

Agenda for the Ward 6 NPA Thursday June 1st

[Greek Orthodox Church!](#) (600 S. Willard St).

There are several ways to tune in for the meeting:

1. Join via Zoom:

<https://us02web.zoom.us/j/81027856568>

(Meeting ID: 810 2785 6568, No Password)

2. Call in for audio only:

1-929-205-6099 meeting ID:81027856568

3. Watch live online:

<https://www.youtube.com/playlist?list=PLIjLFn4BZd2P9f16v7BtN6C9kos1zGEmG>

6:00 Community Dinner

Please join us for pizza, conversation
and connections!

6:30 Public Forum

Call to Order, Announcements
Share your news, events, questions,
and concerns

6:45 Report from Montpelier

Reps Tiff Bluemle, Barbara Rachelson,
Mary-Katherine Stone, Gabrielle Stebbins
Hear about what passed and what didn't,
Ask about your priority issues,
Share opinions with your representatives

7:15 Downtown Development Updates

Brian Pine, Director CEDO
Get the latest on what's going on with
City Place, the VFW Building and more

7:45 Short Term Rentals, Code Enforcement

Bill Ward, Director Permitting & Inspections
How is Burlington enforcing the short term
rental (AirBnB) regulations

8:00 Adjourn



Neighborhood Planning Assembly Draft Minutes

NPA:
(choose one)

Wards 1 & 8	Wards 2 & 3	Wards 4 & 7	Ward 5	Ward 6
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Date of Assembly : 06 / 01 / 23 Start Time: (Commence): 6:30pm

Location: Greek Orthodox Church. Finish Time: (Adjourn): 8:15pm

Note taker: Mills Forni Please forward these official minutes to: Samuel Heinrichs

Steering Committee Members in Attendance:

Dale Azaria, Nancy Harkins, Anita Rapone, Mills Forni, Ute Regan, Nelson Martelle

Discussion Topics

6:00 Community Dinner
6:30 Public Forum - Call to Order, Announcements
6:45 Report from Montpelier
7:15 Downtown Development Updates
7:45 Short Term Rentals, Code Enforcement
8:00 Adjourn

Agenda Items and Highlights:

Public Forum

Topic: Call to Order, Announcements, Share your news, events, questions, and concerns

- Nick – new Champlain College community representative – point of contact for any community questions/concerns.

Report from Montpelier

Topic: Hear about what passed and what didn't, ask about your priority issues, Share opinions with your representatives

Speakers: Reps Tiff Bluemle, Barbara Rachelson, Mary-Katherine Stone, Gabrielle Stebbins

- **Rep. Gabrielle Stebbins**
 - Governor has vetoed the budget, which means chamber will go back into session on June 20.
 - There are 8-12 bills which the house may attempt to override.
 - Significant concern that the program providing housing during the pandemic is expiring.
- **Rep. Mary-Katherine Stone**
 - There are funds for Burlington High School in the budget that was vetoed.
 - Universal school meals are in the budget that was vetoed.
 - Vermont does not have any procedures in place for what happens if the budget is not approved by June 30. This is a serious issue and could result in a government shutdown.
- **Rep. Tiff Bluemle**
 - Reps. Gabrielle and Mary-Katherine have been doing fantastic work in the legislature – including on climate change, funding for Burlington High School
 - Key issues identified by constituents: Housing, mental health, substance abuse, child care and paid family leave
 - A lot of work was done in the budget to strengthen the social safety net
 - A number of important provisions were lost during negotiations with the Senate.
 - The budget is needed by the end of June. If we don't have one by July 1, we don't know what will happen.
 - Housing shortage is an ongoing challenge. We have attempted to get a list of short term rentals in the state, but have not been able to.

Downtown Development Updates

Topic: Get the latest on what's going on with City Place, the VFW Building and more

Speaker: Brian Pine, Director CEDO

- **VFW on South Winooski Ave** – Slated for demolition and redevelopment to a six story building that will include the VFW and community kitchen. Developer is the Champlain Housing Trust.
 - 25% of units will be dedicated to people who have experienced homelessness.
 - The project is likely to begin in Spring 2024
- **278 Main Street** – Small family sized apartments for people that are coming out of shelters. Ready for occupancy this winter or next Spring.
- **Old YMCA** – The city is doing everything they can to protect this historic building and public health. There are many challenges with unhoused and vulnerable people staying inside. A local developer is in the due diligence period to redevelop this building. That plan would be 60-80 housing units with a mix of market and affordable housing. Entirely private endeavor.
- **151 South Champlain Street** – 49 housing unit under development. Anticipated to be ready for winter occupancy.
- **City Place** – Construction is underway, concrete and rebar are in. 424 housing units and 40,000 sq feet of retail on the ground floor. They are not currently planning to include a hotel, but they may revisit that. The city's requirement that new buildings be electric (part of net zero) is enabling the developers to potentially add additional units at the top of the building instead of HVAC equipment.
 - The 85 affordable housing units via Champlain Housing Trust will sit on the western side of the development.
 - If all goes as planned, some buildings may be open in early or late 2025.
 - Total of 420 planned parking spaces associated with the project.
- **Note:** Housing Trust Fund generates \$560k per year that supports affordable housing. Short term rental fees also go into the housing trust fund.

Short Term Rentals, Code Enforcement

Topic: How is Burlington enforcing the short term rental (AirBnB) regulations

Speaker: Bill Ward, Director Permitting & Inspections + Patty who leads the short term housing team.

- Bill's team is in charge of code enforcement, zoning and the trades team previously part of DPW (inspectors).
- Patty is in charge of inspecting the approx. 10,000 rental units in the city (long term and short term). They also respond to requests from See.Click.Fix.
 - Long-term rental: Longer than 30 days. Short-term rental: less than 30 days.
- A city consulting company called Host Compliance tracks hundreds of different websites (e.g. Airbnb) that book short term rentals in Burlington. They provide the department with data on active rentals in the city. The department is combining this data with the rental registration list to get a full picture of short term rentals in the city.
- New city rules limit property owners to have only 1 rental unit (e.g. one side of a duplex or a single family home), unless you meet the affordability criteria, which allows you to have a short term rental and an adjacent affordable rental.
- We have 228 registered short term rental units in the city of Burlington. 38 have converted to meet the affordability requirement, which is a really positive sign.
- Enforcement includes an order that identifies the deficiency, the remedy and the comply by date. Usual compliance with housing rules is 85-90%.

Adjourn