLINGTON, VERMONT
CITY COUNCIL COMMUNITY DEVELOPMENT &
NEIGHBORHOOD REVITALIZATION COMMITTEE
c/o Community & Economic Development Office
City Hall, Room 32 • 149 Church Street • Burlington, VT 05401
802-865-7144 VOX • 802-865-7024 FAX • www.burlingtonvt.gov/cedo

Councilor Carter Neubieser (CN), Chair, Ward 1

Councilor Evan Litwin (EL), Ward 7

Councilor Joe Kane (JK), Ward 3

CDNR Committee Meeting
Wednesday, September 18th, 2024
6:30 – 8:30 PM

Sharon Bushor Conference Room – City Hall

Committee members: Carter Neubieser (CN), Evan Litwin (EL), Joe Kane (JK)

City Staff: Christine Curtis, CEDO

Other Attendees: Danae Moyer, Beth Whitlock, CEDO; Alex Hazzard

Draft Minutes

Meeting Started at 6:36 PM

1. Approve agenda

MOTION by Councilor Kane, SECOND by Councilor Litwin, to approve the agenda

VOTING: unanimous; motion carries.

2. Approve minutes: 7/17/24

MOTION by Councilor Kane, SECOND by Councilor Litwin, to approve the minutes

VOTING: unanimous; motion carries.

3. Public Forum

- No one spoke at public forum

The programs and services of the City of Burlington are accessible to people with disabilities.
For accessibility information, call 865-7144. For questions about the meeting,
contact Christine Curtis at ccurtis@burlingtonvt.gov

4. Public Hearing: City of Burlington 2023 Consolidated Annual Performance and Evaluation Report (CAPER) - CEDO

- Beth Whitlock presented on 2023 CAPER
- Beth discussed the City's neighborhood revitalization strategy area, and mentioned the newly approved NRSA will be focusing on the Old North End neighborhood. She explained that the City's funding targets were on track, with 66% of funds allocated to the NRSA and 34% citywide. Beth also highlighted the city's top priority, affordable housing, and the various projects funded in the past year, including lead hazard control activities, housing for families experiencing homelessness, and economic opportunity programs. She also mentioned the City's commitment to serving diverse populations, with a significant portion of beneficiaries being extremely low-income individuals. Beth encouraged questions and comments, and offered to provide the report in different formats upon request.
- EL asked that CEDO keep a focus on neighborhoods outside the Old North End where multi-unit housing developments are occurring
- EL asked about the allocation of funds for lead hazard control activities, noting that only 8% went to owner-occupied units while 92% went to rental units not owned by residents. He expressed concern about the lack of claw back or pay-it-forward provisions for programs benefiting landlords and property owners
- EL emphasized the importance of enforceable contractual provisions requiring property owners to provide continued affordability or compensation when benefiting from federally funded projects

5. Work Session: Rent Stability Resolution

- EL presented on draft resolution
- EL discussed the challenges faced by renters due to rising property taxes, inflation, and rent increases. He expressed concern about the lack of control over rents at the municipal level and the potential for people to be priced out of their communities. EL proposed a solution to give renters more time to adjust to rent increases, suggesting a 5% rent increase limit and the introduction of disincentivizing models for property owners who do not follow housing rules. He also mentioned the need for further conversation and potential changes to the proposed draft resolution.
- EL highlighted the issue of exorbitant rent increases and the lack of notice periods, which can lead to tenants becoming unhoused. EL, suggested a 5% rent increase cap with a sunset clause, and the

introduction of the Housing Board Review to handle disputes and potentially order landlords to pay damages. He also mentioned the possibility of changing the charter to allow municipalities to set their own notice periods. Councilor Kane expressed interest in these proposals, but also raised concerns about potential risks and the need for further discussion.

- EL expressed concerns about the complexity of the mediation process and the City's capacity to manage it, suggesting the need for further exploration and possibly bringing in an expert. Councilors also discussed the idea of a sunset clause, which would allow the rent control measures to end if the rental vacancy rate reaches a certain percentage or if the Vermont legislature enacts legislation permitting municipalities to pass rent control ordinances. EL acknowledged the need for more conversations with policy makers in Montpelier to understand the dynamics better
- EL proposed asking the Charter Change Committee to grant the municipality power to set housing thresholds, given the urgency of the housing crisis. EL suggested a simplified approach with a universal 150-day notice period for addressing cost-burdened households. He proposed drafting two versions of charter changes regarding notice periods to streamline the process for the City. The Committee plans to finalize a proposal for the Charter Committee's review in October, with the potential for it to go on the March ballot

6. Other Committee Business

- Upcoming agenda items: homelessness, crime, services and the impacts on residential neighborhoods; NPA draft resolution by next meeting; NPA meeting accessibility; needles in the City

7. Adjournment

- ADJOURN at 8:23 p.m. by Councilor Neubieser with no objection