



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 Brian Pine, Chair, Ward 3
Councilor Sarah Carpenter, Ward 4
Councilor Zoraya Hightower, Ward 1

Wednesday, May 6th, 2020
5:30 – 7:00 PM

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/86542509339>

Or Telephone:

US: +1 301 715 8592 or +1 312 626 6799

Webinar ID: 865 4250 9339

To participate in public forum please email Ian Jakus before or during the meeting: ljakus@BurlingtonVT.gov. There will be further instructions in the meeting on how to make comments.

Draft Agenda

1. Review Agenda (5 minutes)
2. Approve Minutes (5 minutes)
3. Public Forum (10 minutes)
4. Discussion and recommendation of First Amendment to Development Agreement with BC Community Housing, LLC (Cambrian Rise) (Eric Farrell and Jessica Laffal, Farrell Properties)
5. Discussion of Committee tasks left over from last year and priorities going forward (30 minutes)
6. Next Steps (5 min)

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 Gillian Nanton at Gnanton@burlingtonvt.gov





CAMBRIAN RISE

SITE PLAN

CITY OF BURLINGTON

NEW PUBLIC PARK
12 ACRES

BIKE PATH
CONNECTION

Green

Condominiums

Condominiums

Condominiums

Apartments

Condominiums

CAMBRIAN WAY

CAMBRIAN WAY

CAMBRIAN WAY

LAKE VIEW
CEMETERY

Affordable Apartments

Apartments

Condominiums

Boardwalk

STONE HOUSE &
COMMUNITY
GARDEN

Senior Housing

Apartments

Liberty House
Apartments

Apartments

NORTH AVE



0 50 100 150

1"=50'



T.J. BOYLE ASSOCIATES
LANDSCAPE ARCHITECTURE & PLANNING











RAISING THE EXPERIENCE OF WHAT NEIGHBORHOOD MEANS NOW

Cambrian Rise is our city's first sustainable, dynamic, mixed-use inclusive community taking shape now on the shores of Lake Champlain and at the edge of downtown.

Market rate and inclusive apartment and condominium living. Commercial establishments to enhance a connected lifestyle. Green space and walkable environment to respect the land, energize activity and

inspire growth. Transportation hub, car share and bike share to maximize access, facilitate functionality, minimize impact.

A confluence of lake, location, and layout, intentionally designed to spark real-life interactions. Built for aspiring urbanites, outdoor lovers and sunset watchers who want a place where they come alive, not just live.



MEMORANDUM

To: Max Tracy, President, Burlington City Council

From: 
Eric Farrell, BC Community Housing, LLC
PO Box 1335, Burlington VT 05402, 802-861-3000

Subject: Request for Amendment to Development Agreement

Date: April 23, 2020

Our Request

We respectfully request an increase in the housing density limit at Cambrian Rise from 770 to a maximum of 950 units. The current zoning for the Cambrian Rise zoning district (NAC-CR) does not limit residential density, but rather, only total buildable area is limited by FAR, as further explained below.

Therefore, the only place the 770-unit limit is to be found is in the Development Agreement, executed on January 7, 2016 by and between BC Community Housing, LLC (developer), the City of Burlington, Champlain Housing Trust and the Vermont Land Trust.

I have been working closely with Mayor Miro Weinberger's office and other City departments on this initiative for several months. Our request is consistent with and goes a long way towards furthering the goals put forth last year in the Mayor's "Housing Summit" by bringing desperately needed housing, including substantial affordable housing, to our City. The Mayor has been very supportive of Cambrian Rise and has provided important leadership to us in this endeavor.

In support of our request, the following is intended to provide you with important information and context to our request in the form of historical data and the current state of development at Cambrian Rise.

Burlington's New Lakeside Community

Cambrian Rise is on its way to becoming the city's first sustainable living community, where residents can live, work, grow and play in a dynamic, inclusive neighborhood near the shores of Lake Champlain.



CAMBRIAN RISE

Liberty House – Liberty House (former orphanage), the neighborhood’s crown jewel and first residential building, opened its doors in July of 2017, offering 64 market-rate apartments, plus one condominium. The building program includes small, attractive and well-constructed living units, with generously sized common areas that are impressively warm and welcoming. The result fosters a strong sense of community with resident-driven initiatives to gather together for holidays, monthly potlucks, baby showers, dog playdates and more.

The success of this housing model was evident within one year when the initial lease terms were ending, and Liberty House experienced a 90% renewal rate among its residents. Additionally, there is a perpetual waitlist for available units.

Laurentide – The Laurentide building was developed by Champlain Housing Trust and opened in October 2019, providing high-quality affordable apartments for 76 families.

Juniper House – Juniper House is currently being developed by Cathedral Square Corporation and is scheduled to open late Fall 2020, providing high-quality affordable apartments for 70 seniors.

The Rise – Situated along our North Avenue frontage, at the cornerstone entrance to Cambrian Rise, The Rise (former Burlington College classroom renovation + new addition) commenced construction in 2019 and is now scheduled (slightly delayed) for completion by July 2020. The Rise will offer 90 high-quality market-rate apartments, plus 20,000 sf of neighborhood commercial uses.

Informed by the successes at Liberty House, the programming for this building includes primarily studio and one-bedroom units with generous common living areas on every floor. Furthermore, in response to the residents’ recreational lifestyles at the Cambrian Rise, The Rise will feature expanded bicycle storage and maintenance facilities, plus added storage for kayaks, canoes, and paddle boards.

Anticipation is high as The Rise is expected to enliven the street frontage along North Avenue with commercial storefronts on the first floor and a state-of-the-art public Transportation Hub at the strategic corner entrance to our new neighborhood.

Sunset House – Sunset House is situated along (new) Cambrian Way, across from Laurentide. Construction is scheduled to start late Summer 2020 with completion in the Spring of 2022. Sunset House will offer 125 high-quality market-rate apartments, plus 3,000 sf of neighborhood commercial uses.

Cambrian Point – Cambrian Point will be the first new condominium (for-sale) building constructed at Cambrian Rise. It will offer a mix of market-rate and affordable residences for a total of 117 units. We are scheduled to start construction late this year with completion scheduled for Spring 2022.



Cambrian Rise Commitment to the Environment

The Cambrian Rise neighborhood development is committed to sustaining the environment. Here are just a few of the initiatives we are undertaking:

- Sustainability – Cambrian Rise is committed to achieving a sustainable neighborhood relative to protecting Lake Champlain, supporting renewable and energy efficient strategies in building construction, creating transportation alternatives, supporting open space and gardening, and creating an economically inclusive community.
- Environmental Monitoring – Cambrian Rise has partnered with IoT Conduit and pledged \$400,000 to be a 5-year test site for state-of-the-art environmental monitoring and research to be used in “Smart City” growth and technology.
- Alternate modes of transportation – In addition to our membership in CATMA, Cambrian Rise offers several alternatives to transportation by automobile, including bicycle support facilities, on-site car share, on-site bike share (coming soon), Green Mountain Transit’s busiest route and a direct connection to the Burlington Bike Path. We will also offer EB charging stations.

Cambrian Rise Commitment to Our Community

The Cambrian Rise neighborhood development remains committed to the community initiatives outlined in the Development Agreement. Described here are some of those pledges and commitments:

- St. Joseph School – Cambrian Rise has pledged \$100,000 to sponsor the Community Room at St. Joseph School to support the revitalization of its neighboring Old North End.
- Rock Point Natural Area – Cambrian Rise has pledged \$100,000 to the neighboring Rock Point Natural Area for its 94-acre conservation project.
- Sara Holbrook Community Center – Cambrian Rise has pledged \$50,000 to the Sara Holbrook Community Center in support of its expansion and new building project.
- City of Burlington Parks and Recreation – Cambrian Rise conveyed a portion of its land, including Texaco beach, to the City of Burlington for use as a new public park. The \$2.0M sale price represented a discount of 32% below the appraised market value of \$2.95M. Cambrian Rise also facilitated a \$250,000 private pledge for the build out of a paved connection to the Burlington Bike Path. The Department of Parks & Recreation has determined that its preferred design for the connection is \$200,000 over the \$250,000 budget, so Cambrian Rise has offered to redesign and construct the connection in collaboration with Parks and Recreation, utilizing the \$250,000 pledge and covering all other costs.



CAMBRIAN RISE

- Neighborhood Aesthetics – Cambrian Rise remains committed to balancing surface parking areas with structured parking below most buildings. This strategy will allow for the potential future reclamation of surface parking areas for other (green) uses, in the event we are successful in our goal of reducing overall dependence on cars by the residents at Cambrian Rise.
- North Avenue Improvements – Cambrian Rise has been working closely with Department of Public Works for over one year on a plan to slightly widen North Avenue along the entire street frontage of Cambrian Rise, to accommodate much-needed on-street parking in this neighborhood. The planned improvements implement the objectives of the North Avenue Corridor Study and will transform this section of North Avenue from an arterial road into a neighborhood street, calming traffic and enhancing the experience of pedestrians and bikers. The \$325,000 estimated costs will be paid for in-full by Cambrian Rise.

Market Conditions

Cambrian Rise is a complex, multi-year, urban project subject to the uncontrollable risks of increasing construction costs and uncertain interest rates. These market-driven factors impose tremendous constraints on the financial model for all development projects, including Cambrian Rise. One way to offset these challenges is to increase the number of (smaller) housing units, broadening their market appeal.

Notwithstanding these drivers, this represents a very positive change for the City in the form of more housing, including more affordable housing. Any additional commercial area would be targeted towards enhancing the living experience and workplace opportunities at Cambrian Rise and to support economic development within the City.

Implementing 950 Residential Units

The additional housing units will be integrated into the existing mix of 14 buildings already approved in two primary ways, as follows:

- Redesigning floor plans to reflect the national trend towards smaller units
- Increasing the height of some buildings to the limit allowed under the new NAC-CR zoning district

Notwithstanding an increase in the building height of some buildings, the revisions to the overall project design will be little noticed by the general public.

Cambrian Rise will continue to meet the letter and spirit of the prescriptive requirements of the Comprehensive Development Ordinance, including parking, lot coverage, setbacks, shading, floor-area-ratio and inclusionary housing.



Currently Permitted in the NAC-CR District

- Number of Buildings – The approved Master Plan for Cambrian Rise includes 14 buildings, which will not increase.
- Buildable Area – The Cambrian Rise development parcel measures 943,074 sf (21.65 acres). Under the NAC-CR zoning district for Cambrian Rise, the allowable building area is 1,886,148 sf, determined by a floor-area ratio (FAR) multiple of 2. Cambrian Rise is currently permitted for approximately 1,070,000 sf for a FAR of 1.13, meaning an additional 818,000 sf is allowable. The final buildout will remain significantly below the maximum allowed.
- Residential Density - The amount of residential development allowed in the NAC-CR zoning district is controlled by Floor Area Ratio (FAR), as set forth above, not density. There are 14 buildings approved at Cambrian Rise, which number will not change as a result of an increase in density. The market trend here and across the country is towards smaller and smaller units. We need the flexibility to respond to these changing market conditions. Building more but smaller units by itself, will have little or no impact on the overall size of buildings.
- Non-Residential Building Area – The current zoning for our district does not limit non-residential building area, but rather, total buildable area is limited by FAR, as set forth above. Cambrian Rise could theoretically increase the amount of non-residential area by 818,000 sf, provided it remains in compliance with all other technical requirements.
- Lot Coverage – The current zoning for our district allows total lot coverage of 72%. The approved master plan reflects total lot coverage of 64%. This metric is not a function of residential density and therefore will not change, as a direct result of the number of residential units.
- Building Height – The current zoning for our district allows total building heights of 75' above grade, as that term is defined in the Ordinance, including the IZ bonus. Cambrian Rise is now and will remain in full compliance with that requirement, regardless of the number of residential units.

Inclusionary Zoning

The underlying zoning for the NAC-CR zoning district requires that 25% of the number of rental units, plus 25% of the number of for-sale units, be designated as “inclusionary units” (“IZ units”), as defined in the CDO. At 770 total units, there would be a combined total of 193 IZ units. At 950 total units, there would be a combined total of 238 IZ units, for a net increase of 45 IZ units.



CAMBRIAN RISE

Champlain Housing Trust and Cathedral Square Corporation are providing a combined total of 128 IZ rental units, in full satisfaction of the 25% IZ requirement for up to 512 total rental units at Cambrian Rise (the 512 includes CHT's and CSC's combined total of 146 rental units). The 128 IZ rental units provided by CHT and CSC will not change even if the final number of rental units at Cambrian Rise is less than 512.

If the final number of rental units at Cambrian Rise is greater than 512, the number of IZ rental units will be increased accordingly. The same applies to for-sale units at Cambrian Rise in that 25% of all for-sale units will be priced to meet the City's IZ requirements.

Workforce Housing

Pursuant to the Development Agreement, BC Community Housing, LLC agreed to endeavor (but is not required) to provide a component of "workforce housing". Workforce house is loosely defined as housing that targets units that are above the IZ requirements, but less than fully market-rate, higher-end units. Workforce Housing is also generally considered to be that which serves families with households' incomes between 80% and 120% of the median income for the Burlington MSA, adjusted for family size.

Cambrian Rise is committed to providing a component of workforce housing. One strategy for addressing this market, that has been successfully employed in many other metro markets, is to offer smaller, more energy efficient units. Nationally, there is a general trend towards smaller, more energy efficient units, especially in urban markets that offer transportation alternatives (public transit, bike amenities, pedestrian pathways and transit sharing, both cars and bikes).

Traffic Impact Study

Cambrian Rise has provided an updated traffic analysis (Memo dated 4/18/19 from RSG, traffic consultant) to DPW in support of its request for additional residential density.

The Memo concludes "... the aggregate impact of the proposed development land uses changes on the adjacent street network is expected to be nearly the same as the previous (approved) iteration of the development program, in both the AM and PM peak hours."

In light of the traffic memo from RSG, DPW issued a memo dated August 12, 2019, wherein it stated that it "... takes no exception to the developer's actions to amend their permitting ...". DPW did ask that we pre-fund \$67,000 of our traffic impact fees this summer, so that it can proceed with certain planned improvements to the Berry Street/North Avenue intersection in 2020.



CAMBRIAN RISE

Generally speaking, residential uses are much less impactful on traffic, both in terms of trip generation and parking requirements, than nearly all non-residential (commercial) uses. Accordingly, our request for additional density, in lieu of significantly more commercial area, which does not require an amendment to the Development Agreement, is not only appropriate for this district, but also more beneficial to the neighborhood and the greater Burlington community.

Conclusion

Cambrian Rise promises to be a very dynamic, mix-use, inclusive neighborhood bringing significant and diverse housing and economic development opportunities to the City of Burlington.

Cambrian Rise will provide a substantial net benefit to Lake Champlain in the form of state-of-the-art stormwater management and best practices.

An increase in residential (housing) density, in lieu of adding even more non-residential uses, is consistent with the City's long-standing vision for this property, formally zoned "Waterfront Residential – Medium Density". Residential uses are less impactful, than non-residential uses, in terms of static parking requirements and overall traffic demand on the local street network.

Increasing the allowable residential density at Cambrian Rise from 770 to 950 units represents an indisputable WIN-WIN for all stakeholders.



COMMUNITY & ECONOMIC DEVELOPMENT OFFICE

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Date: May 6, 2020

To: Burlington City Council

From: Luke McGowan, CEDO Director
Gillian Nanton, Assistant Director, CEDO

CC: Chapin Spencer, Director - Burlington Department of Public Works;
Cindy Wight, Director – Burlington Parks, Recreation & Waterfront;
Katherine Schad, CAO; Eileen Blackwood, City Attorney; Mayor's Office

Re: **Cambrian Rise – First Amendment to Development Agreement**

Request:

This memorandum requests Burlington City Council adopt the attached resolution which authorizes the Mayor to execute an amendment to the Cambrian Rise Development Agreement in substantial conformance with the documents attached hereto, subject to the review and approval of the City Attorney. This First Amendment to Development Agreement relates to BC Community Housing, LLC's (BCCH) request to the City to increase the cap imposed by the Development Agreement on the number of housing units at Cambrian Rise from 770 units to 950 units, to account for changing market conditions.

Background:

On December 21, 2015, Burlington City Council adopted a resolution authorizing the Mayor to execute a Development Agreement between the City of Burlington, Vermont Land Trust, Inc., (VLT), Champlain Housing Trust, Inc., (CHT), and BCCH, related to the development and disposition of real property situated between North Avenue and Lake Champlain, with an address of 311 and 329 North Avenue, Burlington. This Development Agreement was fully executed on January 7, 2016. The property in connection with the project is now known as Cambrian Rise.

Cambrian Rise is a development with mixed commercial and residential uses, related buildings and infrastructure across approximately 21.65 acres. The project is in an area long targeted in the city's Municipal Development Plan for intensified development and is consistent with the Neighborhood Activity Center (NAC) – Cambrian Rise (CR) District, a new center for mixed use development that allows for a range of housing types and tenures, and accommodates a diverse range of complimentary general office, institutional and neighborhood-oriented, small-scale retail service uses. Cambrian Rise, when fully built out, aims to create a dynamic new mixed-income, mixed-use, inclusive, pet-friendly neighborhood where residents can live, work, grow and play on the shores of Lake Champlain. The development is well on the way to becoming the city's first sustainable living community.

Since execution of the Development Agreement in January 2016, several provisions outlined therein, have been implemented. These are:

- ✓ The City and VLT acquired 12 acres of Public Open Space, which VLT has since conveyed its interest to the City. This Public Open Space is now wholly-owned by the City and managed by the Department of Parks, Recreation and Waterfront.
- ✓ Liberty House (former orphanage), the first residential building opened its doors in July 2017. The building features 64 attractive, well-constructed energy-efficient living units, with generously sized common areas that are warm and inviting. At Liberty House, 90% of expiring leases are renewed and there is a perpetual waitlist for vacancies.
- ✓ The City has negotiated a Memorandum of Understanding and Agreement with BCCH that BCCH will construct and pay for the increased cost of the public connector path from North Avenue.
- ✓ CHT acquired a portion of the property from BCCH and together CHT and Cathedral Square Corporation (CSC) will construct 146 rental units, of which 128 are Inclusionary Zoning (IZ) rental units. Since mid-September 2019, seventy-six (76) families have occupied CHT's affordable apartments; CSC has begun construction of its 70 units of senior housing and is on track to be occupied by later this year.
- ✓ Early in 2019, BCCH began construction of its 351 North Avenue building which will feature primarily studio and one-bedroom units with generous common living areas on each floor. This building, compared to Liberty House, is anticipated to have expanded bicycle storage, added storage for kayaks, canoes and paddle boards. Its completion is planned for mid-June 2020.
- ✓ The City has granted BCCH a stormwater easement over and through the Public Open Space.

BCCH's Request to increase Residential Density and its Impact

Over the past several months, city departments (CEDO, Planning & Zoning, DPW and BPRW) have met internally and with BCCH technical teams to discuss the proposed increase in residential density at Cambrian Rise. In a memorandum dated August 15, 2019, Eric Farrell, President, BCCH, formally requested an increase in the housing density limit at Cambrian Rise, of 770 units, as set forth in the Development Agreement, to a maximum of 950 total residential units.

A phased, multi-year approach for the build-out of Cambrian Rise is currently being undertaken. If fully constructed, the additional 180 residential units will be integrated into the existing mix of 14 approved buildings by redesigning floor plans to decrease unit sizes reflecting national real estate market trends, as much of the space needed has already been permitted. Where necessary, increasing the height of some buildings closer to the limit allowed under the zoning for this district remains an option. Otherwise, no additional buildings or changes to the permitted footprints is anticipated at this time.

Current zoning does not limit residential density in terms of units per acre, but rather total buildable area using Floor Area Ratio (FAR), which is 2.0 in this District. As a result, the proposed increased unit count alone is not a factor in understanding the development capacity of the site. The Cambrian Rise development parcel measures 943,074 sf (21.7 acres) which means with a FAR of 2 the maximum allowable building area is 1,886,148 sf. Cambrian Rise, with 770 units, is currently permitted for approximately 1,070,000 sf with a FAR of 1.13, meaning an additional 818,000 sf is still allowable. So,

even if the total buildable area were needed to increase owing to the proposed increase in residential units, any final buildout would likely remain well below the maximum allowed.

Traffic Impact

In seeking to determine the impact of increased residential density on traffic, BCCH commissioned Resource Systems Group (RSG) to prepare an updated Traffic Impact Study (TIS).

The Burlington Department of Public Works (DPW) has reviewed the updated TIS (see attached Memorandum dated August 12, 2019 to the City Council) and is concerned about the impact of increased traffic on the intersection of North Avenue, Washington Street and Berry Street. DPW proposes to address those impacts by making intersection improvements consistent with the North Avenue Corridor Study and to use a combination of traffic impact fees paid in connection with the project and a transportation grant that has been awarded to the City. Moreover, in an effort to ensure that these intersection improvements can be completed in a timely manner, BCCH has agreed to pay \$67,000 of the traffic impact fees payable in connection with the project by June 30, 2020. The \$67,000 payment is anticipated to be comprised of traffic impact fees payable in ordinary course of developing Cambrian Rise and the pre-payment traffic impact fees for future buildings.

DPW has also indicated that a detailed review of increased residential density on traffic will be undertaken through the permitting process associated with this change to the Cambrian Rise development.

Inclusionary Housing

As noted, the Cambrian Rise development is now zoned in the Neighborhood Activity Center (NAC) - CR District which requires that 25% of the number of rental units, in addition to 25% of the number of for-sale units, be designated “inclusionary units” or IZ units, as defined in Burlington’s Comprehensive Development Ordinance. This requirement is consistent with the Waterfront District (RM-W) in which the Cambrian Rise development had been previously zoned.

At 770 total units, as indicated in the Development Agreement, there would be a combined total of 193 IZ units. At 950 units, there would be a combined total of 238 IZ units, a net increase of 45 IZ units. The combined total of 128 IZ rental units already committed to be provided by Champlain Housing Trust (CHT) and Cathedral Square Corporation (CSC) satisfy the 25% IZ requirement for up to 512 rental units at Cambrian Rise. (The 512 rental units include CHT’s and CSC combined total of 146 rental units). More importantly, if the final number of rental units at Cambrian Rise includes more than 512 units, BCCH will be obligated to satisfy the IZ requirements, increasing the number of IZ units accordingly. Similarly, BCCH will satisfy the City’s IZ inclusionary requirements with regard to for-sale units at Cambrian Rise.

Workforce Housing

BCCH, according to the Development Agreement, is not required to develop workforce housing. Undoubtedly, persons in the missing middle (families with households’ incomes between 80% and 120% of the median income for Burlington MSA), face severe challenges in accessing Burlington’s housing market. However, if more small energy efficient units were developed, it would make it easier for BCCH to deliver affordable housing choices for middle income households and help meet an urgent unfilled need in Burlington’s housing market. This is a strategy that has been used successfully in many other metro markets.

Connection to Bike Path from North Avenue

In the initial Development Agreement between the City and BCCH, the City was the responsible party for constructing a public and ADA accessible connection path between Cambrian Rise and the Bike Path, and BCCH was responsible for making a financial contribution toward the path. In the months following the approval of the Development Agreement, the City determined that the preferred design of the Bike Path Connector was a higher cost than initially estimated and budgeted. In addition to the First Development Agreement Amendment, the City has negotiated Memorandum of Understanding and Agreement, which is referenced in the Development Agreement Amendment, to shift the responsibility of constructing the Bike Path Connection to BCCH.

The MOU can be summarized as follows:

- BCCH will take on the increased cost of building the Bike Path Connector up to \$525,000.
- BCCH will bring the City's current 30% conceptual designs to 100% construction drawings, and the City will approve the construction drawings.
- The City has agreed that BCCH can use the \$75,000 initially appropriated toward constructing the Nature Path toward the construction of the Bike Path Connector. The BPRW team will work with community volunteers to make improvements to the Nature Path.
- The City will relocate trees that were planted in the area that is identified as an open field or meadow in the Interim Management Plan, and will manage the forested area adjacent to BCCH's property consistent with the Interim Management Plan's guidelines.
- The Bike Path Connector is on City land and the City will maintain full ownership of the paved path.

Burlington's Housing Availability & Affordability Challenge

BCCH's request to increase the number of housing units at Cambrian Rise from 770 units to 950 units is in line with the City's policy to support the development of additional housing opportunities across the income spectrum.

Burlington's decades-long challenges with housing availability and affordability are well-known and well-acknowledged. And over the last several years, in an effort to tackle the City's housing challenges, a two-pronged approach has been adopted, that is: (i) continuing to build as much permanently affordable housing as possible; and (ii) pursuing policies and proactive efforts to create more homes for households of all backgrounds.

This effort to increase more homes for all has brought about a more than three-fold increase in new homes created in Burlington and an uptick in the vacancy rate. Specifically, while 265 new homes were created between 2004 and 2011, that number increased to approximately 900 new units between 2012 and 2019. Similarly, over that time, the average vacancy rate doubled from 0.7 percent during 2006-2011 to 1.5 percent in the period 2012-2019. These housing trends are positive, but more work remains to be done as evidenced by the ongoing housing policy reforms undertaken last summer--fall, as a result of the BTV Housing Summit in June 2019.

Cambrian Rise is a complex, multi-year development. Once fully built-out, it will provide a major boost to diverse affordable housing in Burlington, including inclusionary housing - an overall total of 238 IZ units – the largest number of IZ units in a single development.

Conclusion

Cambrian Rise will be the single largest housing development in Burlington, once completed. With a proposed increase in residential density from 770 units to 950 units, it has the potential to significantly increase Burlington's housing supply, taking the City closer to ensuring a healthy functioning of its housing market.

Cambrian Rise promises a range of housing options affordable to a range of income levels, central for creating economic development opportunities and supporting growth in the City of Burlington. Situated less than 0.5 miles from businesses and services on North Street, with planned connections directly to the bikepath and located on one of the most highly traveled bus corridors, the development is intended to support a healthy lifestyle that embraces various transportation alternatives to the single family car – biking, walking and taking the bus, as well as fitness and community gardening in a neighborhood that is not quite downtown, but far from the suburbs.

Burlington City Council's passage of this First Amendment to the Development Agreement between the City of Burlington, Vermont Land Trust, Inc., (VLT), Champlain Housing Trust, Inc., (CHT), and BCCH, clears the way for BCCH to amend their permitting and embark on this process which will entail a thorough review and compliance with the City of Burlington Comprehensive Development Ordinance and with all state and municipal land use permits and approvals, as well as the requirements of the City of Burlington Department of Public Works.

Thank you.

Attached Documents:

1. First Amendment to the Development Agreement – Draft
2. Resolution – Cambrian Rise – First Amendment to Development Agreement – Draft
3. DPW communication to the City Council, dated August 12, 2019



City of Burlington
Department of Public Works

Technical Services Engineering Division
645 Pine Street, Suite A
Burlington, VT 05402
P 802-863-9094 / F 802-863-0466 / TTY 802-863-0450
www.burlingtonvt.gov/DPW

TO: Burlington City Council

FROM: Laura Wheelock, P.E., Senior Public Works Engineer
Norm Baldwin, P.E., Assistant Director/City Engineer

CC: Chapin Spencer, Director of Public Works
David White, Director of Planning
Luke McGowan, Director of CEDO
Bill Ward, Director of Permitting and Inspection

DATE: August 12, 2019

SUBJECT: Cambrian Rise – Development Agreement Amendment

The Department of Public Works (DPW) was originally involved in reviewing the Traffic Impact Study (TIS) for the Cambrian Rise development in December of 2016 and through the Design Review Board (DRB) decision in February of 2017. During that time DPW reviewed and provided comment on the TIS and conceptual plans for North Ave at the two new street connections to the development.

Since the DRB review process DPW has met with the design staff for the Cambrian Rise Development to review street designs for the proposed new streets, connections of streets onto North Ave including new utility connections. DPW has worked closely with the development team as changes to the concept for North Ave has developed as the project gets closer to the 100% plans which now includes adding parking spaces along the west side of North Ave adjacent to the current parcels, and intersection geometry changes from both the parking, transit stop, and bike lane. The development team has taken significant steps to ensure that the street design and intersection design of southern entrance in this area facilitates safe movements of all modes of transportation. DPW fully supports the revised concept for North Ave.

Additionally DPW received an update to the TIS for this project dated April 18, 2019 prepared by RSG, to review adding units of housing to the project and changing the distribution of other land use types. The overall change is anticipated to increase the number of trips in and out of the development, however in review of the memo and its findings related to the number of vehicles, and impacts on the transportation network. DPW does not have any concerns beyond those originally expressed in our findings through the DRB process in 2017; therefore in general DPW takes no exception to the developer's actions to amend their permitting and seek detailed review from DPW through the permitting process that will be associated with this change to the development.

The only item in question that the increase in vehicles coming from this development is associated with the North Ave/Washington/Berry Intersection. During the original DRB hearing, it was anticipated that the intersection would be challenged by the additional traffic and a traffic signal was recommended by the development team. DPW would prefer to avoid installation of a traffic signal at this urban intersection, and provided testimony to that effect. In our findings to the DRB, DPW was to seek to make the

intersection improvements at this location consistent with the North Avenue Corridor Study by using the traffic impact fees generated by the project.

In January of 2019, DPW was fortunate to be awarded a Transportation Grant to assist with the construction of the improvements to the intersection, this grant will provide approximately 50% of the anticipated design and construction costs for the intersection improvements. In review of the adjusted timelines from the Cambrian Rise project relative to the traffic impact fees associated with the project a majority of those fees will not have been received by the time that the intersection improvement project will have gone out for construction. Therefore DPW is requesting from the developer to pay to the City \$67,000 of their traffic impact fees by June 30, 2019 which will provide the match for the grant and provide construction funds for DPW to complete intersection improvements. The \$67,000 that is being requested can be a combination of fees already paid to date as there are some properties anticipated to reach their occupancy and therefore would have paid the impact fees; as well as the pre-payment traffic impact fees for future buildings to make up the balance of funds needed for the project.

Should you have any questions, please contact me at LWheelock@burlingtonvt.gov or 802-338-2125.

Resolution Relating to

CAMBRIAN RISE - DEVELOPMENT AGREEMENT
FIRST AMENDMENT TO DEVELOPMENT AGREEMENT

RESOLUTION_____

Sponsor(s): _____
Introduced: _____
Referred to: _____
Action: _____
Date: _____
Signed by Mayor: _____

CITY OF BURLINGTON

In the year Two Thousand Nineteen

Resolved by the City Council of the City of Burlington, as follows:

That **WHEREAS**, the CITY OF BURLINGTON (the “City”), VERMONT LAND TRUST, INC. (“VLT”), CHAMPLAIN HOUSING TRUST, INC. (“CHT”), and BC COMMUNITY HOUSING, LLC (“BCCH”) are parties to a Development Agreement fully executed on January 7, 2016 (the “Development Agreement”) related to the development and disposition of real property situated between North Avenue and Lake Champlain, with an address of 311 and 329 North Avenue, Burlington, as more particularly described therein (the “Property”), in connection with the project now known as “Cambrian Rise”.

WHEREAS, since the Development Agreement was executed, the following provisions of the Development Agreement have been implemented:

- The City and VLT acquired 12 acres of Public Open Space, VLT conveyed to the City its interest in the Public Open Space, BCCH has released its option to repurchase the Public Open Space, and the Public Open Space is now wholly-owned by the City and managed by the Department of Parks, Recreation and Waterfront, subject to a Historic Preservation Easement and to a Conservation Easement, both held by the Vermont Housing and Conservation Board. VLT has, therefore, satisfied its obligations under the Development Agreement.
- BCCH obtained municipal and state land use permits for “Cambrian Rise”.
- CHT acquired a portion of the Property from BCCH, and CHT, together with Cathedral Square Corporation, has constructed a project to include 146 rental units, of which 128 are IZ rental units, which is anticipated to be substantially complete and ready for occupancy in the fall of 2019. Upon completion of construction, CHT shall have satisfied its obligations under the Development Agreement.
- BCCH has begun construction of the Cambrian Rise.

Resolution Relating to Cambrian Rise – First Amendment to Development Agreement

- The City has granted BCCH a stormwater easement over and through the Public Open Space.
- BCCH, in consultation with the Department of Parks, Recreation and Waterfront, has contributed \$25,000 towards its obligation under the Development Agreement to contribute up to \$100,000 towards the design of the public improvements planned for the nature trail on the Public Open Space.

WHEREAS, to account for changing market conditions, BCCH has asked the City to increase the cap imposed by the Development Agreement on the number of housing units permitted on the Property from 770 units to 950 units, and the City desires to grant that increase subject to compliance with the requirements of the Burlington Comprehensive Development Ordinance and with all state and municipal land use permits and approvals issued for the Cambrian Rise project including, without limitation, requirements regarding density/floor-area ratio, lot-coverage, height, setbacks, dimensional limitations, traffic, stormwater, the payment of application fees and impact fees, and the provision of affordable or inclusionary housing, and subject to BCCH’s agreement to accommodate the additional housing units within the footprints of the buildings that have already been approved by the Development Review Board.

WHEREAS, the City and BCCH have drafted an amendment to the Development Agreement (the “First Amendment to Development Agreement”) to accomplish the foregoing.

NOW THEREFORE, BE IT RESOLVED, in consideration of the covenants, considerations and mutual benefits set forth in the Development Agreement and in the First Amendment to Development Agreement, and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, the City Council authorizes the Mayor to execute an amendment to the Development Agreement in substantial conformance with the documents attached hereto, subject to the review and approval of the City Attorney.

Your initials/Your Department’s Name/Name Resolution

Date

First Amendment to Development Agreement

This First Amendment to Development Agreement (“Amendment”) is entered into as of the ___ day of May, 2020 made by and between the **CITY OF BURLINGTON**, a Vermont municipal corporation (the “City”), and **BC COMMUNITY HOUSING, LLC**, a Vermont limited liability company (“BCCH”). Hereafter, the City and BCCH may each be referred to individually as a “Party” and collectively as the “Parties.”

WHEREAS, the City, BCCH, Vermont Land Trust, Inc., a Vermont non-profit corporation (“VLT”), and Champlain Housing Trust, Inc., a Vermont non-profit corporation (“CHT”) are parties to a Development Agreement fully executed on January 7, 2016 (the “Agreement”, capitalized terms used in this Amendment and not defined shall have the meanings given in the Agreement) related to the development and disposition of real property situated between North Avenue and Lake Champlain, with an address of 311 and 329 North Avenue, Burlington, as more particularly described therein (the “Property”).

WHEREAS, since the Agreement was executed, the following provisions of the Agreement have been implemented:

- The City and VLT acquired the Public Open Space, VLT conveyed to the City its interest in the Public Open Space, BCCH has released its option to repurchase the Public Open Space, and the Public Open Space is now wholly-owned by the City and managed by the Burlington Department of Parks, Recreation and Waterfront, subject to a Historic Preservation Easement and to a Conservation Easement, both held by the Vermont Housing and Conservation Board. VLT has, therefore, satisfied its obligations under the Agreement.
- BCCH obtained municipal and state land use permits for the CHT Project and for the BCCH Project, which is known as “Cambrian Rise”, and the approved site plan for Cambrian Rise differs from the Plan that is attached to the Agreement as Exhibit B.
- CHT acquired a portion of the Property from BCCH, and CHT, together with Cathedral Square Corporation, has constructed the CHT Project to include 146 rental units, of which 125 are IZ rental units; the CHT Project is anticipated to be substantially complete and ready for occupancy in the fall of 2019. Upon completion of construction, CHT shall have satisfied its obligations under the Agreement.
- BCCH has begun construction of the BCCH Project.
- The City has granted BCCH a stormwater easement over and through the Public Open Space.
- BCCH, in consultation with the Department of Parks, Recreation and Waterfront, has contributed \$25,000 towards its obligation under Article VII, Section 1 of the Agreement to contribute up to \$100,000 towards the public improvements planned for the nature trail on the Public Open Space.

WHEREAS, to account for changing market conditions, BCCH has asked the City to increase the cap imposed by the Agreement on the number of housing units permitted on the Property from 770 units to 950 units, and the City has agreed to grant that increase subject to the terms and conditions set forth in this Amendment, and to generally amend the Agreement in the manner set forth in this Amendment.

NOW THEREFORE, in consideration of the covenants, considerations and mutual benefits set forth herein, and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, the Parties agree as follows:

1. Background Information. The information set forth in the background section of this Amendment is incorporated herein by reference.
2. Site Plan. The Plan attached to and made a part of the Agreement as Exhibit B is hereby replaced with the Proposed Conditions Overall Site Plan entitled “Cambrian Rise, 311 & 329 North Avenue, Burlington, VT”, prepared by Civil Engineering Associates, Inc., dated January 2017 and last revised January 23, 2017, a copy of which is attached hereto as **Exhibit A** and made a part of this Amendment, recognizing that particular buildings depicted on such plan have been modified in accordance with detail drawings that have been approved by municipal and state permitting authorities.
3. Maximum Number of Residential Units. Article II, Section 5 of the Agreement is hereby deleted and replaced with the following: Subject to the terms and conditions set forth below in this Amendment, the Projects shall have no more than 950 total residential units. The City’s agreement to increase the maximum number of residential units from 770 to 950 is conditioned upon compliance with the terms set forth below by BCCH and its successors and assigns:
 - a. In all events, BCCH and the Projects shall comply with the requirements of the City of Burlington Department of Public Works including, without limitation, requirements associated with connection to the municipal water and sewer systems, and with the requirements of the Burlington Comprehensive Development Ordinance and with all state and municipal land use permits and approvals issued therefor including, without limitation, requirements regarding density/floor-area ratio, lot-coverage, height, setbacks, dimensional limitations, traffic, stormwater, the payment of application fees and impact fees, and the provision of affordable or inclusionary housing (both rental and owner-occupied, as the case may be).
 - b. If constructed, the additional 180 residential units will be integrated into the existing mix of 14 approved buildings in two primary ways, as follows: (i) redesigning floor plans to decrease unit sizes and (ii) increasing the height of some buildings to the limit allowed under the new zoning for this district to allow for additional units to be constructed within the 14 approved buildings. The requirement that BCCH accommodate the additional residential units within the 14 approved buildings is not intended to prohibit BCCH from modifying the area or configuration of the 14 approved buildings so long as any such modification is undertaken in compliance with Section 3(a) of this Amendment.

4. Traffic Impact; Consideration. The Burlington Department of Public Works (“DPW”) has reviewed an updated Traffic Impact Study prepared for BCCH by Resource Systems Group in connection with the proposed increase in residential density, and is concerned about the impact of increased traffic on the intersection of North Avenue, Washington Street and Berry Street. DPW proposes to address those impacts by making intersection improvements consistent with the North Avenue Corridor Study, and to use a combination of traffic impact fees paid in connection with the Projects and a Transportation Grant that has been awarded to the City. To ensure the City’s ability to timely complete such intersection improvements, in consideration of the City’s agreement to increase the cap imposed by the Agreement on the number of housing units permitted on the Property from 770 units to 950 units, BCCH agrees to pay to the City \$67,000 of the traffic impact fees payable in connection with the Projects by June 30, 2020. The \$67,000 payment is anticipated to be comprised of traffic impact fees payable in ordinary course of developing the Projects and the pre-payment traffic impact fees for future buildings. The City, acting through DPW, reserves the right to more thoroughly review the traffic impacts associated with the increase in the number of housing units on the Property through the zoning and permitting processes, and to impose additional conditions in the ordinary course of conducting such review.

5. Inclusionary Housing. The City confirms that in accordance with the Certificate of Inclusionary Housing Compliance issued by the Burlington Community & Economic Development Office dated January 10, 2019 and issued in connection with Zoning Permit ZP 19-0021CA/MA, the 125 IZ rental units that are being constructed as part of the CHT Project satisfy the IZ requirement for up to 500 total rental units at Cambrian Rise, including the 146 total rental units that are part of the CHT Project. The City further confirms that upon its receipt of a certification from CHT indicating that the CHT Project actually contains 128 IZ rental units, the Burlington Community & Economic Development Office will issue a new or amended Certificate of Inclusionary Housing Compliance to certify that the CHT Project satisfies the IZ requirement for up to 512 total rental units at Cambrian Rise, including the 146 total rental units that are part of the CHT Project. If the Projects ultimately include more than 500 or 512 units of rental housing, as the case may be, then BCCH will be obligated to satisfy IZ requirements with respect to such excess rental housing units.

6. Bike Path Connection. The City recognizes that BCCH has facilitated a \$250,000 private pledge for the build-out of a paved connection from Cambrian Rise to the Burlington Bike Path as contemplated by Article III, Section 2 of the Agreement, and that the Burlington Department of Parks, Recreation and Waterfront has determined that its preferred design for this connection costs more than \$250,000. BCCH agrees to engage its designers and engineers to redesign and construct the connection in collaboration with the Burlington Department of Parks, Recreation and Waterfront, utilizing the \$250,000 pledge, paying for any costs in excess of \$250,000 itself or through the solicitation of contributions from parties other than the City; without limiting the foregoing, BCCH will pay for the 30% design concept plans that the City commissioned. The City acknowledges that BCCH has paid \$25,000 in contribution to the design of public improvements planned for the existing nature trail on the Public Open Space, as required by Article VII Section 1 of the Agreement, and agrees that BCCH may utilize additional funds originally intended for the nature trail to instead pay for the cost of designing and constructing the paved connection path. Accordingly, Article III, Section 2 of the Agreement is hereby deleted and replaced with the following: BCCH and the City (through its Parks, Recreation & Waterfront Department) will work

collaboratively and in good faith to select a location and configuration for a paved recreation path on the Public Open Space, connecting the new public street to the City's existing recreation path, and to memorialize their agreement regarding such location and configuration in writing; such new section of the recreation path to be constructed by BCCH at its expense, however, upon its completion, it shall be owned and maintained by the City and made perpetually available to the public.

7. Except as modified hereby, the Agreement remains unmodified and in full force and effect.

Two Signature Pages to Follow

DRAFT

IN WITNESS WHEREOF, this Amendment is executed by the duly authorized officers or representatives of the parties hereto.

CITY OF BURLINGTON

By: _____
Miro Weinberger, Mayor

STATE OF VERMONT
CHITTENDEN COUNTY, SS

At Burlington, in said County and State, this ____ day of May, 2020, personally appeared Miro Weinberger, Mayor of the City of Burlington and he acknowledged the within instrument by him subscribed, to be his free act and deed and the free act and deed of the City of Burlington.

Before me, _____
Notary Public
My Commission expires: 1.31.21
My Commission number: _____

BC COMMUNITY HOUSING, LLC

By: EF Farrell, LLC, its Managing Member

By: _____
Eric F. Farrell, Sole Member

STATE OF VERMONT
CHITTENDEN COUNTY, SS

At Burlington, in said County and State, this ____ day of March, 2020, personally appeared Eric F. Farrell, Sole Member of EF Farrell, LLC, being the Managing Member of BC COMMUNITY HOUSING, LLC, and he acknowledged the within instrument by him subscribed, to be his free act and deed and the free act and deed of the entities on behalf of which he acted.

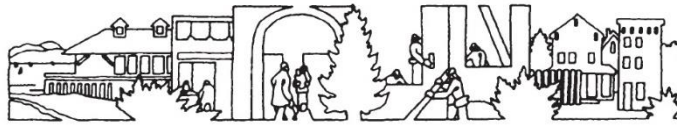
Before me, _____
Notary Public
My Commission expires: 1.31.21
My Commission number: _____

Exhibit A

Proposed Conditions Overall Site Plan entitled “Cambrian Rise, 311 & 329 North Avenue, Burlington, VT”, prepared by Civil Engineering Associates, Inc., dated January 2017 and last revised January 23, 2017

Attached

DRAFT



COMMUNITY & ECONOMIC DEVELOPMENT OFFICE

149 CHURCH STREET • ROOM 32 • CITY HALL • BURLINGTON, VT 05401
(802) 865-7144 • (802) 865-7024 (FAX)
www.burlingtonvt.gov/cedo

May 1, 2020

To: Councilor Brian Pine, Chair – Community Development &
Neighborhood Revitalization (CDNR) Committee
Councilor Sarah Carpenter (Ward 4)
Councilor Zoraya Hightower (Ward 1)

From: Luke McGowan, CEDO Director
Gillian Nanton, Assistant Director, CEDO

Re: **Cambrian Rise – First Amendment to Development Agreement**

In a memorandum dated August 15, 2019, Eric Farrell, President, BC Community Housing (BCCH), formally requested an increase in the housing density limit at Cambrian Rise, from 770 units to a maximum of 950 total residential units, to account for changing market conditions. The Development Agreement, fully executed on January 7, 2016, has a cap of 770 housing units at Cambrian Rise. Any increase in the number of housing units requires an amendment to the Development Agreement. A draft of the First Amendment to the Development Agreement between the City of Burlington and BCCH is attached for your review.

Cambrian Rise is a development with mixed commercial and residential uses, related buildings and infrastructure across approximately 21.65 acres. The project is in an area long targeted in the city's Municipal Development Plan for intensified development and is consistent with the Neighborhood Activity Center (NAC) – Cambrian Rise (CR) District, a new center for mixed use development that allows for a range of housing types and tenures, and accommodates a diverse range of complimentary general office, institutional and neighborhood-oriented, small-scale retail service uses.

Since receiving the request to increase the housing density by 180 units at Cambrian Rise, over the intervening months, city departments - CEDO, Planning & Zoning, Department of Public Works (DPW) and Burlington Parks, Recreation and Waterfront (BPRW) - have held many internal meetings to determine the impact on a range of factors. Additionally, city teams also met on numerous occasions with BCCH technical teams to discuss the proposed increase in housing units.

A memorandum (attached), dated May 6, 2020, for presentation to the City Council, details the impact of the twenty-three percent increase in housing units at Cambrian Rise on zoning, traffic, inclusionary housing, workforce housing and more broadly, housing availability and affordability in Burlington.

BCCH's request to increase the number of housing units at Cambrian Rise from 770 units to 950 units is in line with the City's policy to support the development of additional housing opportunities across the income spectrum. Once fully built out, it has the potential to significantly increase Burlington's housing supply, taking the City closer to ensuring a healthy functioning of its housing market.

CEDO fully supports BCCH's proposed increase in the cap from 770 housing units to 950 total residential units at Cambrian Rise and requests that the CDNR Committee recommends this increase in housing density, for adoption by the City Council.

We look forward to your favorable consideration to this request.

Thank you.

Attachments:

- (i) Cambrian Rise - First Amendment to the Development Agreement – draft
- (ii) Memorandum dated May 6, 2020, for presentation to the City Council on 05/11/20

Proposed Uses of CDBG

Update to CDNR on the Entitlement 2020 and Coronavirus Funds

May 6th, 2020

Presented by: Luke McGowan, CEDO Director

Background – Available Funding

- We have \$765,415 for Entitlement (ENT) 2020
 - Implementation period 7/1/2020-6/30/2021
- In April 2020, we received an additional \$450,256
 - Provided as a part of the CARES Act for Coronavirus (CV) response and recovery efforts
 - The CV funds will be submitted as a substantial amendment to our ENT 2019 plan
 - These funds can be used as soon as soon as our ENT2019 amendment is approved
 - Based on HUD's recommended approach to access these funds as quickly as possible

Background – Timeline

- Accepted CDBG ENT20 applications – **complete**
- Convened the Advisory Board – **complete**
- Presenting to the CDNR for input on 5/6/2020

Yet to be completed:

- Publish the following in Advance of the May 18th City Council Meeting:
 - Revised Citizen Participation Plan
 - Substantial Amendment to the 2019 Action Plan to add the additional CV funds
 - Draft 2020 Action Plan
- Target for CC and BoF approval on June 1st
- Submittal to HUD by June 5th (due no later than June 15th, 2020)
 - HUD has 45 days to provide approval once our action plan submittal is received, but they are committed to responding as quickly as possible, especially for the CV funds

Background - Additional CDBG Flexibilities for 2019 and 2020

- HUD has allowed us to revise our Citizen Participation Plan to allow:
 - Virtual public hearings
 - Reduction of public comment period to less than 30 days
 - Note must be at least 5 days
 - We propose at least 15 days
- HUD has provided guidance on a number of waivers to standard CDBG/HOME regulations
- HUD has lifted the Public Service Cap of 15% for ENT years 19 and 20 (including for the additional CV funds)

Needs Assessment:

- Continuation of the previously planned 2020 CDBG activities
 - Cost: \$765,415
- **CV Specific Needs:**
 - Rental Assistance ~ \$250,000
 - Small Business Relief ~ \$250,000
 - Low Barrier Shelter ~ \$100,000
 - Food Access Funds ~ \$100,000

Suggested Funding Approach

- Follow the advisory board recommendations for the ENT 2020 funds
- Use the additional CV funds for:
 - 50%: Rental assistance program
 - 50%: Small business support to microenterprises
 - Exclusively support businesses owned by/employing low-moderate income individuals

Note: additional support of \$340,000 from the city's own emergency allocation is planned to support:

- The two programs above with supplemental funds
- A food relief fund
- The opening of a low-barrier shelter

Details on the Recommended Projects- ENT 20 Public Service

Proj #	Project/Program	Organization	Amount Requested	Recommended Award
	Homelessness			
PS1	Safe Tonight**	Steps	\$32,000	\$26,920
PS2	Expand Housing First in Chitt. County**	Pathways	\$97,000	\$35,000
PS3	Housing Support and Caseworker**	Safe Harbor CHCB	\$112,500	\$0
	Economic Opportunity			
PS4	Volunteer Income Tax Assistance Program	CVOEO -Chittenden Community Action	\$10,000	\$7,500
PS5	YouthBuild Winterization Training	ReSource Youth Build	\$11,539	\$8,000
	** Two Year Grants	TOTAL AMOUNT REQUESTED	\$263,039	
	*ESTIMATE	AMOUNT AVAILABLE ENT 20	\$77,420	\$77,420
		DIFFERENCE	(\$185,619)	

Details on the Recommended Projects- ENT20 Development

Proj #	Project/Program	Organization	Amount Requested	Recommended Amount
	Economic Development			
D1	Women's Small Business Program	Mercy Connections	\$38,000	\$38,000
D2	Micro Business Program	CVOEO	\$50,799	\$50,799
	Neighborhood Development			
D3	ONE Community Center	CHT	\$41,956	\$41,956
D4	Dismas Rehabilitation	Dismas	\$22,800	\$22,800
	Housing and Homelessness			
D5	Housing Coop Improvement Program	CHT	\$75,000	\$75,000
D6	Recovery Housing Essex VT	CHT	\$35,000	\$35,000
D7	Domestic Violence Shelter	CHT	\$40,000	\$40,000
		TOTAL AMOUNT REQUESTED	\$303,555	
	*ESTIMATE	DEV FUNDS AVAILABLE - ENT 20	\$303,555	\$303,555
		DIFFERENCE	(\$0)	\$0

Details on the Recommended Projects- ENT20 CEDO

Project/Program	Organization	Amount Requested	Recommended Amount
Public Service - Econ Opportunity			
Preparing Targeted Populations for Construction Jobs	CEDO	\$60,000	\$40,000
Development - Neighborhood Development			
Neighborhood Revitalization Strategy	CEDO	\$30,000	\$30,000
Burlington Brownfields Program	CEDO	\$39,164	\$39,164
Micro Enterprise Tech Asst. Program	CEDO	\$40,000	\$40,000
Development - Construction			
HIPP	CEDO	\$55,000	\$55,000
CEDO Lead Program	CEDO	\$30,000	\$30,000
	TOTAL REQUESTED	\$257,321	\$237,321
	ENT 20 Funds Available	\$237,321	
	DIFFERENCE	(\$20,000)	

Details on the Recommended Projects- ENT20 CV Funds

Project/Program	Organization	Amount Requested	Recommended Amount
Public Service - Econ Opportunity			
Rental Assistance	CEDO	N/A – new funds as of Apr 2020	\$180,103
Development – Microenterprise Support			
Small Business Assistance	CEDO	N/A – new funds as of Apr 2020	\$180,103
	TOTAL REQUESTED	\$360,205	
	ENT 19 CV Funds Available	\$360,205*	
	DIFFERENCE	\$0	

*We are following our established procedures to allow 20% for Administrative Costs

Details on the Recommended Projects- City's CV Funds

- Source: A portion of the \$1 million Emergency CV allocation
- Proposed Uses of \$340,000:
 - \$70,000: Rental Assistance Support (gaps from CDBG)
 - \$70,000: Small Business Assistance Support (gaps from CDBG)
 - \$100,000: Food Access
 - \$100,000: Support to launch the Low Barrier Shelter
- Program scope and focus still under design

Questions or Feedback?

Luke McGowan
Director of Community & Economic Development Office
City of Burlington
lmcgowan@burlingtonvt.gov



Community Economic Development Office



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 Brian Pine, Chair, Ward 3
Councilor Sarah Carpenter, Ward 4
Councilor Zoraya Hightower, Ward 1

Committee members: Chair Brian Pine (BP), Sarah Carpenter (SC), Zoraya Hightower (ZH)

City staff: Luke McGowan, CEDO Director

Other Attendees: Eric Farrell and Jessica Laffal, Farrell Properties, Erhard Mahnke, Coordinator for the Vermont Affordable Housing Coalition (VAHC), Ian Jakus

Wednesday, May 6th, 2020
5:30 PM – 7:00 PM
Virtual Zoom Meeting

Draft Minutes

Meeting Started at 5:35 PM

1. Review Agenda

Councilor Pine made a slight change to the agenda to add a presentation by Luke McGowan, director of CEDO, after the Cambrian Rise presentation, council agreed.

2. Approve Minutes

No prior minutes to approve.

3. Public Forum

Question from the public in the chat room: How about CDNR paperwork from February that wasn't addressed?

Councilor Pine explained the previous discussion had been delayed for a number of reasons, including COVID-19, and that the topic would be added to an agenda for discussion later in the year after new committee members had access to review the previous discussion.

4. Discussion and Recommendation of First Amendment to Development Agreement with BC Community Housing, LLC (Cambrian Rise) (Eric Farrell and Jessica Laffal, Farrell Properties)

Eric Farrell, owner and developer of Cambrian Rise asked the Councilors to amend the development agreement from 770 housing units to 950 units with 25% of the new 180 units still being inclusionary, in order to follow market trends in housing size.

The Councilors took turns asking questions about changes that have taken place since the development agreement, how community spaces will work in terms of being open to the public vs residents only, the dues/management structure, and current status of development.

A draft resolution was presented by Luke McGowan, Director of CEDO, recommending amending the development agreement as it creates more housing as well as a new accessible bike path, stating the project has CEDO's full support.

MOTION by Councilor Carpenter **SECOND** by Councilor Hightower to take the resolution to City Council at the next meeting on May 18th

VOTING: Unanimous; motion carries

5. Update to CDNR on the Entitlement 2020 and Coronavirus Funds

Luke McGowan, CEDO Director, proposed presenting council with an amendment to the ENT 2019 plan as per HUD's recommendations. CEDO has \$765,415 for Entitlement (ENT) 2020, and received an additional \$450,256 in April as a part of the CARES Act for Coronavirus (CV) response and recovery efforts.

CEDO has accepted CDBG ENT20 applications, convened the advisory board, and now needs CDNR for input. Next steps are to publish the following in Advance of the May 18th City Council Meeting: revised Citizen Participation Plan, substantial amendment to the 2019 Action Plan to add the additional CV funds, and draft 2020 Action Plan. The goal is to get City Council and Board of Finance approval on June 1st, and submit to HUD by June 5th. HUD has 45 days to provide approval once the action plan is received.

HUD has allowed CEDO to revise our Citizen Participation Plan to allow virtual public hearings, reduction of public comment period to less than 30 days, provided guidance on a number of waivers to standard CDBG/HOME regulations, and lifted the Public Service Cap of 15% for ENT years 19 and 20 (including for the additional CV funds).

The previous plans for the 2020 CDBG funds (\$765,415) will continue with four new areas added as a response to CV: rental assistance

(\$250,000), small business relief (\$250,000), low barrier shelter (\$100,000), food access funds (\$100,000). The additional CV funds will be split 50% rental assistance program 50% small business support, and \$340,000 from the city's own emergency allocation is planned to support the food relief fund and opening of a low-barrier shelter.

Erhard Mahnke, coordinator for VHAC, asked a few questions about how the rental assistance program will be created and administered, by who and how. Luke said the city is working with the state on fund allocation, and it will likely be run through CEDO if that seems best.

6. Discussion of Committee tasks left over from last year and priorities going forward

Committee ran out of time for this agenda item and agreed to push it to a future agenda.

7. Next Steps

Councilor Pine proposed the committee meet every two weeks in order to resolve tenant protection issues which were a top priority in February and are now urgent. Council agreed and the next meeting dates are set for May 20th and June 3rd.

Adjournment

Committee adjourned at 7:05 PM

VOTING: unanimous; motion carries.