

Neighborhood Planning Assembly Attendees



NPA (choose one)	Wards 1 & 8	Wards 2 & 3	Wards 4 & 7	Ward 5	Ward 6
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Date of Assembly : 9-12-19 Location: 20 Allen PNE Comm

Please return to your convener, Phet Ecomanyanh
or email to pkeomanyanh@burlingtonvt.gov

- 1 Bonnie Ryder
- 2 Burlington Fire Dept.
- 3 Melissa Cain
- 4 Noah Pransma
- 5 April Werner
- 6 Brian Pine
- 7 Jean E. Waltz
- 8 Sandrine Kibrey
- 9 Carol Czina
- 10 Debra Clemmer
- 11 Lisle Farnum Bendino
- 12 Rob Dorey
- 13 Amy Ouzo
- 14 Lisa Cannon
- 15 Martha R. Akers
- 16 Becky Rabin
- 17 Harold Kaplan
- 18 CHRIS STARRS
- 19 Max Tracy
- 20 Liz Curry

- 20 Selene Colburn
- 21 Jen Zoller
- 22 Zorn Zornchek
- 23 Matt Gardner
- 24 Pete Sullivan
- 25 Lucky Crowder
- 26 Sephirah Feinberg
- 27 I. Coldreasure
- 28 Charlie Giannous
- 29 Shelby Glass
- 30 ~~Stacy~~
- 31 Alisa Faber
- 32 Iels Flanigan
- 33 Mollie Flanigan
- 34 Christie Delphica
- 35 Dan Daniel
- 36 Austin Kahn
- 37 Bonisiwe Luthuli
- 38 Emily Reynolds
- 40 Mayumi Cornell

41. Greg Hostetler
42. Patrick Johnson
43. Karen Paul
44. Mrs Weinberger
45. Olivia Laveechnia
46. Lisa Siciliano
47. Cathleen L. Cox
48. Grace Visito
49. Hannah King
50. Allegra Williams
51. Rev Marshall
52. JON MURAD
53. CARYN FEINBOUN
54. Karen Dentemann
55. Amanda Hanna Ford
56. Teresa Lee
57. Barbara Mdees



Burlington Housing Summit- Part 2 September 4, 2019

Thank you for joining us for the BTV Housing Summit – Part 2!

Background:

Housing is one of the most important topics facing our city. By getting it right, we have the opportunity to structure our land use in a way that benefits our climate and natural areas, makes it possible for our community to be more diverse, spreads the costs of our public services over a larger tax base, and much more.

In recent years, Burlington has made progress with a two-pronged approach to housing policy. Both strengthening the City's proud legacy of investing in permanently affordable housing, and also examining our land use policies with an eye toward how they restrict the creation of new housing. But we have more work to do. In April, Mayor Weinberger announced in his State of the City address a plan to bring new focus and urgency to five key areas of unfinished business from the City's Housing Action Plan. In June, we kicked off the public discussion with a meeting to gather community and stakeholder input about each of these five areas, and, knowing that there will be more work to do beyond this, to start generating a list of what other work should come next.

Now, we're hosting the BTV Housing Summit – Part 2 to share initial recommendations for policy reform in each of the five areas and ask for more input before turning the recommendations into policy proposals and delivering them to the City Council for action this fall.

About the five topics:

In each of these areas, we have the opportunity to make structural fixes that will help address the availability and affordability of housing in Burlington. These five areas are:

- **Energy efficiency in rental housing:** Updating our standards for energy efficiency in rental housing in order to support our climate goals and protect renters from unreasonably high utility costs.
- **Accessory Dwelling Units:** Making it easier for people to create Accessory Dwelling Units (ADUs) which offer more flexibility for families to age in place, offset housing costs for homeowners, and create additional neighborhood-scale housing options throughout the City.
- **Short-term rentals:** Implementing new regulations for short-term rentals like Airbnb that help us reduce impacts on long-term housing availability and neighborhoods, while balancing the economic benefit for Burlingtonians who are hosts.
- **Parking minimums:** Reforming our requirements for building new parking in residential developments in our downtown and along key transportation corridors, in order to reduce a major cost driver of housing, give people more choices when it comes to the cost of car ownership, and take a step toward aligning our land use policies with our climate goals.
- **Housing Trust Fund:** Continuing Burlington's legacy of supporting affordable housing by restoring and increasing the level of funding for the City's Housing Trust Fund.

Read more about each of these five areas and the City's initial recommendation for policy reform in the following pages. Find more information online at:

www.burlingtonvt.gov/mayor/burlingtonhousingsummit2019

Energy Efficiency in Rental Housing

What is the Issue?

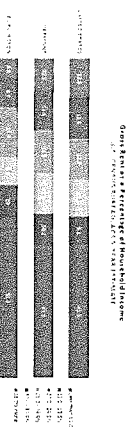
Energy costs are an important, and often overlooked, part of a household's housing costs. Finding practical solutions to reducing household energy costs is made more challenging by the "split incentive" issue.

This split incentive occurs when a property owner is the one responsible for making investments in building weatherization and efficiency, but the tenant is responsible for paying the utility bill. The property owner has little incentive to make the unit more efficient, while the tenant has few workable options for improving the efficiency of the unit on their own.

Burlington Context

Within Burlington, about 60% of all housing units city-wide are rented, and 85% of these units are impacted by the split incentive issue.

About 60% of renter households have a housing cost burden (meaning they're spending more than 30% of their income on rent before utilities). This is nearly 10% higher than the state and national averages.



What We've Heard

At the first Housing Summit, we asked participants about their reactions to the concept of improving energy efficiency standards for rental housing:

- General feeling that energy efficiency should be more closely connected to minimum housing standards
- Many felt that current Time of Sale could be strengthened to include the time of tenant turnover, and to apply to a property more than one time
- Some participants felt that the requirements should be much stronger, paired with a more robust system for inspecting the condition of rental units

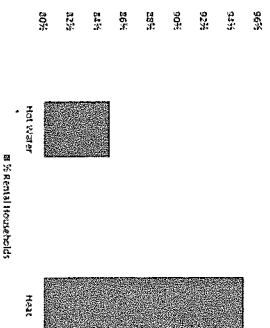
Within Burlington's existing rental housing stock, 95%+ of units use natural gas for space heating, and 85% for hot water. Space and water heating are two of the biggest drivers of energy cost in our climate.

Therefore, the most effective energy efficiency upgrades that can be made to existing housing is weatherization (air sealing and added insulation) and upgrading to more efficient heating appliances.

Tenants cannot reasonably pursue these upgrades. With a persistent 1-2% vacancy rate in the City, this leaves tenants with few alternative options for finding more energy efficient units.

- Others were concerned that increased requirements, or revoking rental rights if these requirements aren't met, could actually increase costs to renters and/or cause displacement
- An overarching concern was about finding the right balance between increasing the requirements of units, and limiting what gets passed on to tenants
- Others had questions about how to improve tenant education about what they can do to improve efficiency
- There were questions about what types of improvements would be required and what the cost/feasibility of these improvements may be

Burlington Rentals using Natural Gas for Space Heat & Hot Water



Existing Time of Sale Ordinance requires up to \$1,300 in weatherization improvements when a rental unit is sold, but only addresses about 90 units per year.

Proposed Reform

Based on participant feedback to "carefully balance the carrot and the stick" in terms of energy efficiency requirements, the proposed policy reform includes:

Evolving Time of Sale Ordinance

- Expand minimum rental housing efficiency standards, which apply only at the time a unit is sold, to be a part of the minimum housing standards for obtaining a rental permit
- Apply to rental units where the tenant is responsible for directly paying space heating costs, and where the building uses more than 50,000 BTU's of energy per sq. ft.
- Leverage existing minimum housing inspections process to support energy efficiency upgrades

Required Improvements

The most cost-effective modern weatherization practices are proposed to be covered by this program:

- Insulation in exterior walls, open attics, attic hatches, ceilings, and roof cavities, and rooms over unheated basements & exterior spaces
- Repair of leaks & insulation of heating/cooling ducts, hot water pipes
- Multiple-glazed or storm windows, functional weather stripping on doors, and functional latches on all doors and windows
- Seal large gaps and holes where heated/cooled air easily escapes

Accessory Dwelling Units

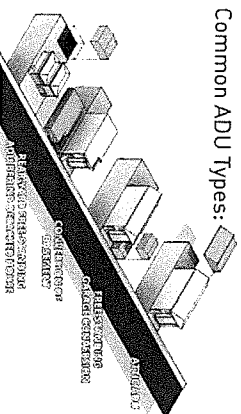
What is an ADU?

Accessory Dwelling Units (ADU's) are commonly defined as independent housing units created within single-family homes or on their lots. They are a flexible way to create housing units in cities with high housing costs.

In 2005, Vermont enabled ADU's statewide. Burlington passed its own ordinance in 2008, and updated it to be more permissive of ADU's in 2013. Still, few homeowners in the city have been able to realize the benefits of an ADU.

In 2018, the City conducted a review of ADU's in Burlington, including ways to improve or incentivize their creation, as well as ways to mitigate the abuse of this type of unit.

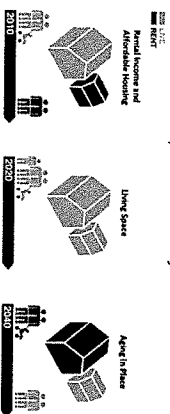
Common ADU Types:



BTU ADU Examples:



ADU Use Adapts to Family Situation:



What We've Heard

As part of the City ADU review, a survey was sent to owners of the 35 ADU's that were permitted in 2017. From this survey, the City learned:

- The chief benefit is the flexibility to use for income or family when needed
- ADU's have been expensive to build, and financed primarily with cash (range from \$20,000 - \$150,000)
- Most found the City permitting process confusing and complex
- Many owners would like a step-by-step how-to guide for ADU's in Burlington
- 70% of ADU's for rent were below \$1,000 / month

ADU Benefits

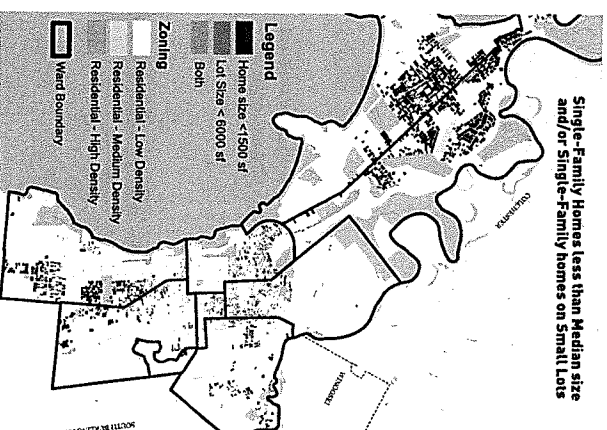
Homeowners: Provide additional income and/or more flexible living arrangements to meet the needs of multi-generational families including older adults interested in aging at home.

Renters: Allow for increased housing choices in the lowest density areas of a city. ADU's are often rented at affordable rates due to their small size.

Community: Create additional housing units without the overhead of large development projects, and with a minimal visual impact, other effects on neighborhood character.

At the June 2019 Housing Summit, we heard a lot of feedback on this topic:

- Reconsider lot coverage and ADU size limits, as current requirements only make sense for large homes/lots
- Consider alternative approaches to the parking requirement for an ADU
- Consider easier paths to permitting
- Encourage ADU's that offer affordable housing options
- Prevent ADU's from being used only as short-term rentals, abuses of owner-occupancy requirement
- Examine building code requirements for materials and/or construction methods to allow low-impact design



Proposed Reform

Based on the City's review of ADU's locally & nationally, and with input from the first Housing Summit, the proposed policy reforms include:

Reduce permitting barriers

- Allow ADU's for single-family homes regardless of zoning district
- ADU's no longer considered a "Conditional Use" or required to go before Development Review Board, unless other development characteristics require this review

Make zoning standards more accommodating of ADU's

- Eliminate the parking requirement
- Maintain 30% size threshold, but allow option to build up to a max size of 800 sq.ft. for small homes (see map at left)
- Maintain lot coverage standards, but allow option to waive % of the ADU's footprint for small lots when stormwater improvements are made to the site (see map at left)

Other policy reforms related to feedback on ADU policies

- If existing ADU is converted to a short-term rental, pay a fee to the Housing Trust Fund (See short term-rental proposal)
- Under proposed changes to the Inclusionary Zoning Ordinance, owners could opt to maintain an ADU as permanently affordable, and receive lot-coverage & fee waivers (per IZ reforms before Council today)

What is an STR?

Think AirBnB or VRBO. Short-Term Rentals (STR) are typically a dwelling unit rented in whole or in part to guests for overnight stays of 30 days or less.

Globally, the Short-Term Rental industry has grown rapidly, experiencing an 80% growth between 2012 and 2017. Here in Burlington, there was a 25% increase in short-term rentals between 2018-2019 alone.

While this has offered homeowners some flexibility to supplement their income, and has created more beds to accommodate tourists and overnight guests, there are concerns about the negative impacts on housing availability, affordability, and safety and nuisance impacts.

STR's in BT

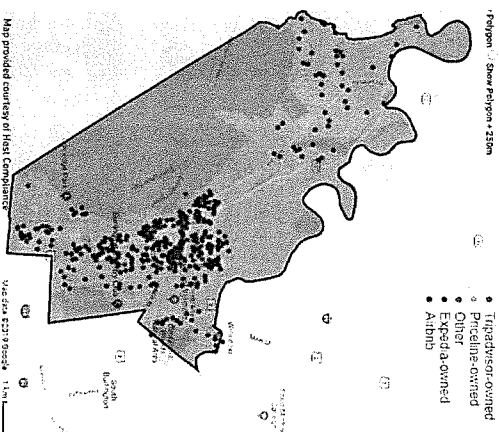
We've worked with Host Compliance to learn more about these units in the city, including:

- In 2019, there were 410 unique STR's found across all rental platforms
- 2/3 of those listings are for a whole house or apartment
- These listings represent about 4% of the 10,000+ rental units city-wide
- The zoning ordinance treats these as either a B&B or a hotel, but only 20 have received appropriate permits
- Recently, there have been a number of new units built specifically to be used as a Short-Term Rental

What We've Heard

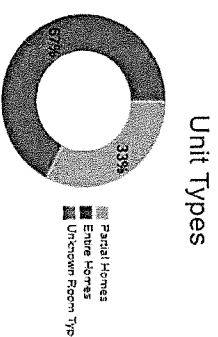
At the first Housing Summit, we asked participants about the benefits and drawbacks of STR's:

- Flexible, low-barrier opportunity for income stream for owners/tenants an important benefit
- More affordable and authentic opportunity for tourism/travelers
- The impact of STR's on the overall availability and affordability of the city's limited housing stock was the chief drawback
- Some were concerned about property speculation for STR-only use, and the inability for tenants to realize income from STR's
- Others were concerned about STR's not being held to same standards as hotels, and potential for neighborhood impacts



We also asked participants about the most important issues to regulate:

- Most important: create a definition and standards for STR's, which don't exist today
- If there are incentives to create ADU's, ensure they don't inadvertently incentivize the creation of STR's
- Have an impact fee if a unit is converted to an STR that benefits the HTF
- Consider limits on number of units in the city, number of days rented, and neighborhood housing characteristics
- Ensure standards can be enforced, and won't encourage illegal rentals
- Policy shouldn't benefit homeowners only, consider renters who may host and/or use STR's as housing



- Units rented 31+ consecutive days are considered long-term rentals and not subject to these policies
- Housing Replacement fees will be required when an STR replaces a long-term housing unit; fees not required when a new unit is built as an STR

Proposed Reform

The proposed policy seeks to balance the wide range of opinions regarding the benefits and impacts of STR's:

- Bedrooms within a Unit as an STR**
 - Expand definition of and standards for Bed & Breakfast to include STR's
 - In residential zones, up to 2 rented rooms permitted, 3+ as a conditional use; in mixed use zones, up to 5 rented rooms permitted

Renting a Whole Unit as an STR

- Establish a new STR Use; make permitted or conditional use in same zoning districts as Bed & Breakfast
- Limit number of STR's in a building, based on total units in the building:
 - 1-3 units (including an ADU): 1 STR
 - 4-5 units: 2 STR's
 - 6+ units: 3 STR's
- Any building with 4+ STR's is considered a hotel

Ad'l Regulatory Considerations

- Parking is required for each room or unit rented as an STR
- Short-term rentals are required to register as a rental for minimum life safety inspections, and remit rooms and meals taxes to state & city
- Owner or tenant may be STR host; owner must sign permit application
- Temporary/intermittent STR's are rented less than 10 consecutive and/or 30 total days in a year & will not require zoning permit

Minimum Parking Requirements

What is the Issue?

Cities across the country have required a minimum number of parking spaces for residential and commercial land uses for decades. The primary goal: to ensure abundant, and often free, parking is available.

But increasingly, cities are learning that these requirements are posing land use, economic, and transportation challenges.

Reducing or eliminating these requirements has been the subject of a robust national debate for the past several years. Hundreds of cities have now removed parking requirements in all or part of their community.

Burlington Context

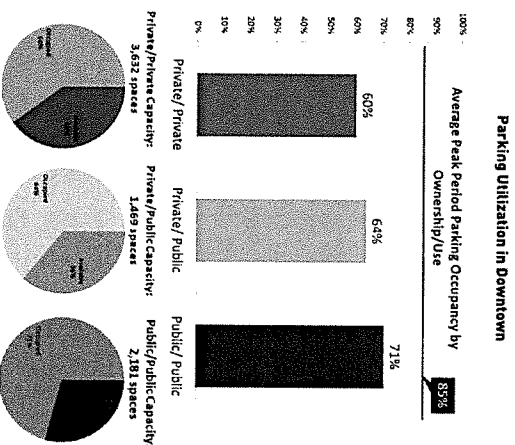
Within Burlington, three parking districts require varying amounts of parking for new development based on their location in the city. Since 2008, nearly 7,000 new parking spaces have been required with 2,000 of these downtown despite:

- almost 14% of all of the downtown land area is currently dedicated to parking
- about 30% of parking spaces are vacant during peak times (56% of which were in private parking facilities)
- about 39% of Burlington workers don't drive to work
- About 15% or 2,400 households in Burlington don't have a car

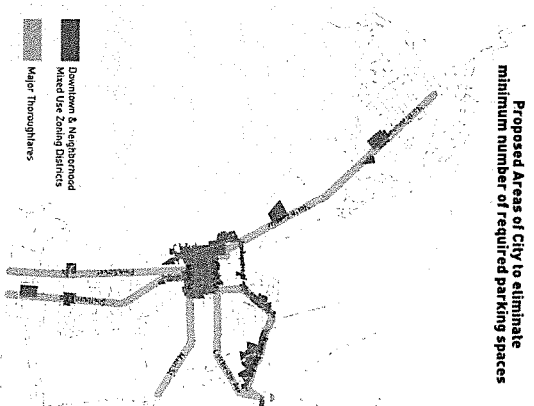
What We've Heard

At the Housing Summit in June, we asked participants about their reaction to the idea of no longer requiring a minimum number of new parking spaces:

- People were generally supportive of the policy change, and recognized that different parts of the city have different parking needs
- Need to expand options for sharing parking spaces, and ensuring people don't build too much parking
- Important to pair this policy change with increased investment for and expedited implementation of other transportation options
- Clarify that this does not mandate the removal of existing parking spaces



- Collect additional data about parking demand and car ownership in the city
- Opinions regarding the urgency of this change from both housing and climate change perspectives were shared
- Balance the realities: more housing along transit lines helps increase transit use and level of service, but current transit service needs improvements
- Some expressed concerns that parking is already difficult to find in Burlington, and cautioned that a policy could negatively impact resident, customer, and employees' experiences
- Consider the relationship to policies that encourage car ownership & driving, and city-wide on-street parking management



Proposed Reform

Based on the feedback during and following the first Housing Summit, the proposed policy reform includes:

No longer mandate the required number of parking spaces for new development within:

- Downtown
- Neighborhood Activity Centers
- Along City's Major Thoroughfares (See map below)
- Permanently affordable housing building
- Adaptive reuse of a listed historic building
- Accessory Dwelling Units (see ADU proposal)

Enable more efficient use of existing & new parking spaces

- Release permitting requirements for existing parking to enable greater level of sharing
- Revise dimensional requirements so that new parking spaces require less space

Support and enhance service for alternative transportation options

- Modernize the traffic impact fee to be a more comprehensive and holistic "Traffic and Parking Impact Fee" to support wider range of capital improvements
- Maintain current limit on maximum number of parking spaces built

Housing Trust Fund

Background

The Housing Trust Fund is a critical resource for the creation and preservation of affordable housing in Burlington.

It was created in 1990, and since then it has contributed:

- 1,800+ affordable homes or beds
- \$6.9M in direct investment, leveraging another est. \$35M+

The Housing Trust Fund is funded by a dedicated tax of 1/2 penny per \$100 of assessed property value city-wide. This generates:

- \$12.42/year per avg homeowner
- \$200,000 in funding/year

What We've Heard

At the Housing Summit in June 2019, and in conversations with organizations that have used the fund to build and maintain affordable housing in Burlington, we heard:

- Near-unanimous consensus that the fund is not being supported at the right level today
- Many seemed to feel that raising to a full penny of dedicated tax would be a palatable number, though some felt even more is necessary (up to 2 pennies!)
- Many shared ideas for how to expand the capacity of the fund, such as through additional revenue streams, and linking the rate to inflation to maintain its value over time

Burlington Housing Trust Fund(d) Facts

The vast majority of funding goes to the creation of new housing units by supporting projects. It also supports the capacity of non-profit organizations who create and preserve affordable housing.

The fund contributes about \$4,747/unit or bed of permanently affordable housing.

In addition to the dedicated tax, other monies that are contributed to the fund include:

- Inclusionary Zoning Payments-in Lieu (none since 2011)
- General Fund (discretionary, and only from 2016-2019)
- Housing Replacement fee payments (usually only every 1-2 years!)

We've also heard from many of the organizations that use the HTF to build and maintain permanently affordable housing:

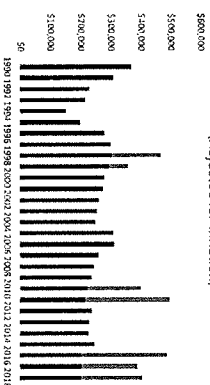
"It's harder to develop affordable housing in Burlington than in the rest of the state from a funding perspective... Thus the critical importance of the Housing Trust Fund as gap funding. It demonstrates a commitment from the City as to the importance of affordable housing preservation and production." -Cathedral Square Corporation

"...the Burlington Housing Trust Fund has funded two emergency maintenance projects over the years to keep us operational. I sincerely hope that the HTF fund is increased so that agencies that are providing crucial housing services to low income Vermonters can continue to be viable." -Burlington Dismas House

"In the past few years, increasing funding for the HTF when coupled with increases from the State Housing Conservation Board has resulted in the largest number of affordable housing apartments constructed in the city of Burlington in its history." -Champlain Housing Trust

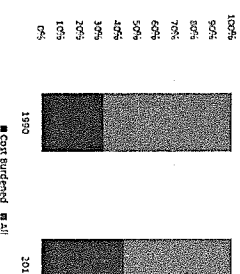
While it has benefited from a base funding stream for 30 years, that contribution has decreased by 40% when adjusted for inflation. During the same period, the number of cost-burdened low-income households in the city has risen.

Contribution to HTF 1990-2019
(adjusted for inflation)



Note: Actual contribution amounts have been adjusted for inflation to reflect 2019 dollars.

Low Income Households with Cost Burden



We've heard support for increasing the amount of funding in the HTF, along with caution about the impact on taxpayers from increasing the dedicated tax. An increase to a full penny of dedicated tax would increase the annual contribution to the HTF from \$200,384 to \$371,081 and could impact property owners' tax bills in the following way:

Consideration

- **Boost the capacity of dedicated tax**
- Ensure the fund reflects inflation and changes in city-wide assessed values
- Monitor the impact of new and increased funding sources: Housing Replacement fees for Short-Term rentals (see proposal) and Fee-In-Lieu revenues from proposed 1Z Reforms before Council today

Proposed Reform

Based on the feedback during and following the first Housing Summit, the proposed policy reform includes:

- **Increase the dedicated tax for HTF**
- Pursue a charter change to restore the dedicated tax for HTF to one penny per \$100 of assessed property value

Single Family Home Median Value: \$230,000 \$12.42/yr @ 1/2 penny/ \$100 assessed value \$23.00/yr @ 1 penny/ \$100 assessed value	3+ Unit Rental Property Median Value: \$439,100 \$23.71/yr @ 1/2 penny/ \$100 assessed value \$43.91/yr @ 1 penny/ \$100 assessed value	Commercial Property Median Value: \$608,000 \$32.83/yr @ 1/2 penny/ \$100 assessed value \$60.80/yr @ 1 penny/ \$100 assessed value
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Additional Feedback Sheet

If you would like to leave additional comments or questions about any (or all!) of these proposals, please record them here and drop this off with a city staff member.

Fair Housing is Your Right!

Fair housing is the right to rent, buy, or finance housing free from discrimination. People who are looking for housing should only be judged on their qualifications, such as ability to pay or rental history.

If you have been treated unfairly because of...

RACE • COLOR • NATIONAL ORIGIN • RELIGION • FAMILY STATUS • AGE
MARITAL STATUS • SEX • SEXUAL ORIENTATION • GENDER IDENTITY
DOMESTIC VIOLENCE, SEXUAL ASSAULT, STALKING • DISABILITY
RECEIPT OF PUBLIC ASSISTANCE

... when renting or buying a home, getting a mortgage, obtaining housing insurance, seeking housing assistance, or in other housing-related activities, then you have experienced illegal discrimination.

Housing discrimination is against the law.

Discrimination is not always obvious and can take many forms. It may happen when a landlord refuses to rent you an apartment, tells you it is unavailable when it is vacant, steers you toward

a different location, or if the terms and conditions of your lease are different from those of the landlord's other tenants. Illegal discrimination can also happen in advertisements.

If you have been discriminated against in housing, contact:

- Vermont Human Rights Commission
(802) 828-1625, 1-800-416-2010
1-877-294-9200 (TDD)
hrc.vermont.gov
- Vermont Law Help
1-800-889-2047
vtlawhelp.org

Tenant rights & referrals:

- CVOEO Vermont Tenants Hotline
(802) 864-0099
vttenants.org

Help stabilizing housing & preventing homelessness:

- CVOEO Housing Assistance Program
(802) 863-6248 ext. 4
cvoeo.org/housing-assistance

More resources:

- CVOEO Fair Housing Handbooks
Available in Arabic, Burmese, Chinese, English, French, Nepali, and Somali at cvoeo.org/FHP-resources

Learn more about your rights, access resources, and join the Thriving Communities campaign — a statewide initiative dedicated to promoting housing affordability and inclusiveness at:

-  thrivingcommunitiesvt.org
-   [thrivingcommunitiesvt](https://www.facebook.com/thrivingcommunitiesvt)
-  VTFairHousing | ThrivingVermont

CVOEO Fair Housing Project
(802) 660-3456 • fhp@cvoeo.org



What does housing discrimination sound like?

"You can't live here because you have too many kids."

"We don't allow families with children to live on the second floor."

"I don't want those changes like a ramp or grab bar here."

"You will have to pay more because you have children."

"Professional people only. No kids or Section 8."

"You have to speak English to live here."

"You will make the neighbors uncomfortable."

"You have to be married to live together."

"It will be an extra \$50 a month per kid."

"Christians only."

"People who live here can't wear those veils (hijab)."

Have you been treated unfairly? To file a complaint, contact:

- Vermont Human Rights Commission
(802) 828-1625, 1-800-416-2010
1-877-294-9200 (TDD)
hrc.vermont.gov
- Vermont Law Help
1-800-889-2047
vtlawhelp.org

CVOEO Fair Housing Project
(802) 660-3456 • fhp@cvoeo.org
cvoeo.org/FHP



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Hepali
Somali

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sources

at
@cvoeo.org

ousing rights
campaign:

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svt
ingVermont




CVOEO
CHAMPLAIN VALLEY OFFICE
OF ECONOMIC OPPORTUNITY
Bridging gaps, building futures.

Vermont Tenants

Provides free information and referral services directly to tenants through classes, by phone and email, and with face-to-face counseling

For Tenant Issues: vtenants@cvoeo.org 802-864-0099 OR 800-287-7971	For Classes: classcoord@cvoeo.org 802-660-3455 ex. 205
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BURLINGTON TENANTS UNION

Are you a renter?

Does your home have leaks or mold?

Can't get any repairs done?

Landlord making unfair or illegal demands?

tenants Union is to increase
quality and to democratize
the rental area. Through educa-
tion and organizing we fight land-

**s organized.
be too.
today.**



tenantsunion.com

tenantsunion@gmail.com

✓

tenantsUnion

Questions about renting in Vermont?

Call our free message hotline!

802-864-0099

Vermont Tenants Hotline

For classes call 802-660-3455 x205

SECURITY DEPOSIT
DISPUTES?
LANDLORD
NOT MAKING
REPAIRS?

WANT HELP REVIEWING
YOUR LEASE?

EVICITION?

VERMONT TENANTS CAN HELP



OR TOLL FREE: 1-800-287-7971

(802) 864-0099

CALL OUR STATEWIDE HOTLINE

VTTENANTS.ORG

of the Burlington Tenants Union is to increase
improve housing quality and to democratize
the Greater Burlington area. Through educa-
tion, and tenant organizing we fight land-
in Burlington.

**andlord is organized.
ou should be too.
Join us today.**



burlingtontenantsunion@gmail.com

TenantsUnionBTV

BurlingtonTenantsUnion

btvrenters

THE RIGHT TO.

- **SAFE AND DECENT HOUSING** FREE OF TOXINS, HAZARDS, AND WITH ADEQUATE HEATING AND HOT WATER SYSTEMS.
- **48-HOUR NOTICE BEFORE YOUR LANDLORD ENTERS YOUR HOME**, UNLESS THE LANDLORD IS RESPONDING TO AN EMERGENCY SUCH AS A FIRE, FLOOD, OR GAS LEAK.
- **PROPER NOTICE FOR RENT INCREASES** (60 DAY STATEWIDE, 90 DAYS IN BURLINGTON)
- **PROPER NOTICE BEFORE YOUR LANDLORD TERMINATES YOUR TENANCY**
- **CONTEST EVICTIONS IN COURT.**
- **GET BACK YOUR SECURITY DEPOSIT WITHIN 14 DAYS AFTER YOU MOVE OUT.**
- **REPORT SUBSTANDARD HOUSING CONDITIONS TO THE CITY'S CODE ENFORCEMENT AGENCY OR LOCAL OFFICIALS.**

- **REFUSE TO MAKE REPAIRS:** THE LANDLORD IS RESPONSIBLE FOR ALL REPAIRS. IF THE TENANT BROKE IT OR IS NO TENANTS CAN BE CHARGED FOR THE DAMAGE THEY CAUSED THE DAMAGE.
- **RETALIATE AGAINST YOU** FOR EXERCISING YOUR RIGHTS, TALKING TO A GOVERNMENT AGENCY ABOUT HOUSING SAFETY CONCERNS OR FOR JOINING A TENANT'S ASSOCIATION.
- **EVICT YOU:** BEING FORCED TO LEAVE YOUR HOME AGAINST YOUR WILL IS A VIOLATION THAT TAKES PLACE IN A COURT OF LAW.
- **HARRASS YOU OUT OF YOUR HOME** INCLUDING BY TURNING OFF THE WATER, OR ELECTRICITY, CHANGING THE LOCKS, MOVING YOUR BELONGINGS OUT OF THE UNIT, OR DENYING YOU ACCESS TO YOUR BELONGINGS.

VT TENANTS STATEWIDE HOTLINE: (800) 287-7971 • VTTELEPHONE TOLL FREE: 1-800-287-7971 • VTTELEPHONE

INDIVIDUAL HOUSING

**ONE-HOUR WORKSHOP FOCUSED ON
YOUR APARTMENT-SEARCH TOOLKIT.**

HOUSING RESUME *to include with your
highlighting what will make you a great tenant.*

LANDLORD'S PERSPECTIVE: *understand-
lands are looking for in a tenant can help you
views ready to make a great impression.*

KNOW MORE ABOUT WHERE TO LOOK:
*each individual's housing needs and priorities,
options.*

INDIVIDUAL BARRIERS *such as no rental his-
tory, credit, a criminal background, or anything
that makes it hard to find housing.*

APARTMENT SEARCH PLAN, *including materials to include with
applications and a resource packet.*

TENANT SKILLS

**A THREE-HOUR CLASS COVERING YOUR RIGHTS
AND RESPONSIBILITIES AS A TENANT.**

LEARN YOUR RESPONSIBILITIES AS A TENANT:
*how to avoid common evictions, communicate with your landlord ef-
fectively, and understand the law.*

DEAL WITH COMMON ISSUES *that come up between
landlords and tenants. Learn how to ensure that your landlord
makes repairs, get your deposit back, and more.*

LEAVE WITH RESOURCES *including a packet of sample
letters, a know-your-rights guide, and information about other
resources in your area, including classes to improve your credit
score or get support figuring out a tight budget.*

**TO SIGN UP
FOR CLASSES**

802-660-3455 Extension 205
CLASSCOORD@CVOEO.ORG

S A VERMONT
ER, YOU HAVE
THE RIGHT TO:

- **SAFE AND DECENT HOUSING** *FREE OF TOXINS, HAZARDS, AND WITH ADEQUATE HEATING AND HOT WATER SYSTEMS*
- **48-HOUR NOTICE BEFORE YOUR LANDLORD ENTERS YOUR HOME,** *UNLESS THE LANDLORD IS RESPONDING TO AN EMERGENCY SUCH AS A FIRE, FLOOD, OR GAS LEAK.*
- **PROPER NOTICE FOR RENT INCREASES** *(2 RENTAL PERIODS STATEWIDE, 3 IN BURLINGTON)*
- **PROPER NOTICE BEFORE YOUR LANDLORD TERMINATES YOUR TENANCY**
- **CONTEST EVICTIONS** *IN COURT.*
- **GET BACK YOUR SECURITY DEPOSIT** *WITHIN 14 DAYS AFTER YOU MOVE OUT.*
- **REPORT SUBSTANDARD HOUSING CONDITIONS** *TO THE CITY'S CODE ENFORCEMENT AGENCY OR LOCAL OFFICIALS.*

LANDLORDS CANNOT:

- **REFUSE TO MAKE REPAIRS:** THE LANDLORD IS RESPONSIBLE FOR ALL REPAIRS, EVEN IF THE TENANT BROKE IT OR IS NOT PAYING RENT. TENANTS CAN BE CHARGED FOR REPAIRS IF THEY CAUSED THE DAMAGE.
- **RETALIATE AGAINST YOU** FOR COMPLAINING ABOUT YOUR RIGHTS, TALKING TO A GOVERNMENT AGENCY ABOUT HEALTH OR SAFETY CONCERNS OR FOR JOINING A TENANT'S ASSOCIATION
- **EVICT YOU:** BEING FORCED TO LEAVE YOUR HOME AGAINST YOUR WILL IS A LEGAL PROCESS THAT TAKES PLACE IN A COURTROOM!
- **HARRASS YOU OUT OF YOUR HOME,** INCLUDING BY TURNING OFF THE HEAT, HOT WATER, OR ELECTRICITY, CHANGING THE LOCKS, MOVING YOUR BELONGINGS OUT OF THE UNIT, OR DENYING YOU ACCESS TO YOUR BELONGINGS.

OR TENANTS

WANT THINGS IN WRITING!
RENT IN CASH—IF YOU MUST
REQUEST THAT THE LANDLORD
REIPT.

**NOTIFY LANDLORD OF
MS.** SAVE COPIES OF REQUESTS
AND OTHER COMMUNICATIONS
NDLORD.

WRITTEN NOTICE BEFORE
RENTAL PERIOD STATEWIDE, 2
N). YOUR LEASE IS A LEGAL
YOU MOVE BEFORE IT ENDS,
FINANCIALLY BOUND BY IT.

LITTLE PROBLEM GET BIG:
EARLY ON, AND WE'LL HELP YOU
ABOUT THE BEST WAY TO
ISSUE AND PROTECT YOURSELF.

STATEWIDE TENANT HOTLINE

IF YOU ARE FACING
ANY ISSUES
RELATED TO YOUR
RENTAL, WE CAN
HELP.

CALL OUR FREE
HOTLINE:

1-802-864-0099
OR 1-800-287-7971

KNOW YOUR RIGHTS WORKSHOPS

INTERESTED IN A
FREE TENANT
RIGHTS
WORKSHOP IN
YOUR
COMMUNITY?

(802) 660-3455 X 205
MGOLDBERG@
CVOEO.ORG

VTTENANTS.ORG
A PROJECT OF  CVOEO
CHAMPLAIN VALLEY OFFICE
OF ECONOMIC OPPORTUNITY



Wards 2 and 3 Neighborhood Planning Assembly

Thursday September 12, 2019, 6:30pm-8:15pm

Old North End Community Center, 20 Allen Street

wards2and3npa.weebly.com

Community Dinner at 5:30pm (by donation)

<http://onecommunitydinner.weebly.com>

NPA Announcements – 5 minutes:

- Financial Report – Annual budget for each NPA has been increased to \$2,500 for FY20!
- In an effort to allow more people to participate in discussions, we ask that both questions and answers be kept as short as possible and concise (approximately 1 minute questions and 2 minute answers)

Public Forum– 15 minutes

- Announcements / Comments / Issues / Suggestions (one minute per speaker)

Steering Committee Nominations – 10 minutes

Burlington Tenants Union – 10 minutes

Proposals for Burlington Housing Policy Reform 20 minutes

Mayor Weinberger

- www.burlingtonvt.gov/mayor/burlingtonhousingsummit2019

State Housing Priorities – 10 minutes

Jill Krowinski and Curt McCormack, Chittenden 6-3

Brian Cina and Selene Colburn, Chittenden 6-4

CVOEO's Housing Programs and Resources (www.cvoeo.org/) – 5 minutes

Sandrine Kibuey

- Vermont Tenants, Mobile Home Project, Fair Housing Project, Weatherization Program

City Council Update Q & A – 15 minutes

Perri Freeman, Brian Pine and Max Tracy

Burlington School District 2018 – 2019 Year In Review and the Current School Year– 15 minutes

Superintendent Yaw Obeng and School Board members Clare Wool, Liz Curry and Jean Waltz

- www.bsdt.org/2019/08/01/2018-2019-year-in-review/

Door Prize

Adjourn

A section of Burlington City Council resolution first adopted in 1982 establishing provisions for a Neighborhood Planning Assembly in each City ward.

...Neighborhood Planning Assemblies shall... help provide citizens with information concerning city programs and activities; help obtain citizen views of city needs; help provide citizens with the opportunity to participate in making recommendations with respect to governmental decisions including the allocation of revenues.

...Assemblies shall also be encouraged to provide advice to the appropriate commission or this council with respect to community development, housing programs, this City's Comprehensive Plan and its waterfront planning activities, and the city's budget among other issues....

Current NPA 2/3 Steering Committee:

Andrew Champagne	Ward 2	802-540-0717
Patrick Johnson	Ward 2	superdogirie@gmail.com
Emma Schoenberg	Ward 2	em.schoenberg@gmail.com
Tony Redington	Ward 2	TonyRVT99@gmail.com
Infinite Culcleasure	Ward 3	infinite.culcleasure@gmail.com
Amanda Hannaford	Ward 3	amanda.hannaford.vt@gmail.com
Perri Freeman	Ward 3	freeman.perri@gmail.com
James Lockridge	Ward 3	jim@bigheavyworld.com
Barbara McGrew	Ward 3	bmcgrew@aol.com
Kevin Deutermann	Ward 3	kdootz@gmail.com

Burlington City Elected Officials Wards 2 and 3

Mayor Miro Weinberger	Democrat	802-865-7272	mayor@BurlingtonVT.gov
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City Councilors:

Central District (Wards 2 & 3)	Perri Freeman	Progressive	203-623-9490	pfreeman@burlingtonvt.gov
Ward 2	Max Tracy	Progressive	802-373-1968	mtracy@burlingtonvt.gov
Ward 3	Brian Pine	Progressive		bpine@burlingtonvt.gov

School Board Members:

Central District (Wards 2 & 3)	Jean Waltz		355-7856	jwaltz@bsdvt.org
Ward 2	Stephen Carey			scarey@bsdvt.org
Ward 3	Liz Curry		578-5793	lcurry@bsdvt.org

Vermont State House Representatives

Chittenden-6-3	Jill Krowinski	Democrat	802.363.3907	jkrowinski@leg.state.vt.us
Chittenden-6-3	Curt McCormack	Democrat	802.318.2585	cmccormack@leg.state.vt.us
Chittenden-6-4	Brian Cina	Progressive/ Democrat	802.448.2178	bcina@leg.state.vt.us
Chittenden-6-4	Selene Colburn	Progressive/ Democrat	802.540.0546	scolburn@leg.state.vt.us
Chittenden-6-2	Jean O'Sullivan	Democrat	802.658.0492	josullivan@leg.state.vt.us

Vermont State Senators (Chittenden County)

Tim Ashe	Progressive/Democrat	802.318.0903	tashe@leg.state.vt.us
Philip Baruth	Progressive/Democrat	802.503.5266	pbaruth@leg.state.vt.us
Debbie Ingram	Democrat	802.879.0054	dingram@leg.state.vt.us
Ginny Lyons	Democrat	802.863.6129	vlyons@leg.state.vt.us
Chris Pearson	Progressive/Democrat	802.860.3933	cpearson@leg.state.vt.us
Michael Sirotkin	Democrat	802.999.4360	msirotkin@leg.state.vt.us

Wards 2 and 3 NPA

9/12/19

Location: ONE Community Center

Note Taker: Phet Keomanyvanh

Steering Committee Members in Attendance: Tony Redington, Infinite Culcleasure, Amanda Hannaford, James Lockridge, Barbara McGrew, Kevin Deutermann

Start: 6:30PM

Steering Committee elections

Move to vote on all three as a slate to be on the Steering Committee: Charlie, Francesca, Alex

Open Forum

-Having trouble with traffic at HO Wheeler School of speeding. Need crossing guards or police enforcement

-Exposure to F35 noise is harmful to health and decimating against all background and is environmental racism. F35s will be coming next week. 3000 houses will be affected.

-There has been increased crime happening. Used to have Nixel, ask BPD to have a better public safety notification.

-The School District is hiring crossing guards. Please help spread the word.

-10/26 there will be a Champlain Parkway meeting at 5:30 at City Hall. VT Institute will be having a meeting about BT Wed 9/16

-Affordable housing should be \$500-600 a month rather than \$1000.

Burlington Tenants Union

The average cost of a one-bedroom place in Burlington is \$1300 a month. The landlords are organized so tenants need to be organized. Housing is a human right and we need an agenda for tenants. Rent shouldn't be more than 1/3 of your income. The Mayor's affordable housing plan doesn't include tenant rights and quality of life. There is no cap in the rent and landlords can cut off electricity in the winter time. There is a website and closed Facebook page. Want to help tenants take on cases of neglectful landlords.

Mayor

Housing Summit. One goal is holding property owners accountable for weatherization of rental housing stock. The goals comes out of 2015 housing plan that was done with City Council and had 22 strategies. One was addressing affordability by building housing stock of all types. From hearing from the public have heard about tenant concerns of rights and protection. By the end of Oct. CEDO will release a report to Mayor and City Council to look at tenant concerns. Won't be supporting rent control because

it doesn't work. Economy relies on supply and demand. Cities that instituted rent control have a lot of supply but not a lot of demand. The answer to address having housing a human right is to build more housing which causes landlords to lower rents due to increased vacancy rates. Addressing student housing was part of the 2015 housing plan. Set a goal 1700 bed goal for colleges to build student housing. Built over 600 beds. This has been stalled due to some financial issues of UVM but now over the financial issue and will be revisiting another negotiation period again. Helped North Ave. mobile home become a coop. ½ a penny from property tax has been going to affordable housing. What is going to be on the ballot is to raise it to a full penny.

State Representatives

Brian- On Health Committee. Working on housing is healthcare. Vermont is moving toward population of health and not just treating them when they get sick. Looking at weatherization.

Selene- H32 protects housing discrimination for domestic victims and adds them as protected class. Added additional funding for weatherization.

Gene- On Commence committee and there is a strong support to put more money into housing. Housing is a crisis throughout the state. Can't get people to move here and can't get people to stay. Looking at Act 250 permitting process and streamlining developers to limit applying for multiple permits that is faster and cleaner.

Sandrine

CVOEO has free educational trainings to learn about tenants' rights. Have a hot line and served over 900 people last year. 37% of the complaints are about habitat. CODE Enforcement helps fund some of this program and have health inspectors that go to the house. In order to change the law needs to have backup. Call 864-0099

Council

Brian- public housing ended in the 80's and relied on federal dollars. Now municipalities focus on building on affordable housing of which 35% inhabitants are currently homeless

Perry- Will look into Junk ordinance so it doesn't have any unintentional harm on resource. Support public housing model that is not tied to federal funding. Need to be creative and would support publically supported housing.

Max- In CC there was 50% reduction of overdoses. Comstat looks at amount of pills, arrest information and how opioids affect the community. Such as how opioids are exploiting people in sex trafficking. Housing is a key element to recovery. One way to support affordable housing is through luxury tax and having people who are making more contribute more.

End: 8:15

