

I. Call to Order

Members Present: Anna Wageling, Robert Millar, Jessica Bridge, Jack Commo, Leslie Black-Plummeau, Katherine 'Deac' Decarreau

City Staff Present: Jim Duncan, Elaine Wang, Chief Audy

Guests Present: Margaret Bass, Wes (public)

Call to Order by: 18:05

Meeting Start Time: 18:05

Minutes Recorded by: Anna Wageling

II. Agenda Review

III. Public Comment

Concern around short-term rentals and Airbnbs taking over Winooski

IV. Approve Previous Meeting Minutes

Decision: Approve with corrections

Motion by: Jess

Second: Leslie

In Burlington, established you don't have to be a resident to sit on the Housing Board of Review

Leslie and Jess's names conflated- clerical error

V. City Council Liaison Updates

- Working on budget for last two months
- Housing position back up to 40 hours per week, approved by council
- Planning Commission looked at parking minimums

VI. City Staff Liaison Updates

- School Board position up- due date to submit petition is Jan 30
- If you need COVID 19 test kits, available at City Hall

VII. Finalize Review of Staff-Recommended Changes to Chapter 17 of Municipal Code (Public Building Registry, Housing Quality Ordinance)

- Registry portion: collecting more information than we normally do?

- Can we require any additions/renovations and year built? Chief Audy: we keep files on all properties and that ends up being a lot of data
- What is the flip side of requiring rental amount to be disclosed? Chief Audy: hoping the housing position can help bridge that gap to help gather that information. Data that is collected is in a platform called Firehouse.
- Jessica: software available for rental tracking: "Rentometer" - can select geographical area and get rental information and bedroom number. Annual fee.

VIII. Begin Review of Municipal Code Chapter 9 (Housing)

- trying to get a definition of "skilled manor"
- security deposits: never language about this before, some legal pieces we could not overcome. What is our internal ability to control that if it becomes a debate between a landlord and tenant
- EMP is changing to IRC (Inspection, Repair, and Cleaning) but it has not happened yet, so they cannot write it in yet
- minimum housing standards: helps folks advocate for themselves
- trash: what about dumpsters? No need for discussion, just flagging it
- recycling/compost: can we require a covering? Different in Burlington because they provide recycling services
- responsibilities: violation leads to a civil ticket
- if we only enforce violations with the owner, that is not solving the entire issue. Lack of accountability and understanding further complicates the problem
- only punitive punishment for owners is eviction
- potentially putting staff in the mediator role they want to avoid
- If a ticket is written and then there is compliance, the ticket can be voided
- fine amount: \$150, then \$250 for second offense
- judicial bureau takes action if the fee is not paid
- second offense: multiple contacts in between first and second, efforts to remedy
- someone dumping in another dumpster: theft of service (unlawful)
- Minimum space, use, and location
- International, Burlington says 70 sq feet rule and 50 for each additional person after 2 people (standard numbers)
- right now, only used in life safety issues
- currently a large percentage of sleeping areas that exceed this
- if there was an event, liability would be on agency knowingly putting a family in a unit, on the city with "neglect"
- HUD says 2 people per bedroom, no sq footage requirement
- maybe making it clear that it is a serious health and safety concern and needing to make that a priority
- two additional sleeping areas: typically a living room, basement (where there is no egress)
- weighing homelessness v. potential serious event
- City typically does not know unless it is brought to attention
- Can we write discretion into an ordinance?
- modular homes v. trailer

IX. Review Voter-Backed Just Cause Eviction Petition and Draft Info Sheet

- Need to educate public and to maintain objectivity
- legislature needs to pass, signed by gov, then can be in the Winooski charter

- Should we state in the document that the intent is for the city to remain neutral
- Good to state a neutral point early
- On first read, looks like negative view on our policies
- If we are going to provide facts, what facts in support of charter change should be listed here
- Might not be possible to have a reasonable debate on this during election
- Maybe turn second page into talking points internally
- two public hearings on this coming up

X. Discuss Timeline for Review of Other Possible Renter Protection Options

No minutes provided

XI. Adjourn

Motion by: Robert:

Second: Deac

Meeting end time: 21:12

DRAFT