



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 Selene Colburn, Chair, East District

Councilor Tom Ayres, Ward 7

Councilor Adam Roof, Ward 8

Tuesday, December 13, 2016

6:30 – 8:00 PM

Contois Auditorium

Proposed Draft Agenda

1. Review Agenda
2. Public Forum (20 minutes)
3. Approval of Minutes – 7/16 (5 minutes)
4. Inclusionary Zoning Evaluation Report Update – Noelle MacKay (10 minutes)
5. Memorial Auditorium Update – Noelle MacKay (10 minutes)
6. Micro-Housing Update – Councilor Ayres (10 minutes)
7. Update on Community Development Block Grant Funding – (5 minutes)
8. Schedule meetings through March 2017 – (10 minutes)



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Councilor Selene Colburn, Chair, East District
Councilor Tom Ayres, Ward 7
Councilor Adam Roof, Ward 8

Tuesday, July 26, 2016
6:00 – 7:45 PM
Fletcher Free Library
Community Room

Draft Minutes

In addition to the Councilors noted above, the following people were in attendance – Jesse Bridges, Director (Parks, Recreation and Waterfront, Councilor Sara Giannoni, Lacey Smith (Burlington Police Department), Ilnar Avilex, Dylan, Marcy Esbjerg (CEDO), Rachel Smith, Chris Brzovic (Burlington Housing Authority), Rita Markley(COTS)

1. **Review Agenda** – Chair Colburn started the meeting and began with a review of the agenda. A proposed change to the agenda included the review of the Public Lands Inventory at the beginning of the meeting. Councilor Ayers made a motion to approve the amended agenda, seconded by Councilor Colburn. Motion approved.
2. **Review of Public Lands Inventory**, J. Bridges (Parks, Recreation & Waterfront)– Director Bridges reviewed the list and said that the list was being updated as it didn't include cemeteries and newer community gardens. The list shows which department is in charge of the area, GIS – property address, footage and comments. In looking at what public lands are available, Bridges noted that the space available is still subject to permitting and zoning based on what are the plans for the land. Examples he shared were setbacks based on lot line (right of way); lot coverage and impervious surface just to name a few. He noted that all park land goes through the regular process of the Development Review Board, etc., like the other developments.

During the discussion someone asked about Mackenzie Park – and it was mentioned there is a lot of wildlife and great cross country skiing there.

Another question was asked about a tiny home on wheels as a temporary structure. It was noted that temporary structures have a limited location time within the City's ordinances.

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Also noted that the grass gets compacted like in City Hall Park and that becomes bad for stormwater runoff.

Where might there be opportunities for tiny homes? Jesse explained that part of the Urban Reserve has been reclaimed for land. Manahattan Drive was one of the biggest encampment which changed when work was being done there. The question of North Beach was explored but Jesse noted it is not built for winter use; they start operations there April for opening on May 1. AS a whole, the department does look to more permissive policies that may have limited impact; ie – dogs at beach during off hours. There was some interest in a vacant lot on Riverside and noted lots of room at MacNeil – lots of room. It was mentioned again that the ‘old’ City Ordinance only allows camping at North Beach in the City. Jesse offered to return for further discussion.

3. **Public Forum** – there were no comments.

4. **Approval of Minutes** – Chair Colburn looked for a motion to approve the minutes for the June 2016. Councilor Roof made the motion and Chair Colburn seconded the motion. Councilor Ayres abstained as he was not in attendance. The motion was approved.

5. Discussion on Homeless Encampments

Lacey Smith from the Burlington Police Department talked about how the City of Burlington responds to encampments. She said they only go out to encampments as a response to a citizen complaint or concern. Lacey goes with a member from the street outreach team to the location, identify individuals and post a notice there is no camping allowed and they list all the resources available. She noted that it can be weeks or months before an encampment is removed; they do make a concerted effort to identify folks and have conversations, explain why they have to move. Most of the campers are already connected to a service provider and not unknown. She explained where there are larger encampments of more than one tent – waterfront, Blodgett, Urban Reserve; former Burlington College land. Removing encampments isn’t a great solution because we are just shuffling people around; there is no housing or shelter to offer them. There is zero timeline involved except in case of construction and then we have to ensure safety. ; Sometimes when we go out to sites frequently, we become a nuisance and they might just leave. If a site is being cleaned up, Lacey and Casey stay to ensure that no possessions are lost.

During the discussion about encampments a few questions were raised.

Rita Markley asked about Centennial Woods and So. Burlington because she heard anecdotally people are moving out and going there and that includes families. Lacey hasn’t gone to either place.

Chris Brzovic asked Lacey how many families has she worked with and she replied she hasn’t seen one family.

Councilors asked if Lacey could explain more about the complaints – is it behavior or presence. Lacey explained that it could be either/or dependent on the complaint.

Sometimes people are biking and they see a tent or tents and know it is illegal to camp. Other times it might be noise or a problem.

More on encampments

Marcy Esbjerg from CEDO talked about encampment practices from around the county. She

mentioned some communities in MA which just bulldoze encampments to Seattle WA that has sanctioned encampments.

Some best practices around the country include services or service providers connected to encampments or provide portable toilets, showers, lockers to store stuff during the day or after encampment is moved. Marcy also explained that some communities like Miami Beach will not move an encampment unless they have a bed to offer the folks at a low barrier shelter.

The City does have a draft policy on how we respond to encampments and it is a working draft and a policy we have worked on within the past year or so.

Chair Colburn asked about encampment securing and if that has changed since the most recent death in a camp. Lacey explained that officers on foot might walk through 2 x a day and such at a place like Pine Street but may never see anyone.

Chair Colburn was concerned that there might be a push to break up encampments and both Marcy and Lacey said they were not aware of any such move. The question was also asked about private land. The City of Burlington doesn't do anything on private land unless the owner asks us to do something.

Chair Colburn mentioned an idea that came from the last meeting about a community policing model and how that might apply to encampments. Marcy Esbjerg mentioned a model in Sonoma County CA where they have an encampment that is self-governed. Councilor Ayres explained that CA has experienced generations of encampments ranging from immigrants and refugees, agriculture works and migrant camps as well as those experiencing homelessness.

Rita Markley gave an update on the warming shelter. The lead agency will be Community Health Centers of Burlington and they are looking at some of the properties owned by the Diocese.

In general, Chair Colburn asked what the role should be of this committee regarding all the information we have amassed on homelessness and tiny homes. She suggested a communication to City Council. She also wondered if we should marshal our resources to do a summit on Micro Housing. Chair Colburn will produce a working paper on the issues and committed to work on it after August 9th. Councilor Ayers offered to begin working on a possible Micro Housing Forum with potential speakers and issues to discuss.

Other comments from the public included:

Councilor Ayres would like more exploration of North Beach off season for the homeless noting that a service component must be included.

Lacey Smith commented that we should move away from a seasonal approach; we know of plenty of folks that might go to a low barrier shelter all year.

Chris Brzovic stated that shelter is not a destination but a place to connect them to housing and services.

Councilor Giannoni asked if the Committee has gone to the Daystation and Wellness Co-op to get feedback. Chair Colburn responded that we had planned to connect with the Chittenden Homeless Alliance to communicate with those who experience homelessness.

Ibnar Avilex asked if there a link to the properties on the inventory list and it was suggested that he use Google Maps and the City of Burlington's Assessor's site.

6. August meeting to reschedule due to holiday

The Committee decided to cancel the August meeting and agreed to meet on Sept 6 – location to be determined. AT that meeting, the Committee will schedule the final 3 months of the year. Suggested topics included an update on the Inclusionary Zoning Report in September and finalizing plans for a MicroHousing Discussion. In October, the topic of 4 unrelated with Bill Ward will be planned.

A motion to adjourn was made by Councilor Ayres and seconded by Councilor Roof. The motion was approved and the meeting adjourned at 7:47 pm.

Respectfully Submitted,

Marcy Esbjerg
Acting Director
CEDO



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Tuesday, December 13, 2016

6:30 – 8:00 PM

Contois Auditorium

Draft Minutes

In addition to the Councilors noted above, the following people were in attendance: Noelle MacKay (Community & Economic Development Office (CEDO)), Caryn Long, Stephen Marshall, Ian Jakus (CEDO), Ted Wimpey (Champlain Valley Office of Economic Opportunity Fair Housing Project), Council President Jane Knodell, Jeffry D. Glassberg, Joe Speidel (University of Vermont (UVM)), Morgan True (VTDigger), James Lockridge (Big Heavy World Foundation), Devon Ayers (Burlington resident and Vermont Legal Aid), Todd Rawlings (CEDO)

1. Review Agenda – At 6:33 p.m. Chair Colburn started the meeting and reviewed the agenda. Councilor Roof made a motion to approve the agenda, seconded by Councilor Ayres. Motion approved unanimously.

2. Public Forum

James Lockridge (Big Heavy World Foundation) said that all-ages venue 242 Main is an important historical and community resource for Burlington and that when Memorial Auditorium is redeveloped, inclusion for 242 Main in the new development should be a priority. He has a petition with over 500 signatures of people who support 242 Main and its place in the new development.

3. Approval of Minutes – Councilor Roof made a motion to approve the July minutes as drafted, seconded by Councilor Ayres. Motion approved unanimously.

4. Inclusionary Zoning Evaluation Report

CEDO Director Noelle MacKay said that an evaluation of the Inclusionary Zoning (IZ) Ordinance was part of the City's approved Housing Action Plan. A Request For Proposal (RFP) process was conducted, a consultant was selected, and now the consultant has delivered a draft of the report. Staff reviewed this initial draft of the report and determined that further information and research were required to fill in gaps and provide factual support for statements. The consultant can come to Burlington on January 30th or 31st to present the final report.

Councilor Roof said that he was very interested in the report and after the final report was issued, he wanted access to the initial draft to see what had changed.

CEDO Director Noelle MacKay said that she hoped to make the report publically available two weeks before the January meeting.

Chair Colburn asked if that meant that it would be available on January 15?

CEDO Director Noelle MacKay said yes.

Devon Ayers (Vermont Legal Aid) said she has been following this process and she is concerned about delays and about the process not being transparent. Vermont Legal Aid supports IZ and believes that it affirmatively furthers fair housing.

CEDO Director Noelle MacKay said that the difference between drafts will be that the final draft has more citations and more information to back up statements.

Devon Ayers (Vermont Legal Aid) said she also wants to see both drafts.

CEDO Director Noelle MacKay said that she will speak with the City Attorney to discuss any issues around sharing these drafts.

Ted Wimpey (Champlain Valley Office of Economic Opportunity Fair Housing Project) asked what has come out in the draft. IZ is of major importance to the fair housing work that he does. With declining public dollars for affordable housing, Burlington must leverage private development to create affordable housing.

Chair Colburn said that she was frustrated by the amount of time between the initial and final drafts. It is important that the January deadline be met. The delay has held up the work of this committee.

The committee members discussed the schedule for the January IZ meeting. They agreed that January 31st was best, starting at 6:30 p.m. or 7:00 p.m.

5. Memorial Auditorium Update

CEDO Director Noelle MacKay said that evaluations of the condition of Memorial Auditorium occurred in the 1980's and has been updated periodically since then. Since that time, there have been public votes to commit funds to the repair of Memorial, but those votes failed to get sufficient voter support. The building is now not safe or fit for occupancy. Last year, the City drafted a general RFP to redevelop Memorial, but just before that RFP was released, UVM announced that it was exploring a new arena in South Burlington and other locations. UVM is looking at this arena in the context of updating other existing buildings on campus. UVM is looking at the feasibility of Memorial as a potential site for a new arena. The City is not interested in managing or programming an arena. If UVM determines that Memorial is a viable site for an arena, then the City will look at next steps to determine whether to issue a new RFP or use the existing RFP. She has met with James Lockridge to discuss 242 Main in the context of Memorial redevelopment.

Councilor Ayres asked when UVM's consultant would reach a recommendation about the arena.

Joe Speidel (UVM) said that the consultant is still working on the recommendations and that the board is eager to learn the results of the consultant's report.

Jeffrey D. Glassberg (consultant for the City on the possible Memorial redevelopment) said that his understanding is that UVM's consultants expect to come to a conclusion in January. If Memorial has been determined to be an option for UVM, at that point a public process can begin. The Memorial property represents a very viable redevelopment opportunity on Main Street. The RFP could be released by the end of the first quarter of 2017 and proposals could be received by the end of the second quarter of 2017.

CEDO Director Noelle MacKay said that those dates should be considered provisional.

James Lockridge (Big Heavy World Foundation) asked whether the public will have a role in the RFP process.

CEDO Director Noelle MacKay said yes.

Councilor Ayres said that he recognizes the importance of 242 Main and he knows how much it means to the community. He is amenable to locating 242 Main outside of Memorial.

James Lockridge (Big Heavy World Foundation) said that 242 Main is an historic resource and the petition signers were not receptive to locating outside of Memorial. 242 Main makes an enormous contribution to the cultural resources of the City and he hopes that the City and its partners wish to continue to support it.

Councilor Roof said that he recognizes the value of the building and block to the community. We must be conscious of the history of the building as a memorial to veterans and he wants to be mindful of all users of the building and block (which include a tattoo

business and a home). Any redevelopment should include a community gathering space and a performing space. It should be more than arena.

Stephen Marshall said the City should do a general RFP to explore all options and we should be aiming for a diversity of resources. It is important to have art groups side-by-side to foster community.

Caryn Long asked if the City had decided that we don't need particular tenants or uses in Memorial? The art studio moving is a loss for Edmunds and she values the farmers market. She asked whether an arena would require a zoning change.

CEDO Director Noelle MacKay said the tenants had to move because the building was not safe. Previous public votes to commit funds for rehabilitation had failed. The estimated costs to renovate the building were \$8,000,000 - \$12,000,000.

Joe Speidel (UVM) said that UVM would be a big tenant in the project, but the arena would not be a UVM project. Other uses in addition to UVM's uses would be great.

Councilor Roof said that his vision was that UVM would not "have the keys" but UVM's role could help the viability of the project which would include other diverse uses.

Councilor Ayres said he wanted to clarify that the \$8,000,000 - \$12,000,000 cost was just to make the building safe for occupancy. Memorial is a 20th century building trying to function in the 21st century. He emphasized that it has been used as a sport venue throughout its history, but a new use must consider parking and traffic issues.

Council President Jane Knodell asked, if UVM is interested in partnering with the City on an arena redevelopment, would there be a flexibility of use?

Jeffrey D. Glassberg (consultant for the City on the possible Memorial redevelopment) said that UVM would use the building for events about 65 nights a year, which leaves many opportunities for many other uses. The end product should meet a multitude of uses and added that a hockey arena might require 4,500 seats and basketball would require closer to 3,500 seats. The historic use should be considered a baseline in terms of impact: many large events have been successfully held on the site over the years and the site has no parking.

Stephen Marshall said that infrastructure and transportation issues must be considered regardless of how Memorial is redeveloped.

CEDO Director Noelle MacKay said that we are already thinking about those issues in the Burlington Town Center project and that the City already has a great framework of alternative transportation options. The Library and Park departments are already reaching out to teens about their needs and wants.

Chair Colburn said that the City should activate the historic use in the redevelopment, but the voters communicated there is not an appetite to preserve Memorial. Memorial worked well for 242 Main and others because of varied uses and scales of spaces and it provided a low barrier access to varied uses. 242 Main is important and she would love to see it

preserved, but that right now it is not primarily a teen space.

6. Micro-Housing Update

Councilor Ayres said that at the last meeting of this committee, he proposed a conference focusing on micro-housing which could occur in the spring of 2017. Due to the IZ process, this conference has been put on the back-burner, but he would like pick it up again. He is hearing skepticism about whether micro-housing can have an impact in Burlington. This conference would address the need for education around what barriers there might be to micro-housing in Burlington. The conference would occur over a weekend and should include representatives from Champlain Housing Trust (CHT), Planning & Zoning, CEDO, Committee On Temporary Shelter (COTS), and others. A conference could look at the following questions:

- Ancillary Units? There may be opportunities for micro units in the New North End which has many homes with big back yards. What are the incentives and barriers?
- Can micro-housing help homeless people? It seems to be used in other cities creatively.
- Can Yestermorrow be a good resource for tiny house knowledge?

Chair Colburn said that we should be mindful of not overburdening City staff with the planning and coordination of this conference.

Councilor Ayres said that he agreed and he is willing to organize the conference and that City staff would be panelists. He will bring a progress report to the next meeting.

Chair Colburn said that the Housing Action Plan included a review of micro-housing.

Councilor Ayres said that a discussion about micro-housing folds into the conversation about permit reform.

CEDO Director Noelle MacKay said that she has some experience with micro-housing from her role with the State of Vermont. It should be considered a tool in the tool box, but there are environmental concerns around micro-housing. It would be useful to look at the work that Norwich University did competing in the Solar Decathlon. Also, Norwich has developed a unit which can be used as an accessory dwelling unit.

Stephen Marshall said that he is housed now but has been a member of the homeless community. He expressed some thoughts about current programs for the homeless.

Councilor Roof said that this committee has reached out to the homeless community and recognize the value of their input. It is important to try to connect what homeless people want with that they want and need.

Chair Colburn said that the last time that this committee discussed micro-housing, she shared research on simple and successful solutions where residents were empowered to shape their environments. There is room for a diversity of approaches to help homeless

people. CHT is trying to be innovative and there is a need to think about this problem creatively. CHT went out on a limb for Beacon Apartments and Harbor Place.

Caryn Long said that there is a place in California called “The Flats” where homeless people have a lot of autonomy around their housing. She thought it might be near Palm Desert on a decommissioned Air Force base.

Stephen Marshall said that he had recently read a book called “White Trash” which investigated the relationship between housing and status. This must be considered with any micro-housing solution.

7. Update on Community Development Block Grant Funding

CEDO Housing Program Manager Todd Rawlings gave an overview of the Community Development Block Grant (CDBG) Notice of Funding Availability. CEDO administers the CDBG program. Although the CEDO does not yet know how much will be appropriated, CEDO estimates \$110,500 for Public Service projects and \$470,845 for Development projects. In addition to the above, \$112, 649 of unallocated funds are available from previous grants with \$58,510 available for Public Service projects and \$54,139 for Development projects. CDBG projects must benefit low and moderate income households and applications are due Wednesday, January 11, 2017. The CDBG Advisory Board evaluates the proposals and is composed of 8 members from Neighborhood Planning Associations, 3 Mayoral appointees, and 1 member from the Agency of Human Services. Public meetings are from January 26, 2017 through early April 2017. The public has right to attend and can make comments during comment period. The Advisory Board makes a recommendation to the Mayor and final recommendations are voted on by the City Council (with public hearing) on approximately April 17, 2017. The Notice of Funding Availability is located on CEDO’s website: <https://www.burlingtonvt.gov/CEDO/Requests-for-Funds>

Chair Colburn asked if the members of this committee were invited to participate and if so how? She also asked if any of the unallocated funds were reserved for use on the opioid issue.

CEDO Housing Program Manager Todd Rawlings said that he did not know, but would find out and get back to the committee on these questions.

8. Schedule Meetings Through March 2017

Committee members agreed on the following provisional meeting schedule:

- | | | |
|---------------------|-------------------------------|---------------|
| • January 31, 2017 | Start: 6:30 p.m. or 7:00 p.m. | Location: TBD |
| • February 23, 2017 | 6:30 p.m. – 8:00 p.m. | Location: TBD |
| • March 23, 2017 | 6:30 p.m. – 8:00 p.m. | Location: TBD |

9. Councilor Roof made a motion to adjourn the meeting and Councilor Ayres seconded that motion. The meeting adjourned at 8:15 PM.

Respectfully Submitted,

Todd Rawlings
Housing Program Manager
CEDO