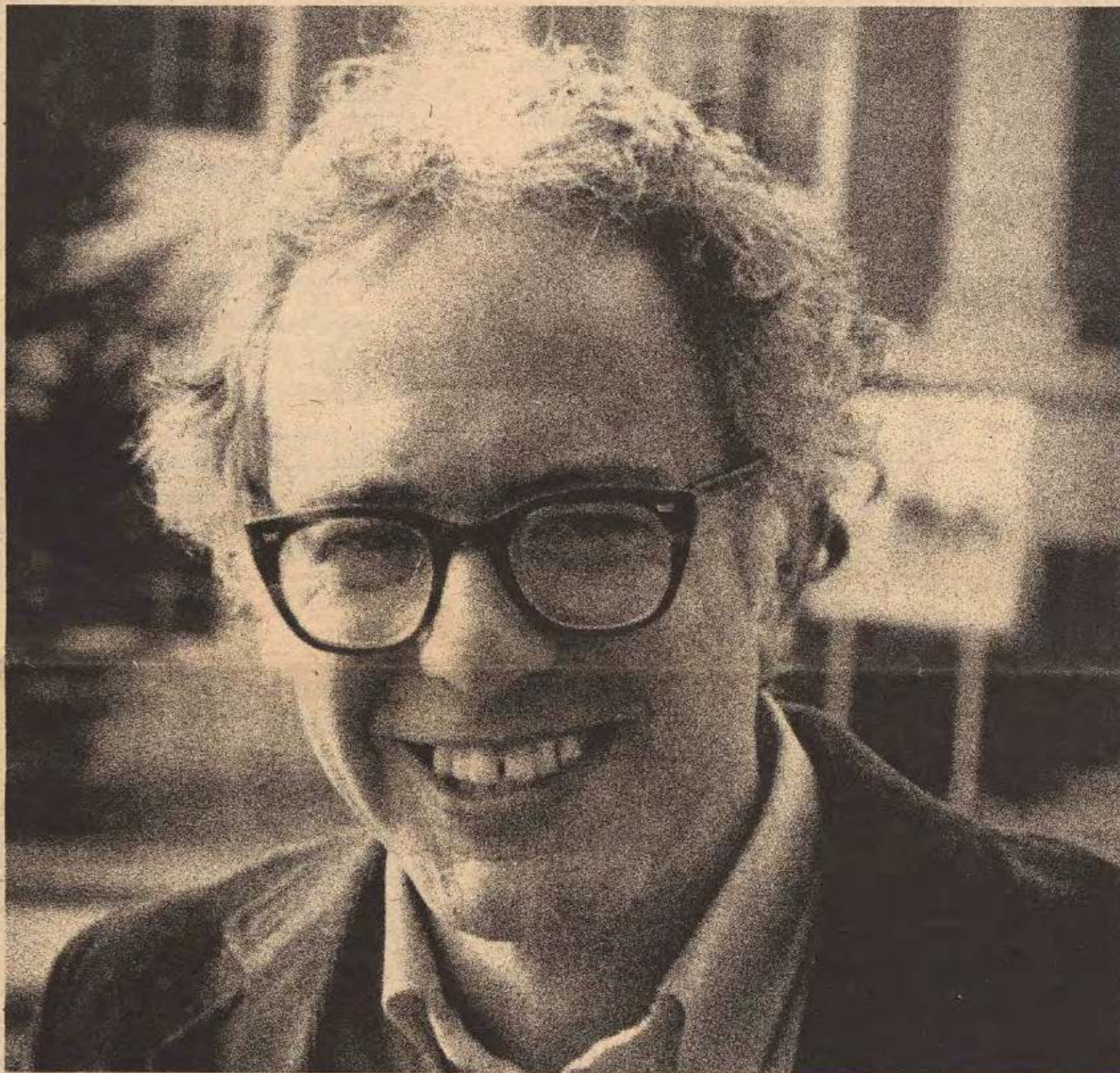


PLEASE VOTE ON MARCH 3

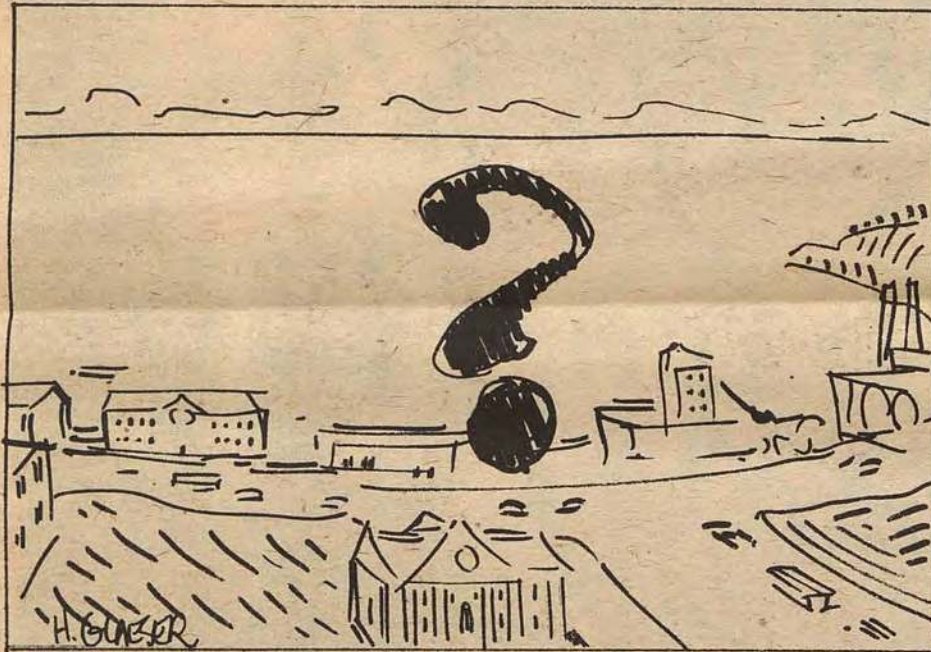
IT'S TIME FOR A CHANGE
A REAL CHANGE.



VOTE SANDERS
FOR MAYOR
INDEPENDENT COALITION

BURLINGTON—FOR THE PEOPLE NOT THE SPECIAL INTERESTS

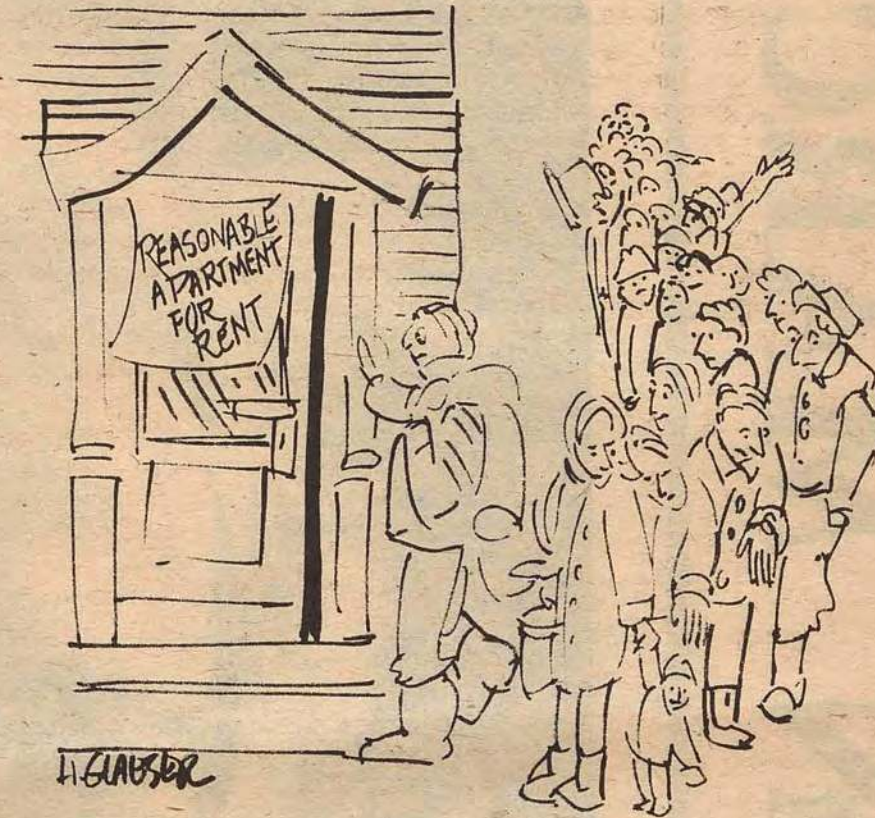
I am extremely concerned about the current trend of urban development in the City of Burlington. It is my belief that, if present trends continue, the City of Burlington will be converted into an area in which only the wealthy and upper-middle class will be able to afford to live. If the real estate developers have their way we will become a city studded with condominiums costing \$200,000 a unit, \$500 a month rental apartments, expensive hotels and fancy boutiques. Under this type of development mentality there will be no place in our city for the people of moderate income. I am categorically opposed to an urban development approach whose sole purpose seems to be to bring excessive profits to a few entrepreneurs, while the general public suffers the consequences.



WATERFRONT DEVELOPMENT

I am categorically opposed to real estate developer Antonio Pomerleau's plan to develop the Burlington waterfront by building 18 story condominiums which will sell for \$200,000 each. The Waterfront, the most beautiful and important piece of property in our city, belongs to all of our citizens—and not just the few who can pay enormous prices for their housing.

If elected Mayor I will use all the resources of that office to stop Mr. Pomerleau's project. At the same time I will initiate public hearing to establish an alternative waterfront development policy—one which will bring joy and prosperity for all of Burlington, rather than for a few wealthy individuals.



HOUSING

As every apartment dweller in the City of Burlington knows, we are in the midst of a severe housing crisis. While expensive condominiums are being built for the wealthy, there are almost no available units for the people of moderate means—the people who constitute the vast majority of our population. In addition, the cost of rental units have skyrocketed in the last few years—and working people and the elderly are being forced to pay outrageous rents for their apartments. There are people in Burlington now paying close to 50% of their income for housing!

There are two major answers to our current housing crisis. First, new housing that low and moderate income people can afford must be built. Secondly, as the Mayor's Task Force on Housing recently recommended, we need to create a Fair Housing Commission which will establish legal controls over those landlords who raise rents excessively and who evict tenants arbitrarily. The City of Burlington must not tolerate the right of a few unscrupulous landlords to throw our elderly citizens or working poor families out of their homes and on to the streets so that they can jack up rents and lease their units out to students at outrageous prices.

PROPERTY TAXES

The average low and moderate income homeowner simply cannot afford to pay more and more in property taxes—with no end in sight. Last year we were asked to pay for the Church St. Marketplace Project. This year we are being asked to pay for the adequate police and fire protection that we need. What will it be next year, and the year after that, and the year after that?

In order to relieve the burden of property taxes on the low and middle-income homeowners I believe that we must find new and/or increased sources of revenue. During the course of this campaign I have proposed some of the following ideas:

The business community—the banks and large commercial and industrial interests must assume a greater share of the tax burden than at present.

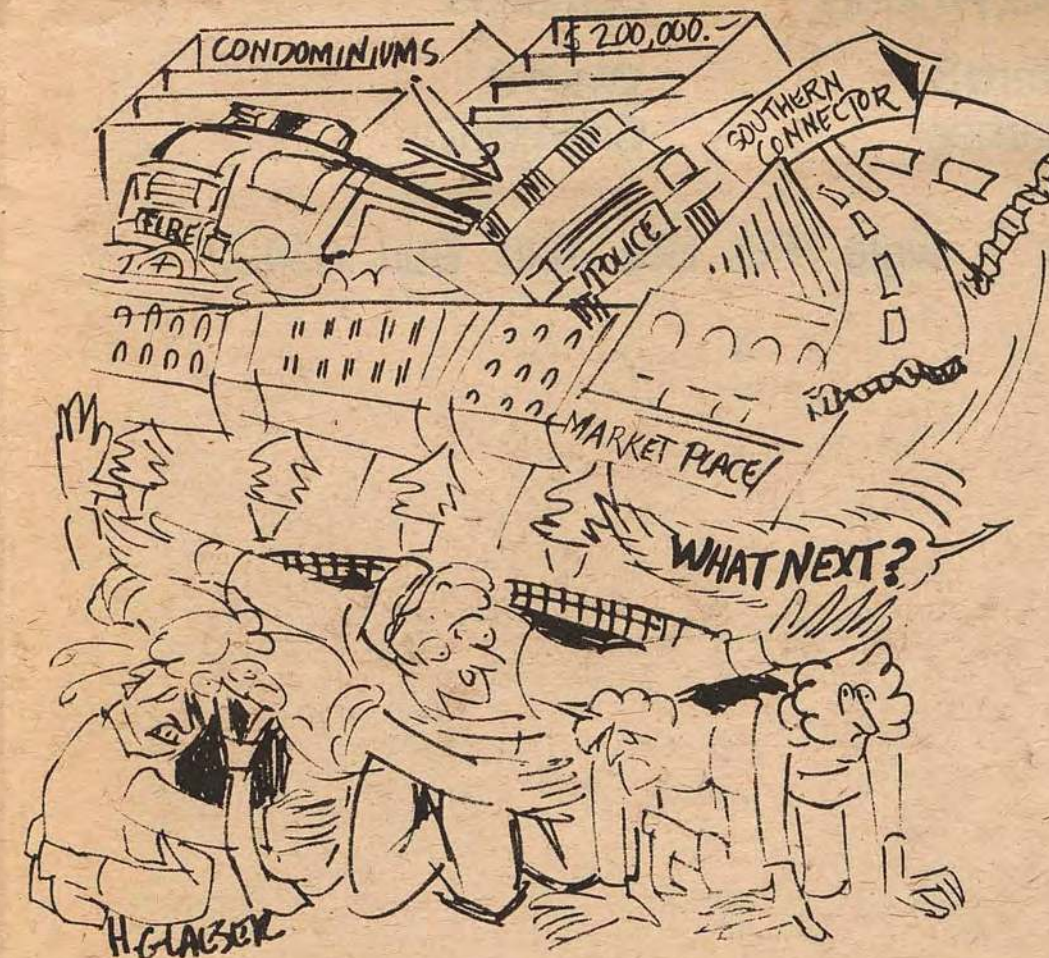
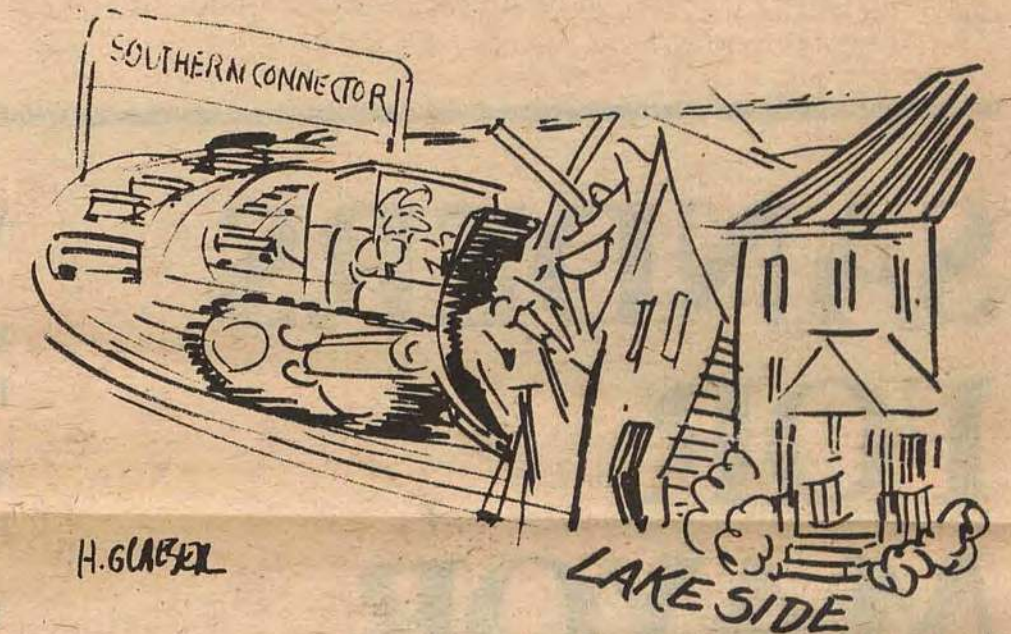
Tax-exempt institutions such as UVM and the Medical Center must be asked to contribute funds to the city in lieu of taxes—as other tax-exempt institutions throughout New England do. These institutions consume much in the way of city services and they should be asked to pay their fair share.

In the long run, we need a system of tax-classification through which industrial and commercial property can be taxed at a higher rate than homes. This approach is being used in a number of states. In the long run we also need to give serious thought to abolishing the property tax completely, and replacing it with a progressive statewide income tax in which people will be taxed solely on their income.

SOUTHERN CONNECTOR

While supporting the building of the Northern Connector, I am strongly opposed to spending 16 million dollars of public money for the construction of the Southern Connector. If low and moderate income people are to survive in Burlington we must encourage and aid neighborhoods such as Lakeside, not wreck them by pushing four lane highways through their center and destroying good housing.

If we need to divert traffic off Shelburne Road there are several options open to us which will cost less money, and less destruction, than the Southern Connector. If elected Mayor I will support legislative efforts which will stop the Southern Connector.



POLICE AND CRIME

The city administration, under Gordon Pauquette, has been extremely negligent in its relationship to the police department and to the rapidly rising crime rate in our city. In New York City, in Boston or in Los Angeles the crime problem may well be out of hand because of the enormous social chaos in those areas. In Burlington, Vermont, however, the crime situation can and must be dealt with through rational and intelligent decision making.

This city administration, through its Commissioner of Police Antonio Pomerleau must take the responsibility for a police department suffering extremely low morale. In the last year alone 20 police officers, 25% of the entire force, have resigned from the Burlington Police Department, and it is no secret that other officers will soon be leaving.

Our police officers deserve better pay, better equipment and most importantly the support of the City Administration. They need to know that City Hall, through the schools, the Parks and Recreation Department and community organizations will be actively fighting juvenile crime through the establishment of effective preventative juvenile crime programs.

Dear Fellow Burlingtonian:

I am running for Mayor of Burlington because I believe very strongly that the low and moderate income people, and independent minded people of all income levels, need new and vigorous leadership in City Hall. In the midst of the current economic crisis, when the standard of living of the average Burlington working person is rapidly declining because of inflation and low wages, we need leadership in City Hall that will stand up and fight for the ordinary working person—and not just the real estate developers and the downtown merchants—as is presently the case.

The City of Burlington needs housing that low and moderate income people can afford. We do not, in my opinion, need Mr. Pomerleau's plan for the construction of \$200,000. condominiums on the waterfront—a plan which would give our waterfront over to the wealthy and the elite few.

The City of Burlington needs a major reorganization of our police department, tax programs which will, as much as possible, take the burden of taxation off of low and moderate income people, and programs for our youth which will channel their energies into positive directions. We do not need, in my opinion, to spend 16 million dollars in public money (including 1.6 million in city funds) for the construction of the Southern Connector—a highway which will do considerable damage to the Lakeside neighborhood.

On March 3, the people of Burlington will be making an extremely important decision for the future of our city. I would very much appreciate your support.

Thank you,



Bernard Sanders

SANDERS FOR MAYOR

Vote in your district.

Ward 1
Mater Christi

Ward 4
Thayer

Ward 2
H.O. Wheeler

Ward 5
Edmunds

Ward 3
Barnes

Ward 6
Champlain

For further information call: 864-7061, 862-6884

write: P.O. Box 3215 Burl. 05402

IT'S TIME FOR A CHANGE.