

**Town of Richmond**  
**Planning Commission Meeting**  
AGENDA

Wednesday June 17th, 2020, 7:00 PM

Due to restrictions in place for COVID-19, and in accordance Bill H.681 **this meeting will be held by login online and conference call only**. You do not need a computer to attend this meeting. You may use the "Join By Phone" number to call from a cell phone or landline. When prompted, enter the meeting ID provided below to join by phone. For additional information and accommodations to improve the accessibility of this meeting, please contact Ravi Venkataraman at 802-434-2430 or at [rvenkataraman@richmondvt.gov](mailto:rvenkataraman@richmondvt.gov)

Join Zoom Meeting:

<https://us02web.zoom.us/j/89783154044?pwd=dTZ2cjRDSDZ3S0h1T0hXc095aXlrdz09>

Join by phone: (929) 205-6099

Meeting ID: 897 8315 4044

Password: 649948

1. Welcome and troubleshooting
2. Adjustments to the Agenda
3. Approval of Minutes
  - June 3<sup>rd</sup>, 2020
4. Public Comment for non-agenda items
5. Reorganization and Election of Chair and Vice Chair
6. Discussion on creation of Housing Advisory Committee
7. Discussion of goals of zoning regulations and the Richmond Village
8. Discussion of timeline and logistics of public outreach
9. Other Business, Correspondence, and Adjournment

## Table of Contents

### 3. Approval of Minutes

- Page 3: June 3, 2020 Meeting Minutes

### 6. Discussion on creation of Housing Advisory Committee

- Page 7: Draft charge for Housing Advisory Committee

### 7. Discussion of goals of zoning regulations and the Richmond Village

- Page Goals statements from Planning Commission Members
  - Page 9: Virginia Clarke’s statement
  - Page 11: Brian Tellstone’s statement
- Page 12: Richmond Community Survey Report, prepared by Community Workshop, LLC in 2015 for the Town Plan
- Maps on *standalone documents*:
  - “GatewayMap.pdf” - Map of Gateway District
  - “SouthMap.pdf” - Map of southern part of town

TO: Richmond Planning Commission

FROM: Ravi Venkataraman, Town Planner

DATE: June 11, 2020

SUBJECT: Updated Draft Charge for Housing Committee

Following the discussion during the June 3, 2020 Planning Commission meeting, I have revised the draft housing charge. My revision is below. New language added since the June 3, 2020 meeting is in red, underlined. Language removed since the June 3, 2020 meeting is struck through.

#### Draft language for a statement of purpose

Based on other municipalities and the intent of the Planning Commission from prior discussion, provided is a draft statement of purpose:

*The Housing Committee advises the Selectboard, the Planning Commission, the Development Review Board, and Town Staff on the housing needs of the Town of Richmond. The Housing Committee is responsible for gathering the community's demographic information and housing data, generating housing-policy related ideas and concepts, and educating the community on housing-related issues. This committee provides recommendations to the Planning Commission Selectboard, Development Review Board, and Town Staff on methods to alleviate housing-related issues and advance the Housing goals of the Town Plan.*

#### Draft language on short-term and long-term goals

Below is a draft list of goals for the 2020 fiscal year (July 2020 to July 2021):

- Develop legible and effective Affordable Housing Density Bonus regulations developing affordable housing regulations with a possible inclusion of a density bonus, in collaboration with the Selectboard, the Planning Commission, and housing partners
- Collect and maintain data on the community's demographics, housing stock (current and projected), and livability; and identify housing issues within the town
- Study the Planning and Zoning ordinances and the Town Plan, and provide policy recommendations to municipal boards to alleviate housing issues in town and advance the Housing goals in the Town Plan

Below are a draft list of initial long-term general goals. Other goals that reflect the goals of the Town Plan will be listed in consultation with the Planning Commission and Selectboard at a later date.

- Improve the availability of affordable housing
- Advance Smart Growth goals by fostering:
  - sustainable growth;
  - the creation of residential neighborhoods that are accessible via multi-modal means, including via public transit, walking, and biking;
  - policies that meets residents' special needs, such as ADA-accessibility, recovery housing, and housing for people experiencing homelessness;
  - the preservation of open spaces within town;
- Investigate the relationship between housing and other town-wide issues and providing solutions to housing-correlated issues in terms of housing
- Promote methods to advance renewable energy usage and energy efficiency in housing

- Identify locations within town that can support additional housing and growth
- Identify opportunities and secure funding to:
  - Further study the housing needs and housing policies of the town; and
  - Revitalize and adapt older areas into viable housing options.
- Work with housing partners to bolster the livability of the Richmond community, and to create inclusive housing options.

### Recommendations on Membership

The Housing Committee consists of up to nine people. At least five of its members will be from the public at-large. Such members do not necessarily need to be Town of Richmond residents. However, non-residents interested in serving on the Housing Committee must express an interest in town housing issues, and display expertise in housing-related matters. At least two of the members may be from the Planning Commission. At least two of the members may be from other town boards and commissions, including the Selectboard, Development Review Board, and Conservation Committee.

All Housing Committee members shall serve two-year terms.

The Town Planner shall assist the Housing Committee upon request

All members shall hold interest and/or expertise in housing and housing-related matters. Members shall attend all monthly meetings and/or meetings at other arranged times. Members may be expected to undertake periodic work outside committee meetings, such as external research, interviews of subject matter experts, site visits, or training opportunities.

VCZD and Gateway ZD goals – 6/17/20 – Virg

**Central Village (“Village Mixed”)** including current Village Commercial, Residential/Commercial and Commercial Round Church Corners Complex and into Farr property +/- Jonesville

Goals:

- Maintain the historic settlement pattern of a central village area of residential and residential-compatible commercial development at moderate to high density
- Promote the increased density and walkability that fulfills the goal of smart growth planning
- Have maximum density clustered along the main travel corridors to provide visibility and ease of access for economic activity
- Provide for maximum flexibility for residential/commercial conversions, transitions and combinations of work/live spaces to accommodate future broadband-enabled lifestyles/livelihoods
- Have a variety of housing types including multifamily residences – may be interspersed and/or in protected residential enclaves
- Have some design standards to insure a pleasing village-y look overall and reflect architectural features of historic buildings
- Incorporate pedestrian, biking and public transit features (or at least potential for these) including sidewalks, bike lanes and bus stops
- Incorporate green space, street trees, plantings that reflect and incorporate a reference to the natural world
- Incorporate outdoor gathering spaces whenever possible, including outdoor restaurant seating, play areas, farmers market, park
- Provide public river access and amenities including interconnected trails for walking, hiking, dog walking, mountain biking; points for canoe access and swimming
- Promote and require climate change goals of improved weatherization standards and small renewable energy facilities such as solar panels
- Maintain uncluttered historic look/feel to area around Round Church
- Protect traditional neighborhood enclaves
- Extend district into Farr farm to allow flexible residential/commercial opportunities out of the floodplain

**Gateway (“Mixed”)** Including current Gateway

- Preserve the undeveloped floodplain on the west side of Rt 2.
- Ensure that this area remains the northern scenic entrance to the town by design standards and by maintaining historic references and strategic green space, especially along the roadway
- Avoid “strip development”, excessive curb cuts and overly large signage
- Have a moderate density of residential and commercial enterprises, including multifamily housing, non-traditional live/work spaces, broadband-enabled businesses, flexibility to meet future lifestyle/livelihood arrangements
- Have internal circulation within larger lots including roadways and bike/ped

- Lot coverage could exceed current
- Have sidewalk, biking and public transit connections to the central village and to the park-and-ride
- Provide green space amenities and outdoor gathering spaces for residents of the district
- Promote and require climate change goals of improved weatherization standards and small renewable energy facilities such as solar panels.



Ravi Venkataraman <rvenkataraman@richmondvt.gov>

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## Reminders

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**brian tellstone** <brate6491@yahoo.com>

Thu, Jun 11, 2020 at 8:03 AM

To: Ravi Venkataraman <rvenkataraman@richmondvt.gov>

Morning Ravi. I guess if we are going to seek some public direction in next zoning areas, Joy's voice should be heard. I was in favor of emanating out from the VC. But am open to other plans. Brian

[Quoted text hidden]

# TOWN OF RICHMOND, VERMONT 2015 DATA UPDATE

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Community Workshop LLC prepared the following data update for the Richmond: Our Town, Our Future process in the town of Richmond, Vermont. New information about Richmond's people and community will help the town make informed decisions about its future. The following data includes demographic, social, economic, housing & educational information from federal and regional sources. Learn more about the Our Town, Our Future process at [richmondvtfuture.weebly.com](http://richmondvtfuture.weebly.com).

▼ **4,081**

Population of Richmond, 2010

▲ **4,129**

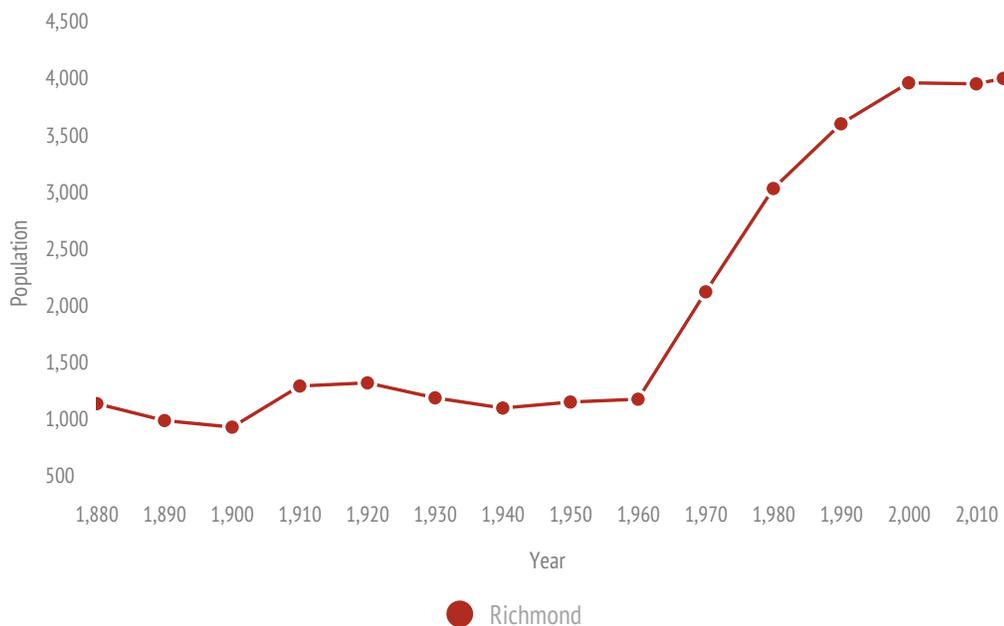
Est. population of Richmond, 2014

▲ **156,545**

Population of Chittenden County, 2010

## Richmond Population, 1880-2013

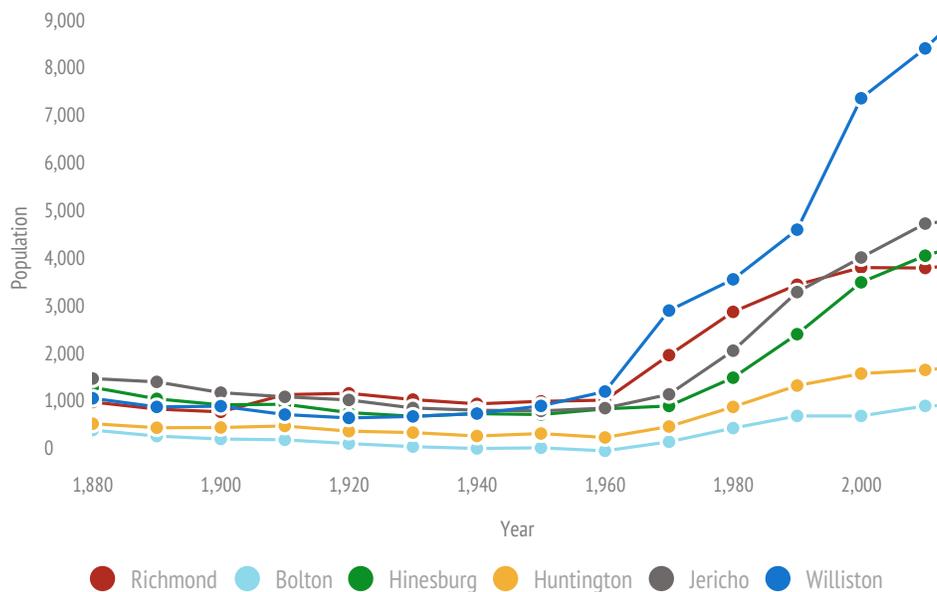
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After years of slight fluctuations, Richmond's population climbed dramatically between 1960 and 2000. It then declined slightly during the economic downturn of the 2000s, and appears to be climbing slowly again after 2010.

SOURCES .... Historic Population Data: Vermont History Explorer Census by Towns, Vermont Historical Society, <https://vermonthistory.org/explorer/discover-vermont/facts-figures/census-records> .... 2014 population estimate: Annual Estimates of the Resident Population, April 1 2010-July 1 2014, U.S. Census Bureau, Population Division, <http://factfinder.census.gov>

## Chittenden County Town Populations, 1880-2013



Most of Chittenden County followed the same historical population trends as Richmond. After 2000, a split emerged: larger towns like Williston, Essex, and Burlington continue to grow rapidly, while smaller towns like Richmond, Bolton and Huntington are only growing slightly (or not at all).

	1950	1960	1970	1980	1990	2000	2010
<b>Richmond</b>	1,278	1,303	2,249	3,159	3,729	4,090	4,081
<b>Chittenden County</b>	62,570	74,425	99,131	115,534	131,761	146,571	156,545
<b>Richmond as a % of Chittenden County</b>	2.0	1.8	2.3	2.7	2.8	2.8	2.6

While Richmond's population rose significantly in the 20th Century, so did the rest of the County. Richmond's size relative the county has remained relatively steady, at 2-3% of the county population.

▼ -0.2%

Population change in Richmond, 2000-2010

▲ 2.8%

Population change in Vermont, 2000-2010

▲ 6.8%

Population change in Chittenden County, 2000- 2010

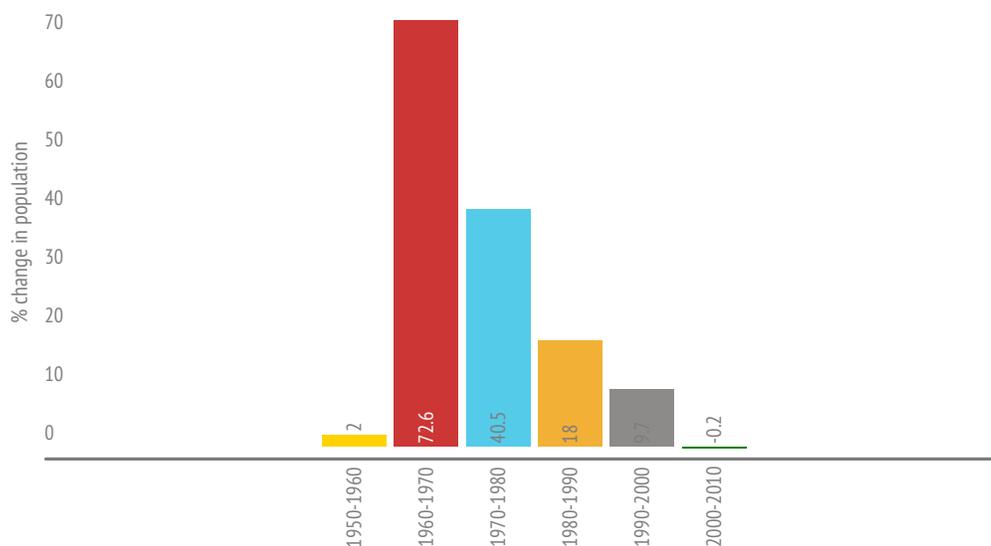
SOURCES .... Historic Population Data: Vermont History Explorer Census by Towns, Vermont Historical Society, <https://vermonthistory.org/explorer/discover-vermont/facts-figures/census-records> .... 2014 population estimate: Annual Estimates of the Resident Population, April 1 2010- July 1 2014, U.S. Census Bureau, Population Division, <http://factfinder.census.gov>

## Richmond & Chittenden County Population Change, 1950-2010

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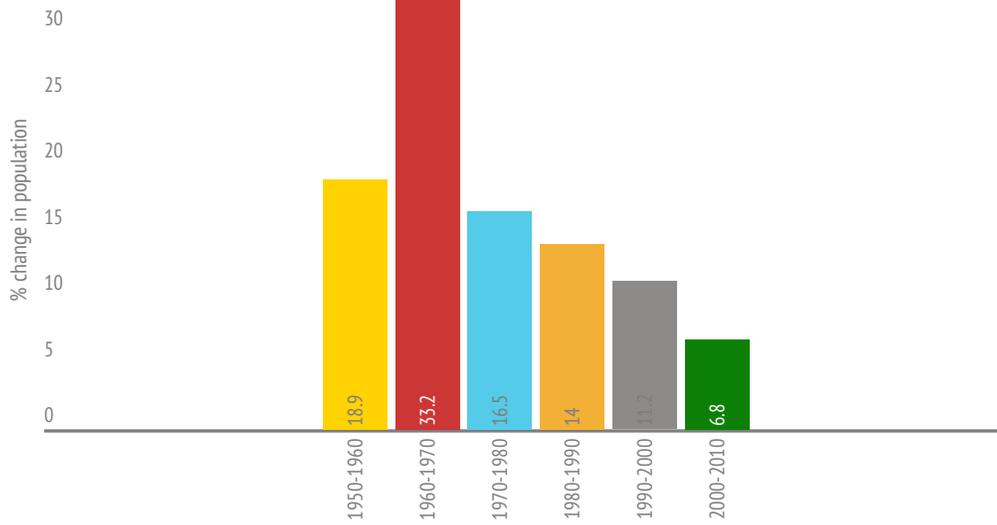
### Richmond

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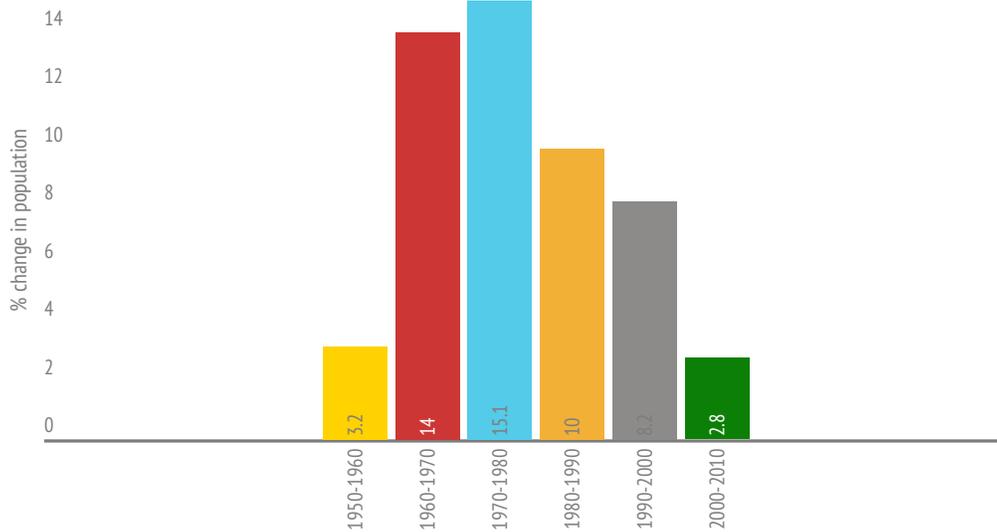
# Chittenden County

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# Vermont

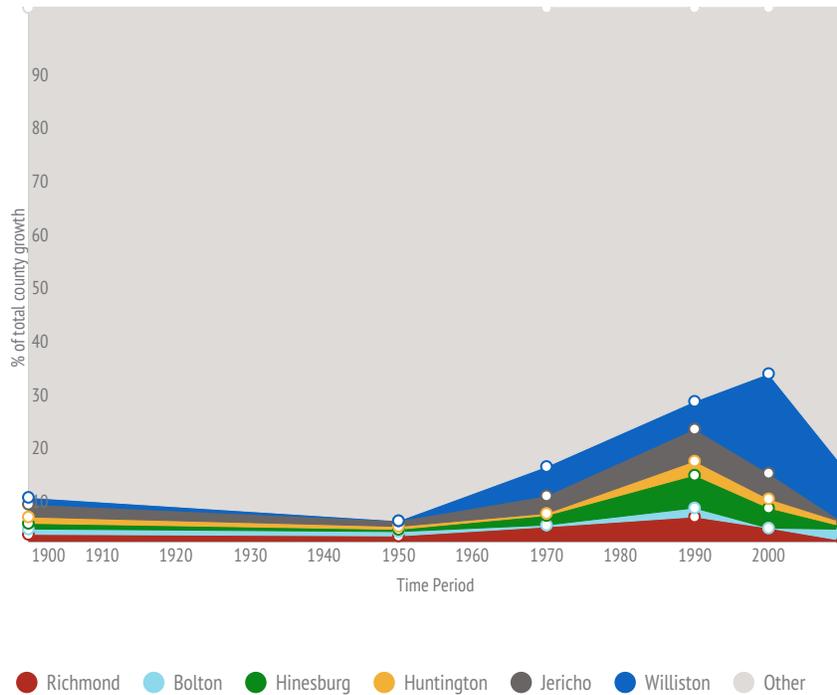
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Richmond grew the fastest between 1960 and 1970, with the population increasing by more than 70% in just a decade. Growth rates dropped steadily while population continued to rise until 2000. Richmond's population declined from 2000-2010 for the first time in 50 years.

SOURCE .... Historic Population Data: Vermont History Explorer Census by Towns, Vermont Historical Society, <https://vermonthistory.org/explorer/discover-vermont/facts-figures/census-records>

## Town Share of County Growth

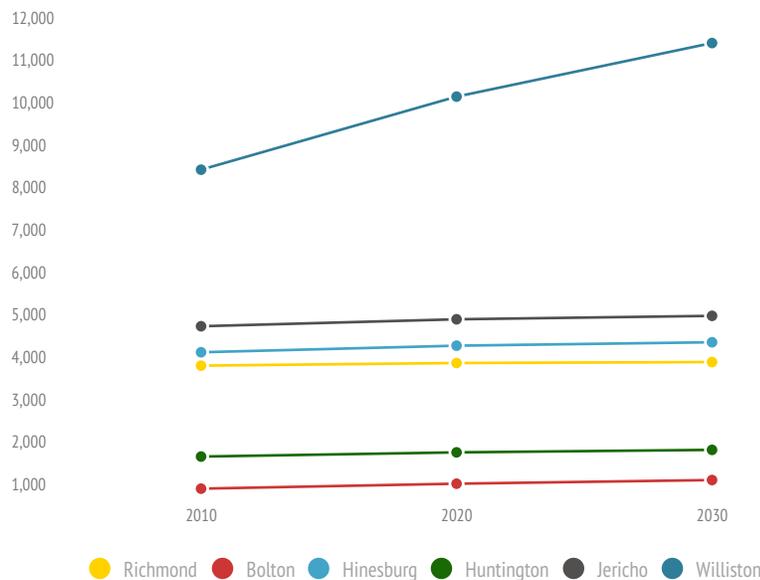


Richmond's greatest share of Chittenden County growth came between 1970 and 1990, when it accounted for 4.5% of the county's growth.

SOURCE .... Historic Population Data: Vermont History Explorer Census by Towns, Vermont Historical Society, <https://vermonthistory.org/explorer/discover-vermont/facts-figures/census-records>

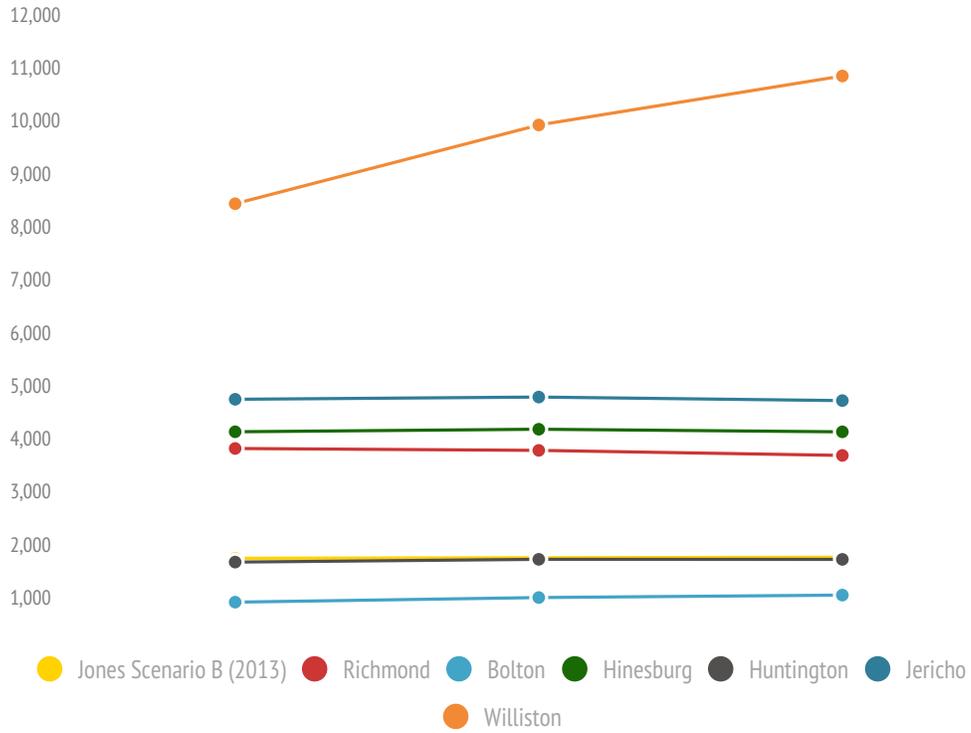
## Chittenden County Town Population Projections, 2000-2035

Jones Scenario A (2013)

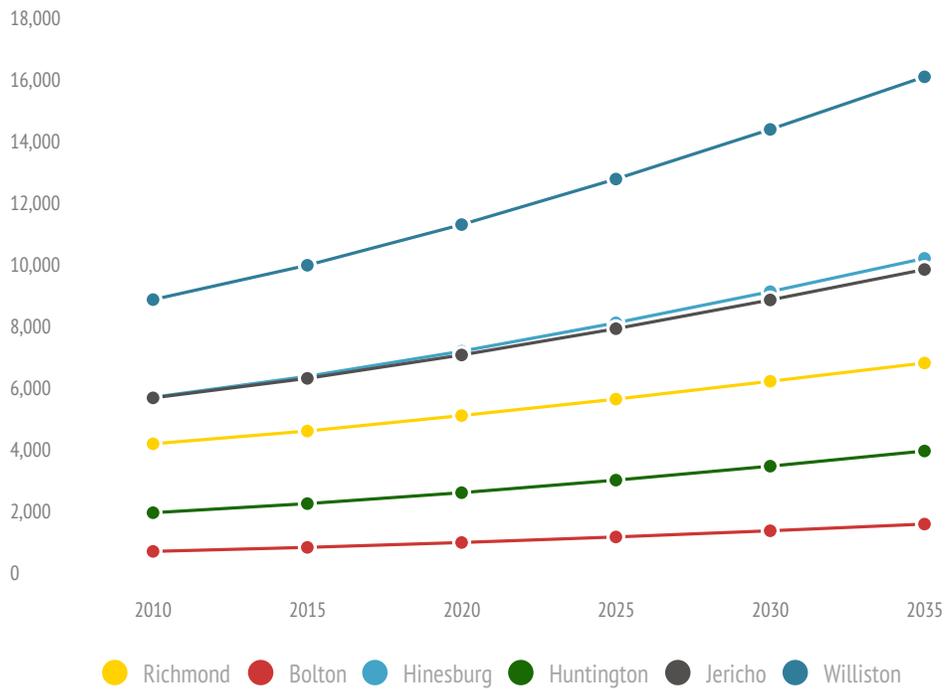


[https://info.gr.am/town\\_of\\_richmond\\_vermont\\_2015\\_data\\_update](https://info.gr.am/town_of_richmond_vermont_2015_data_update)

### Jones Scenario B (2013)



### EPR (2000)



Population projects vary dramatically depending on the study, the year, and the methodology. The Jones projections, completed in 2013, examine two scenarios. Scenario A imagines healthy national economic conditions and migration into Vermont (as in the 1990s), resulting in a slight projected population increase to 4,165 by 2030. Scenario B imagines weaker economic conditions and migration (as in the 2000s), resulting in a projected population decline to 3,950 by 2030. The EPR projections were completed in 2000, based on a premise of continued economic growth like we saw in the 1990s. Actual economic growth in the 2000s declined significantly, and these projections significantly overestimated population growth.

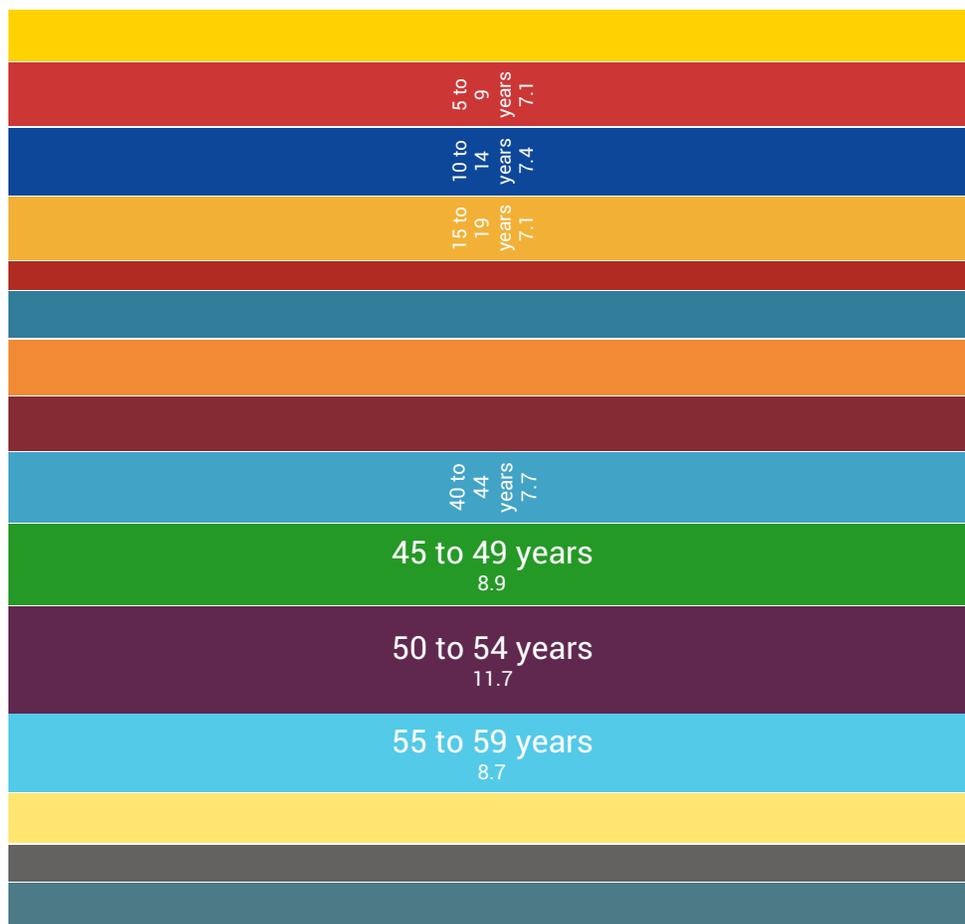
SOURCES .... EPR Study: Economic and Demographic Forecast, Northwest Vermont and Chittenden County 2000 to 2035 and Beyond, Economic & Policy Resources, Inc., September 2000, [http://www.ccrpcvt.org/library/studies/epr\\_forecast\\_report.pdf](http://www.ccrpcvt.org/library/studies/epr_forecast_report.pdf) .... Jones Study: Vermont Population Projections, 2010-2020, Ken Jones and Lilly Schwarz, Vermont Agency of Commerce and Community Development, August 2013, <http://dail.vermont.gov/dail-publications/publications-general-reports/vt-population-projections-2010-2030>

## Age Distribution

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### Richmond 2010

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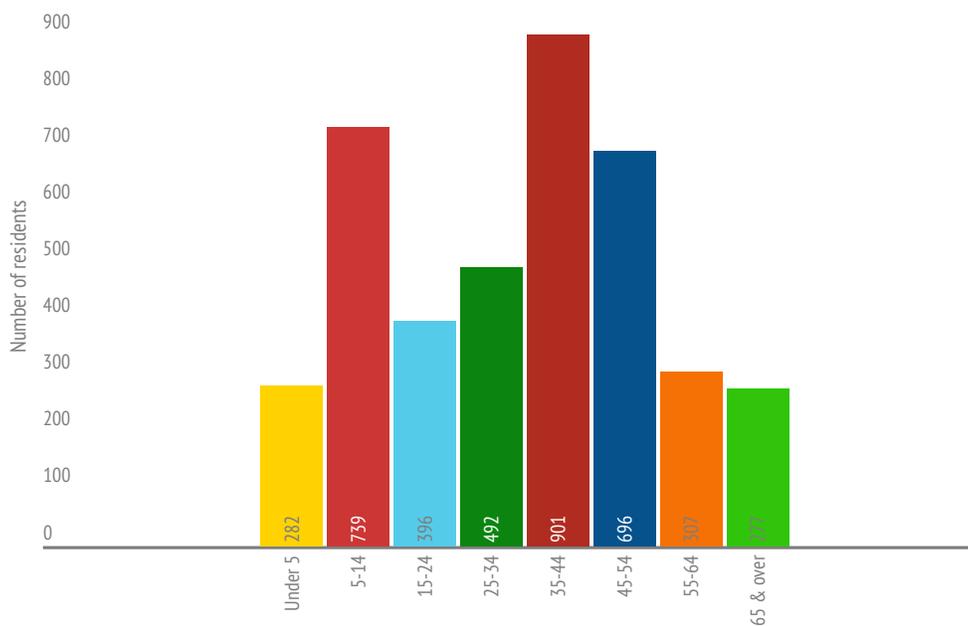
# Chittenden County 2010

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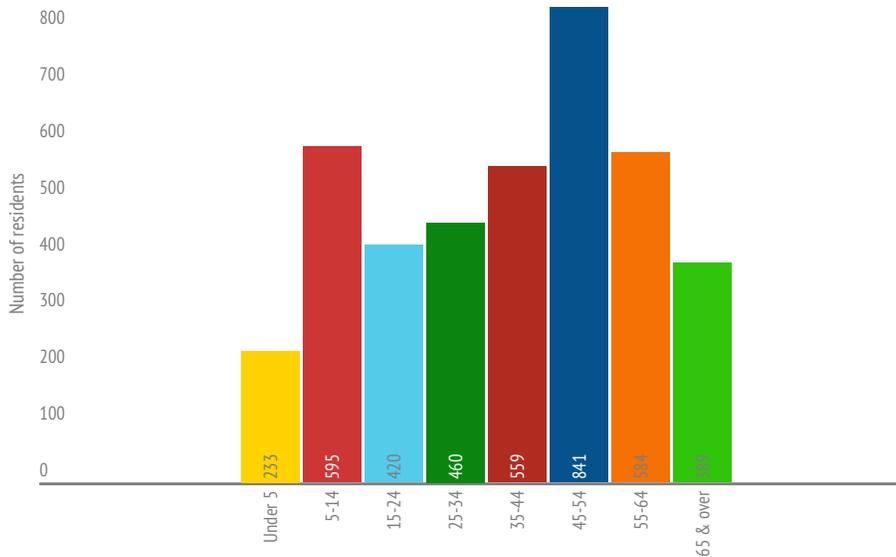


# 2000

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# 2010

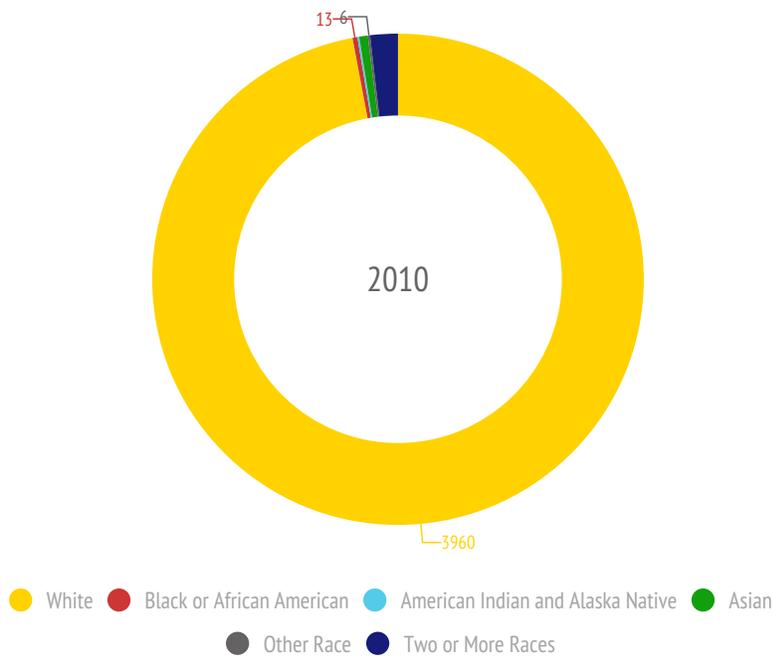


Like much of Vermont, Richmond's population is aging. The number of residents in older age brackets is growing, while the number of children and young adults is shrinking. In 2000, Richmond's most populous age bracket was 35-44 year olds. Ten years later, the most populous group is 45-54 year olds. Chittenden County overall has a younger population than Richmond and other small towns.

SOURCE .... 2000 and 2010 US Census, via American FactFinder, Community Facts, Profile of General Population & Housing Characteristics, US Census Bureau, <http://factfinder.census.gov/>

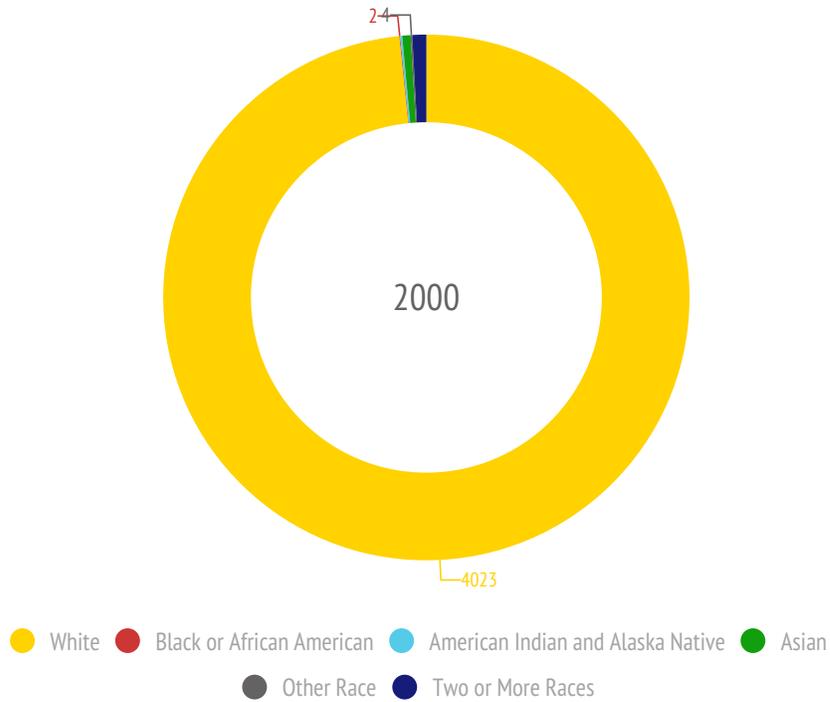
## Richmond Race

### 2010



# 2000

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Richmond is predominantly white, but the number of residents of color has increased since 2000.

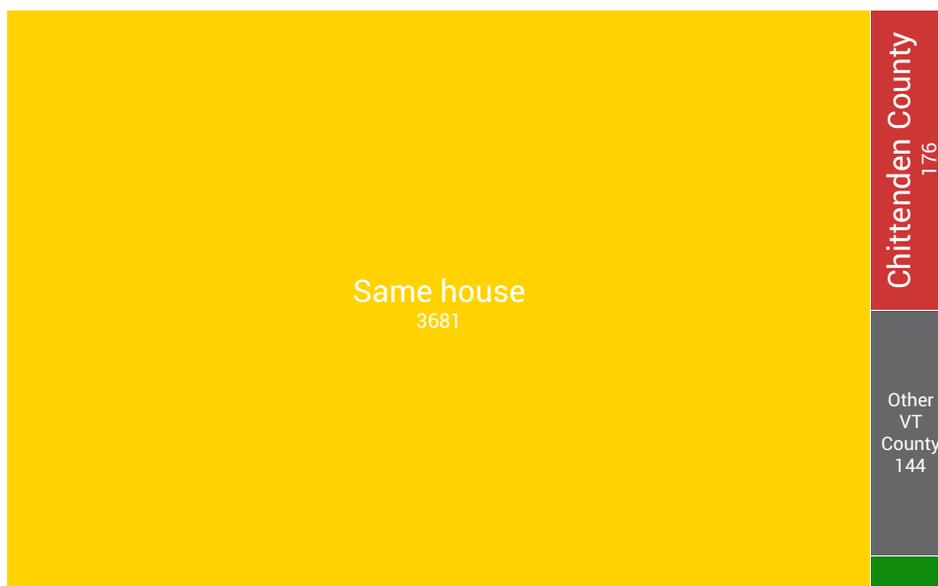
SOURCE .... 2000 & 2010 US Census, via American FactFinder, Community Facts, Profile of General Population & Housing Characteristics, US Census Bureau, <http://factfinder.census.gov/>

## Richmond Residence & Origins

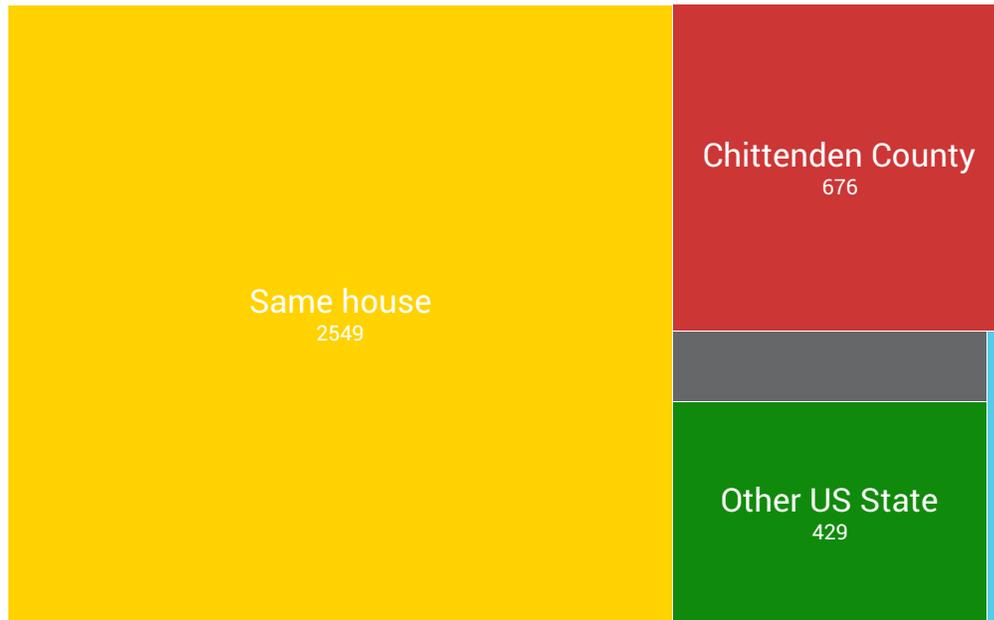
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### 2012

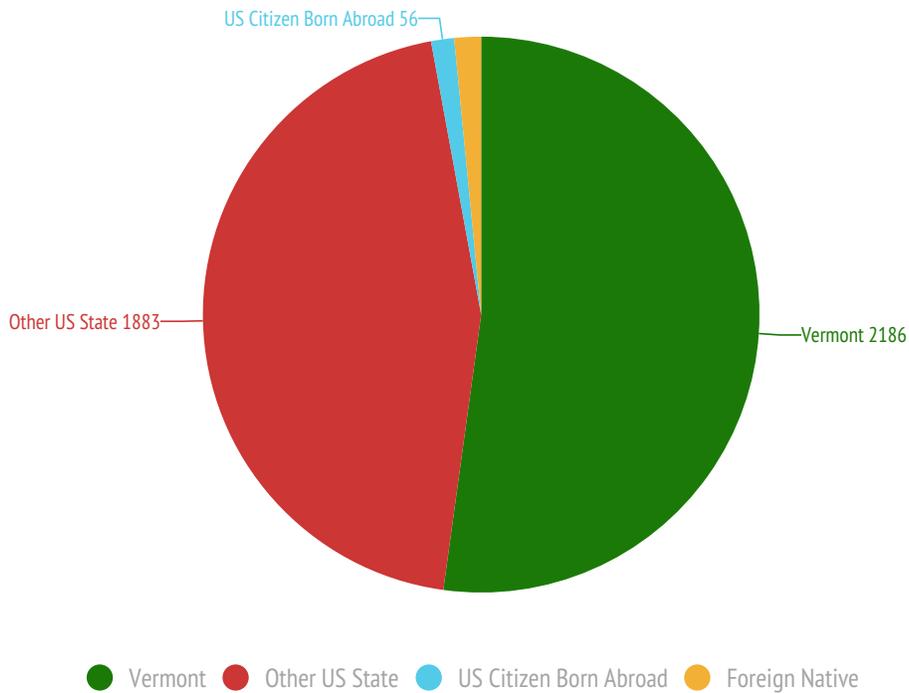
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# 1995



As of the 2013 ACS, 91% of Richmond residents had been living in their homes since 2012. 63% lived in the same house in 1995, and 54% were born in Vermont.



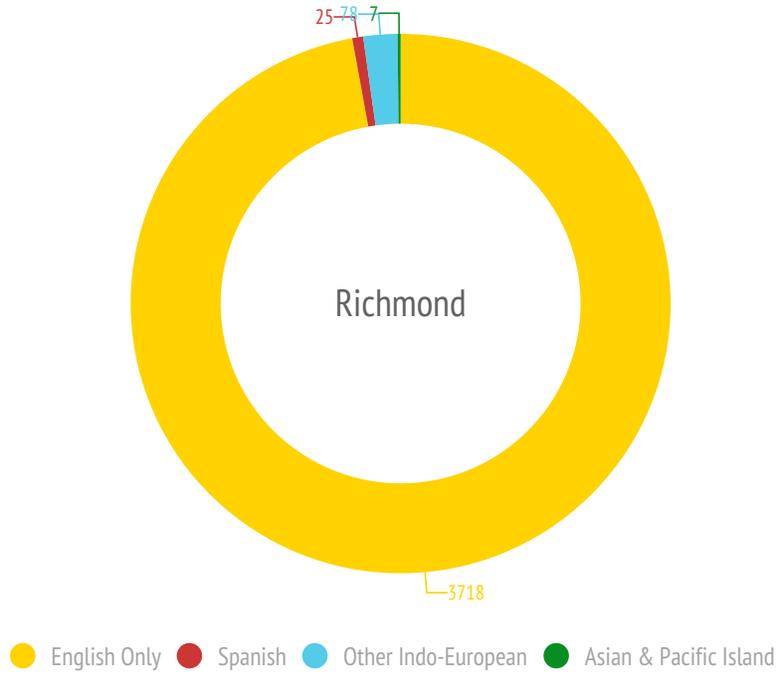
SOURCE .... 2009-2013 5-Year American Community Survey, US Census Bureau, <http://factfinder.census.gov/>

# Language Spoken at Home, 2010

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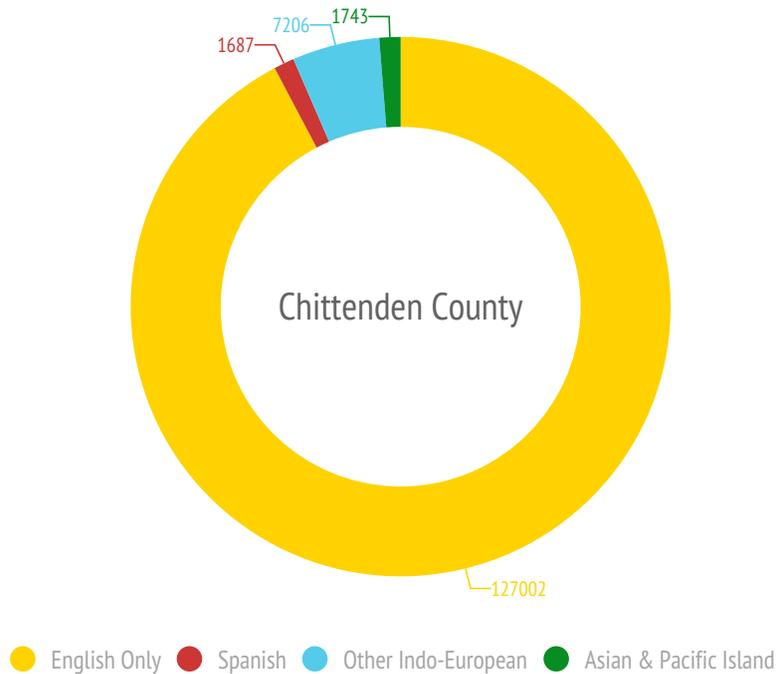
## Richmond

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## Chittenden County

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▲ 49

Est. number of Richmond residents who report speaking English less than "very well" in 2013 (ACS)

▼ 22

Number of Richmond residents who speak English less than "very well" in 2010 (Census)

Most Richmond residents speak only English in their homes, but the number of foreign language speakers is increasing. The number of residents who speak English "less than well" also appears to be increasing.

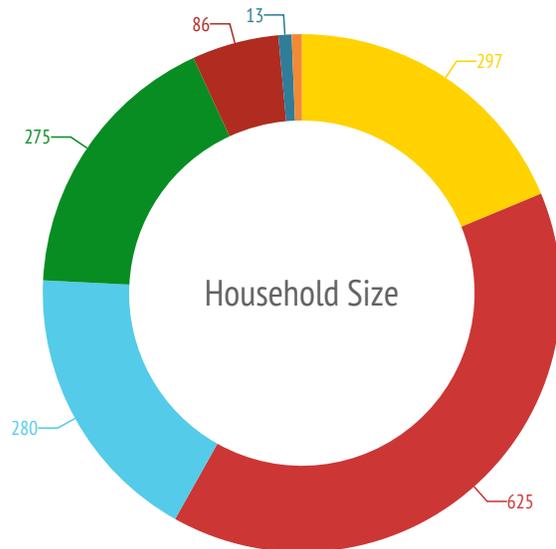
SOURCES .... Census: 2010 US Census, via American FactFinder, Community Facts, Profile of General Population & Housing Characteristics, US Census Bureau, <http://factfinder.census.gov/> .... ACS: 2009-2013 5-Year American Community Survey, US Census Bureau, <http://factfinder.census.gov/>

## Households in Richmond

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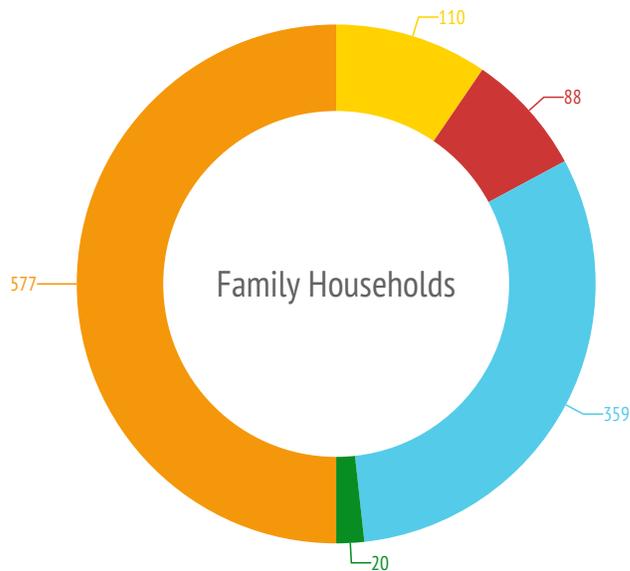
● 1,586

Number of households in Richmond, 2010



● 1-person household ● 2-person household ● 3-person household ● 4-person household  
● 5-person household ● 6-person household ● 7-or-more-person household

58% of Richmond residents live in 1- or 2-person households. Only 7% live in households with 5 or more people.

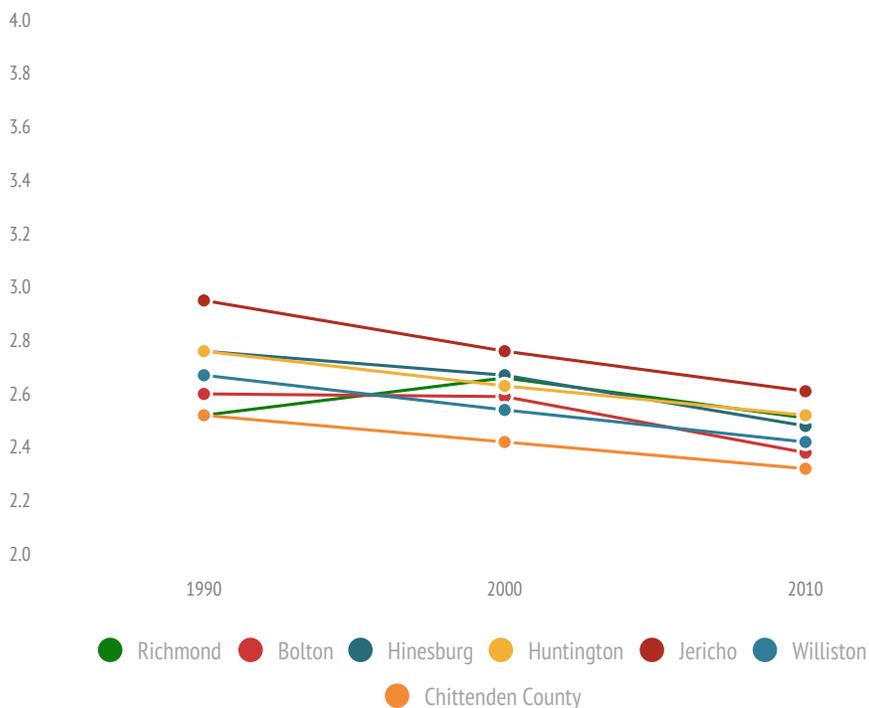


- Own children under 6 years only
- Own children under 6 and 6 to 17 years
- Own children 6 to 17 years only
- Related children
- No children, unrelated children, or other

Of the households identified as "families," 48% include parents raising their own children. 20 (or less than 2%) households involve relatives raising children, and more than 50% are households with no children or unrelated children.

SOURCE .... Census: 2010 US Census, via American FactFinder, Community Facts, Profile of General Population & Housing Characteristics, US Census Bureau, <http://factfinder.census.gov/>

## Average Household Size in Chittenden County Towns



Most communities have been showing a steady decline in average household size for decades. Richmond's average household size rose slightly between 1990 and 2000 (from 2.57 to 2.71). By 2010, it had again fallen to 2.56, in keeping with other nearby towns.

SOURCE .... Census: 1990, 2000 & 2010 US Census, via American FactFinder, Community Facts, Profile of General Population & Housing Characteristics, US Census Bureau, <http://factfinder.census.gov/>

## Housing Units

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▲ **1,660**

Est. number of housing units in Richmond, 2013 (ACS)

▲ **1,653**

Number of housing units in Richmond, 2010 (Census)

▼ **95.9%**

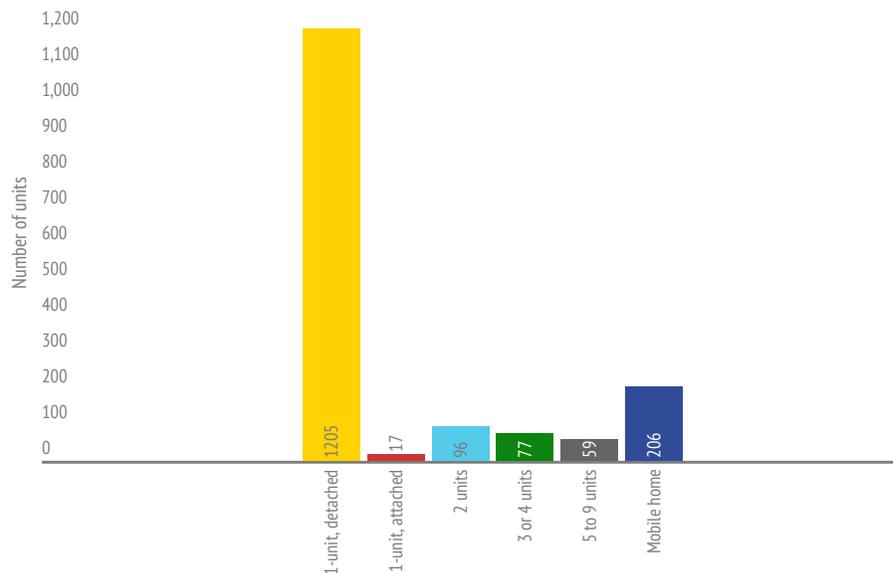
Occupied housing units in Richmond, 2010 (Census)

SOURCES .... Census: 2010 US Census, via American FactFinder, Community Facts, Profile of General Population & Housing Characteristics, US Census Bureau, <http://factfinder.census.gov/> .... ACS: 2009-2013 5-Year American Community Survey, US Census Bureau, <http://factfinder.census.gov/>

## Housing Characteristics, 2013 Est.

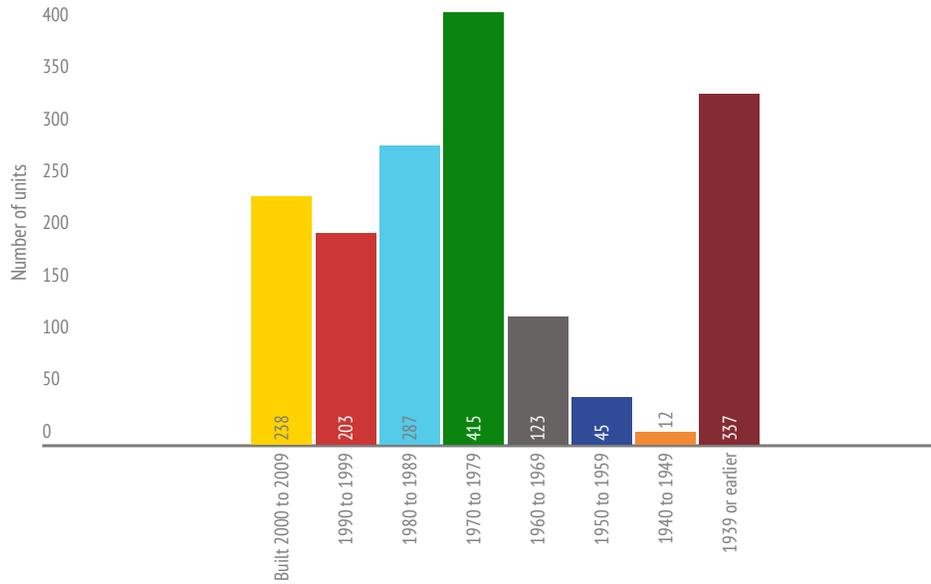
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Number and Type of Units

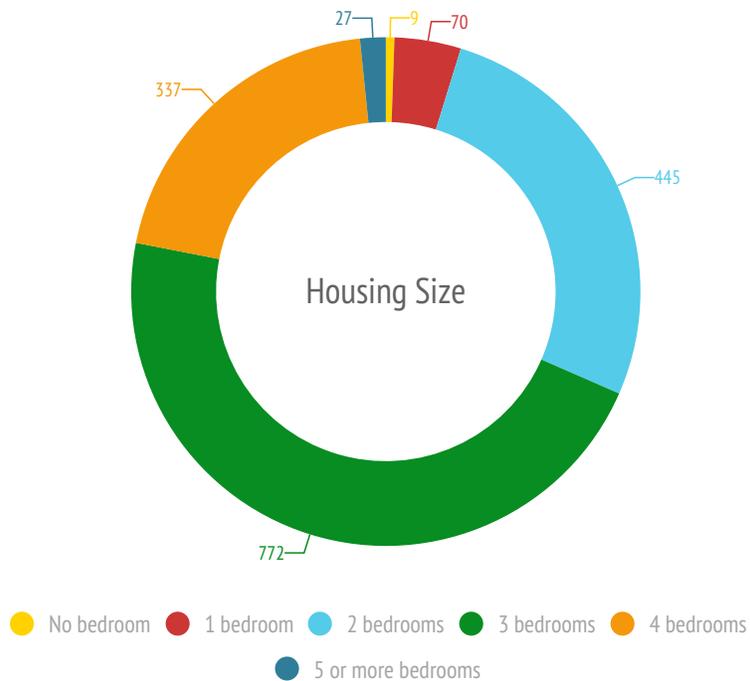


73% of Richmond's housing units are estimated to be single family homes (1-unit, detached). The next largest category is mobile homes, which represent 12% of housing units. Multi-unit housing structures are relatively uncommon.

### Age of Units



20% of Richmond's housing stock was built before 1939. 27% was built in 1990 or later. The rest was primarily built in the 1960s, '70s, and '80s. The largest percentage - more than 400 units - was built in the 1970s.



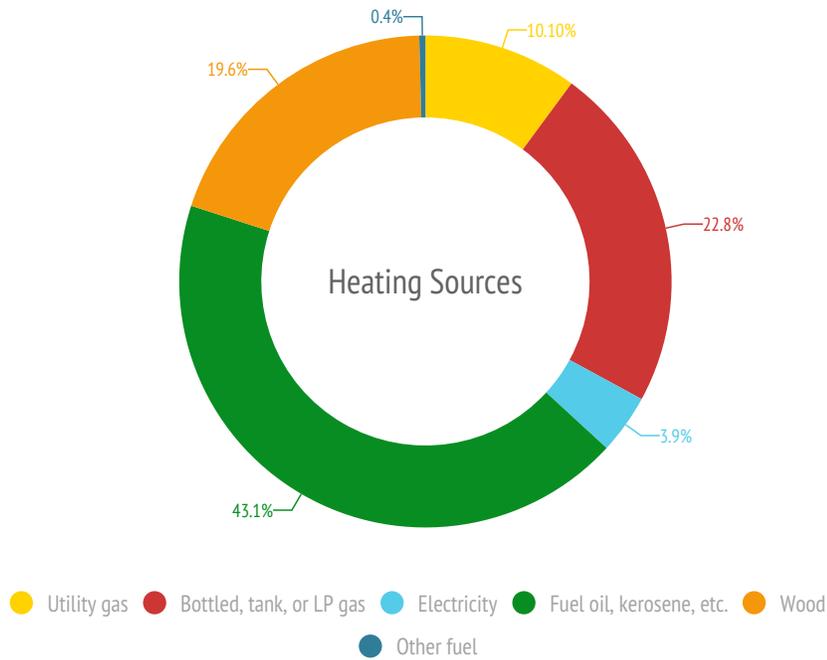
Richmond's housing stock is split relatively evenly among 2-, 3- and 4-bedroom homes. Less than 5% of housing units have one or fewer bedrooms.

SOURCES .... 2009-2013 5-Year American Community Survey, US Census Bureau, <http://factfinder.census.gov/>

[https://infogr.am/town\\_of\\_richmond\\_vermont\\_2015\\_data\\_update](https://infogr.am/town_of_richmond_vermont_2015_data_update)

## Heating Sources, 2013 Est.

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Fuel oil is the most common heating source for Richmond residents, followed by gas and wood.

SOURCE .... 2009-2013 5-Year American Community Survey, US Census Bureau,  
<http://factfinder.census.gov/>

## Housing Tenure & Occupancy

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### Richmond 2010

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● Owner Occupied Housing Units

### Richmond 2000

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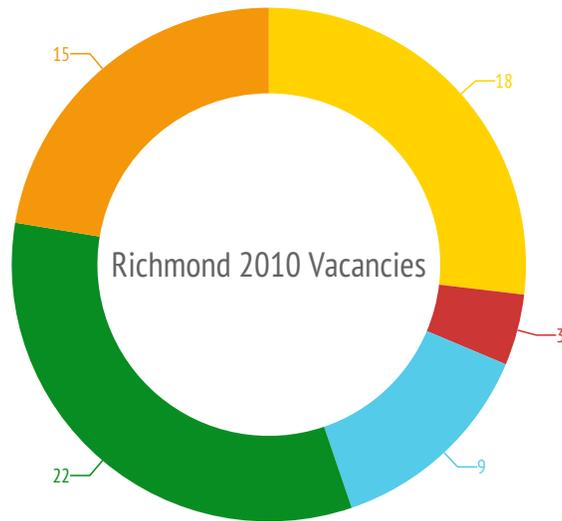
### Chittenden County 2010

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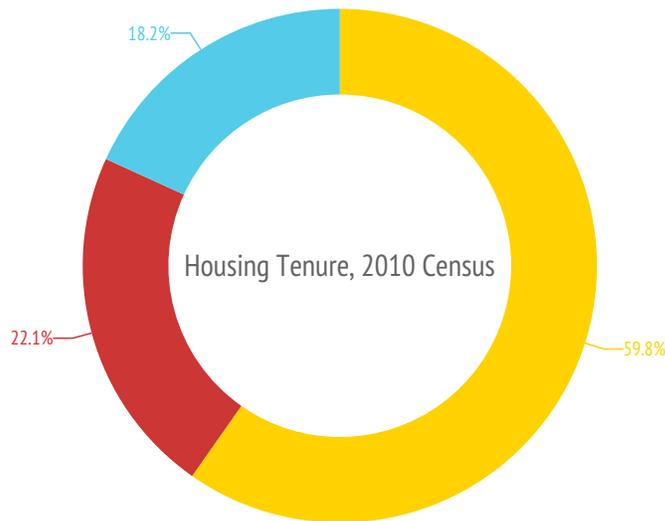
The percentage of owner-occupied housing in Richmond increased from 80% in 2000 to 82% in 2010. It is significantly higher than Chittenden County overall, at 65%.

● Richmond 2010 Vacancies ○ Richmond 2000 Vacancies ○ Chittenden County 2010 Vacancies



● For rent ● Rented or sold, not occupied ● For sale only  
● Seasonal, recreational or occasional use ● Other vacancy

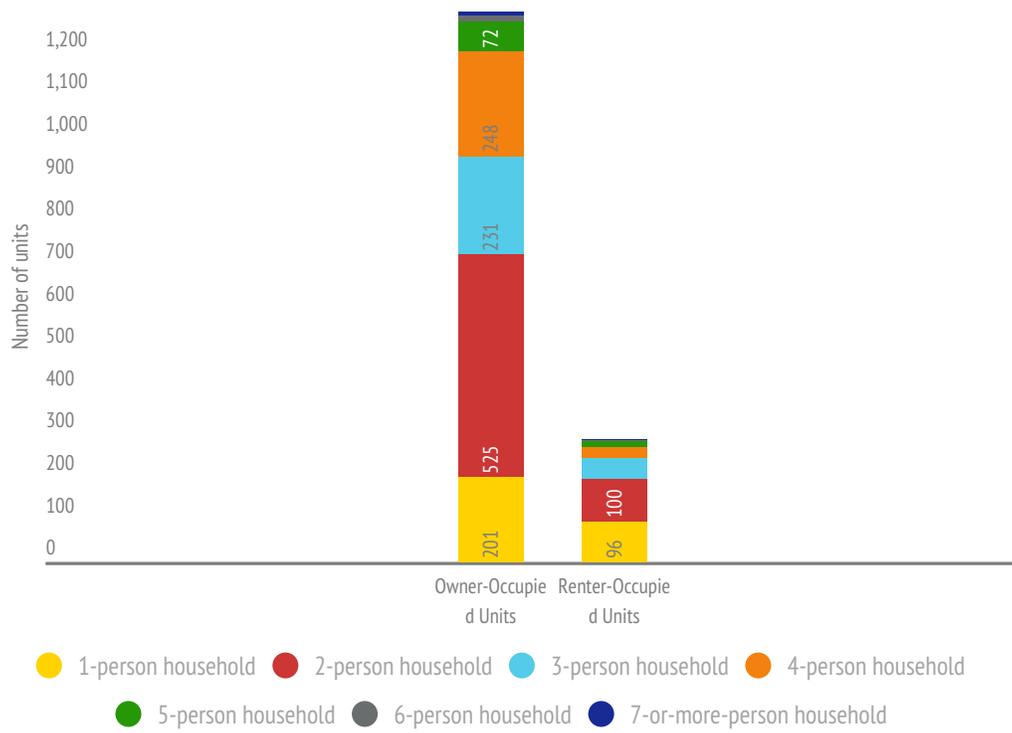
The number of vacant properties in Richmond increased from 24 in 2000 to 67 in 2010, with significant increases in housing units for rent or for sale and in seasonal or recreational units.



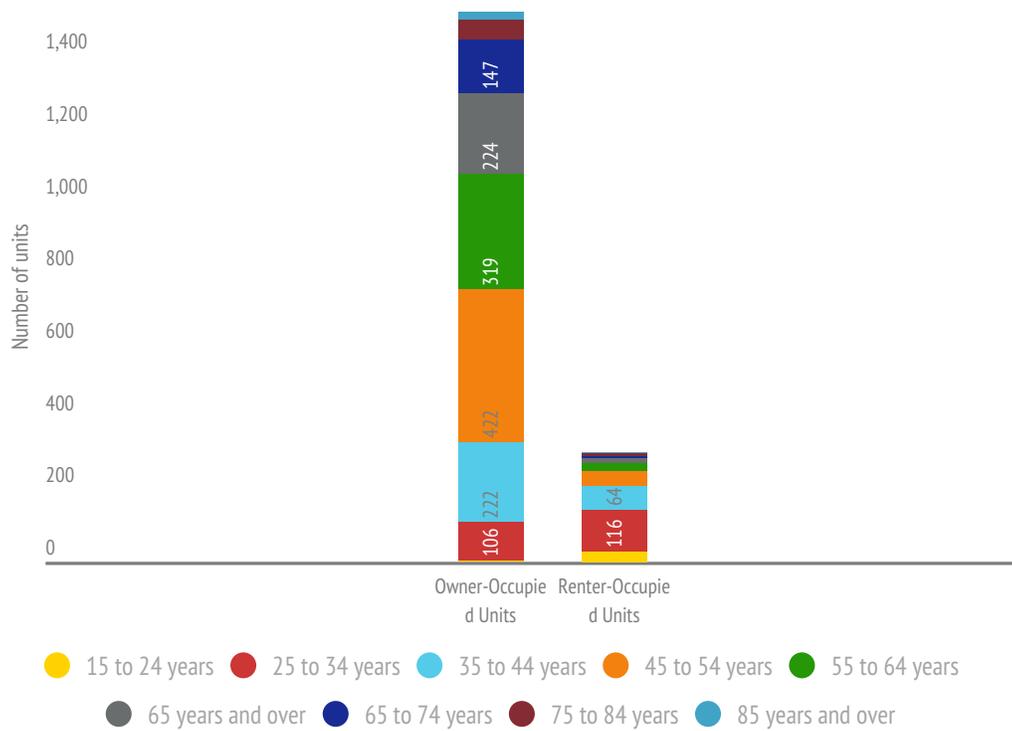
● Owned with a mortgage or loan ● Owned free and clear ● Renter occupied

60% of housing units were occupied by owners with a mortgage or loan in 2010, compared with 22% who owned their homes outright.

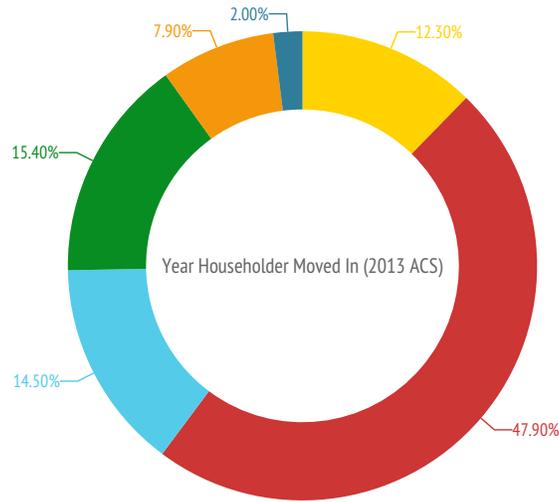
### Household Size in Owner- and Renter-Occupied Units, 2010 Census



### Age of Residents in Owner- and Renter-Occupied Units, 2010 Census



Younger residents are more likely to live in renter-occupied units than owner-occupied units, while older age brackets live primarily in owner-occupied housing.

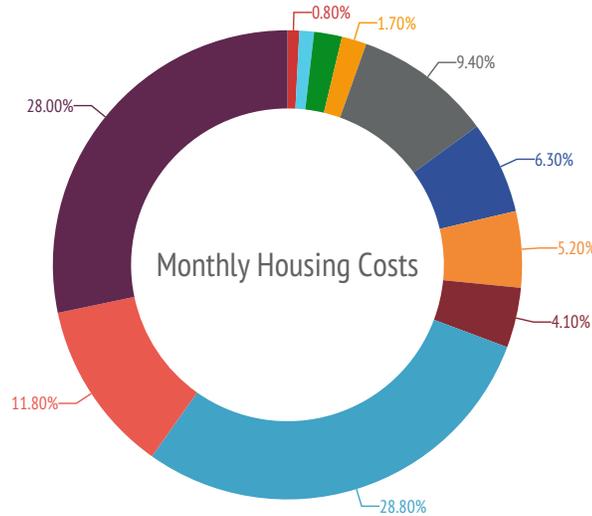


- 2010 or later
- 2000 to 2009
- 1990 to 1999
- 1980 to 1989
- 1970 to 1979
- 1969 or earlier

The ACS estimates that slightly more than half of Richmond residents moved into their homes after 2000, and nearly 75% after 1990.

SOURCES .... 2009-2013 5-Year American Community Survey, US Census Bureau, <http://factfinder.census.gov/> .... Census: 2000 and 2010 US Census, via American FactFinder, Community Facts, Profile of General Population & Housing Characteristics, US Census Bureau, <http://factfinder.census.gov/>

## Housing Finance, 2013 Est.



- \$200 to \$299
- \$300 to \$399
- \$400 to \$499
- \$500 to \$599
- \$600 to \$699
- \$700 to \$799
- \$800 to \$899
- \$900 to \$999
- \$1,000 to \$1,499
- \$1,500 to \$1,999
- \$2,000 or more

69% of Richmond residents pay more than \$1,000 per month in housing costs (including mortgage or rent, property taxes, fire or flood insurance, and fuel). Less than 6% pay less than \$500 per month.

69% of Richmond residents pay more than \$1,000 per month in housing costs (including mortgage or rent, property taxes, fire or flood insurance, and fuel). Less than 6% pay less than \$500 per month.

 **49.30%**

Renters who pay 35% or more of monthly income for rent

 **18.1%**

Renters who pay 20% or less of monthly income for rent

SOURCE .... 2009-2013 5-Year American Community Survey, US Census Bureau,  
<http://factfinder.census.gov/>

## Richmond & Chittenden County Tax Rates

	Tax Rate	Tax on \$50,000 Property	Tax on \$150,000 Property	Tax on \$300,000 Property
Richmond	2.171	\$1,085.50	\$3,256.50	\$6,513.00
Bolton	2.2346	\$1,117.30	\$3,351.90	\$6,703.80
Hinesburg	2.1189	\$1,059.45	\$3,178.35	\$6,356.70
Huntington	1.4427	\$721.35	\$2,164.05	\$4,328.10
Jericho	1.5065	\$753.25	\$2,259.75	\$4,519.50
Williston	1.7994	\$899.70	\$2,699.10	\$5,398.20

Rates are per \$100 of the assessed value of the property, current as of September 2014. SOURCE .... Vermont Property Tax Rates, <http://www.nancyjenkins.com/Vermont-Property-Tax-Rates>

# Population & Housing Density in Chittenden County Towns, 2010



Population density and housing density correlate very closely in Chittenden County towns. Richmond's population density (126.6 people per square mile) and housing density (51.3 units per square mile) are less than Chittenden County on average, but significantly higher than more rural towns like Bolton and Huntington.

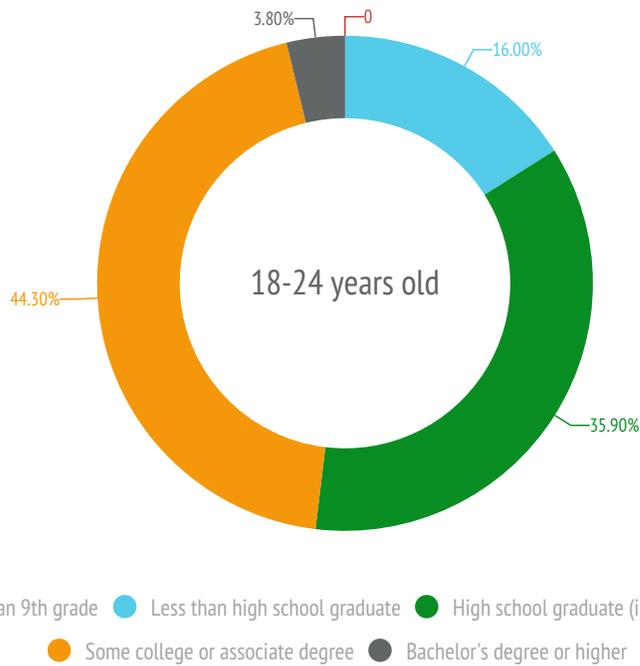
SOURCE .... Census: 2010 US Census, via American FactFinder, Community Facts, Profile of General Population & Housing Characteristics, US Census Bureau, <http://factfinder.census.gov/>

# Education, 2013 Est.

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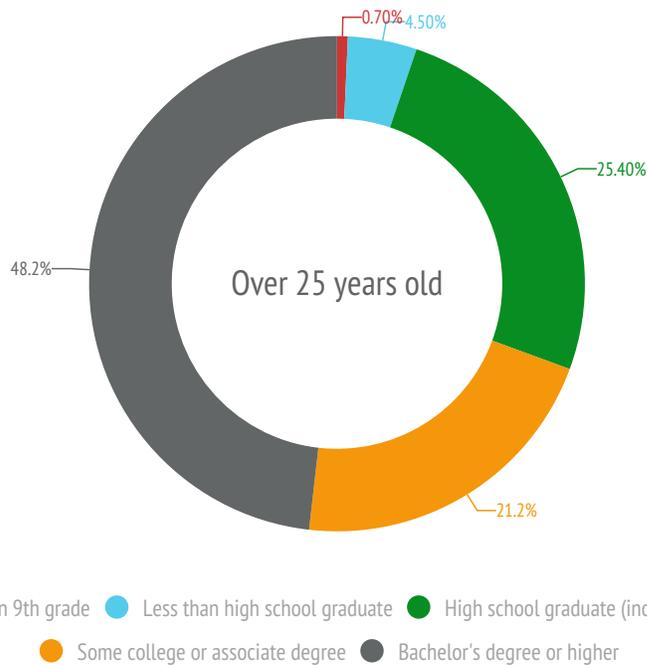
## 18-24 years old

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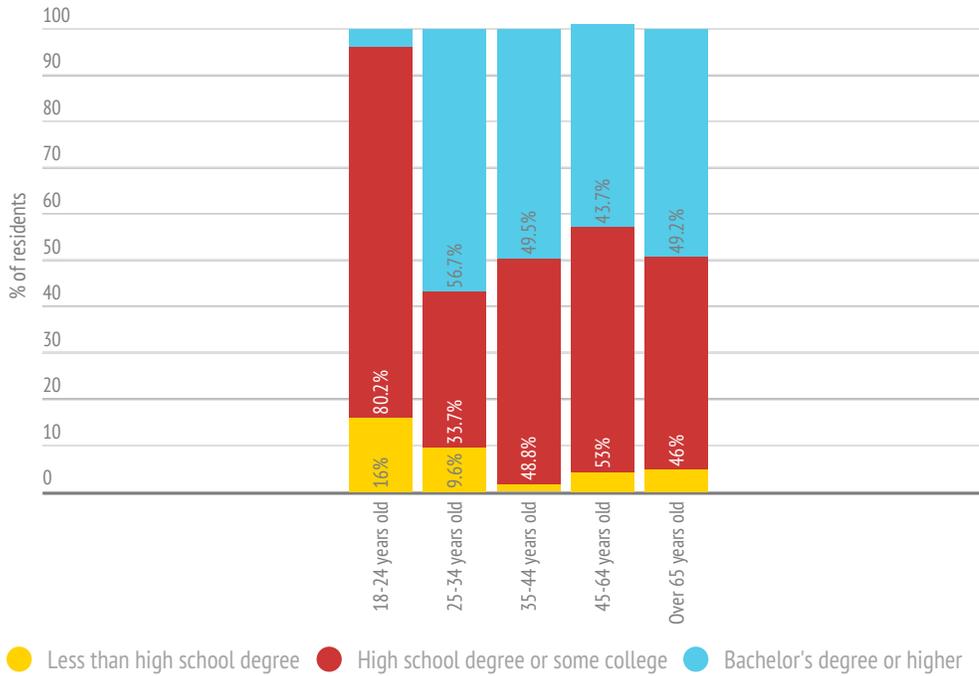


## Over 25 years old

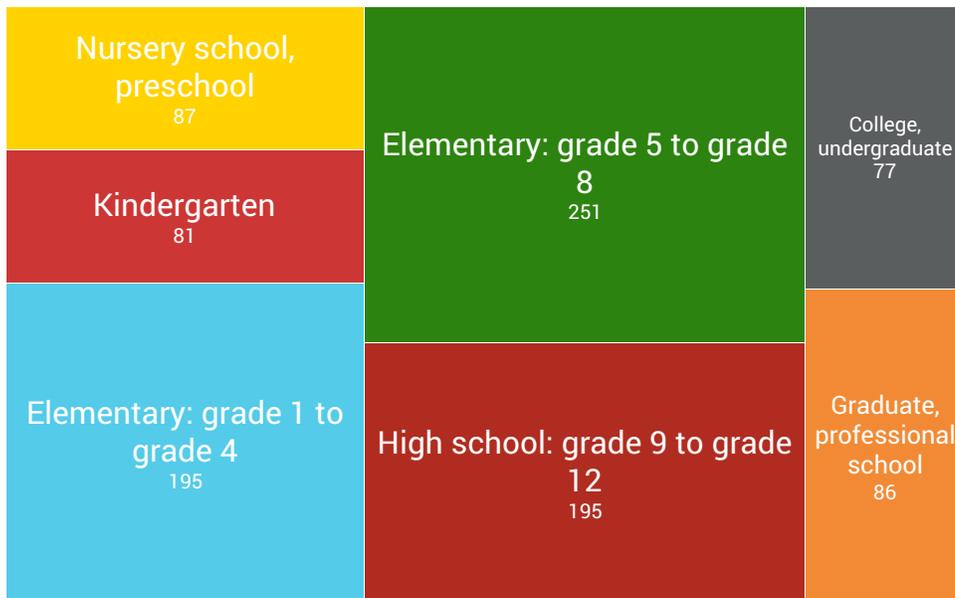
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95% of Richmond's adult residents (over 25 years) have at least a high school diploma, and 69% have at least some college.



25-34 year olds are the best educated age group in Richmond, with approximately 57% earning a bachelor's degree or higher. 16% of 18-24 year olds have still not earned a high school diploma or GED.



25% of Richmond students are in grades 5-8, 20% each in grades 1-4 and 9-12, and 17% each in preschool/Kindergarten and college/graduate school.

SOURCE .... 2009-2013 5-Year American Community Survey, US Census Bureau, <http://factfinder.census.gov/>

# Transportation & Commuting, 2013 Est.

● **98.7%**

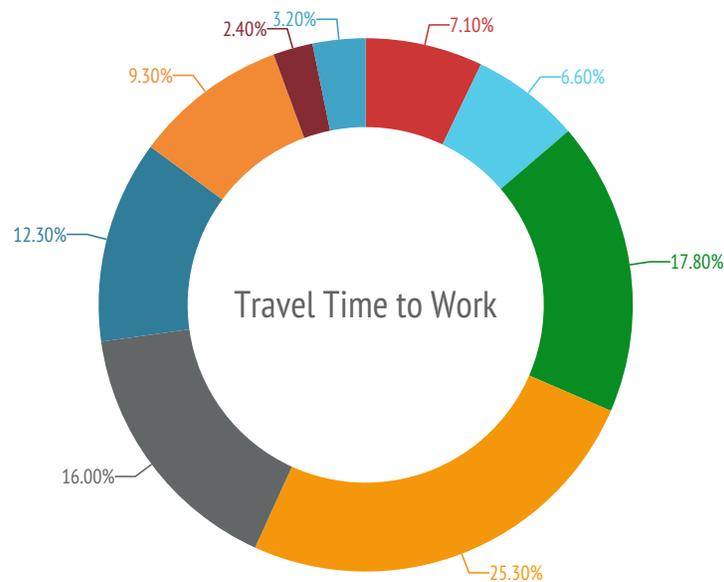
Work in state of residence

● **89.6%**

Work in county of residence

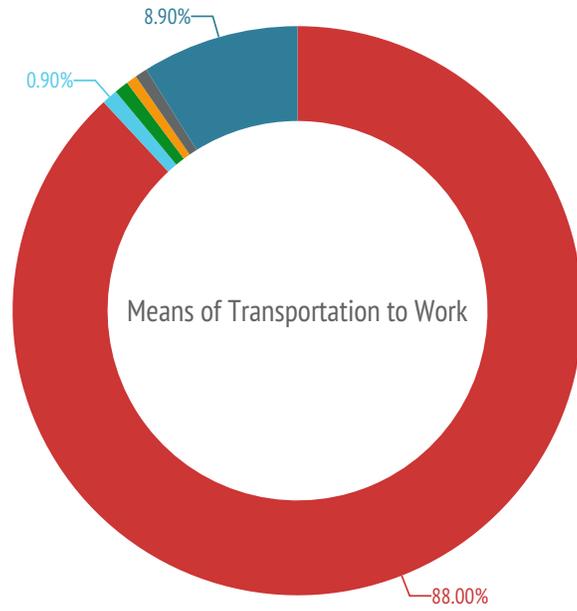
● **18.2%**

Work in town of residence

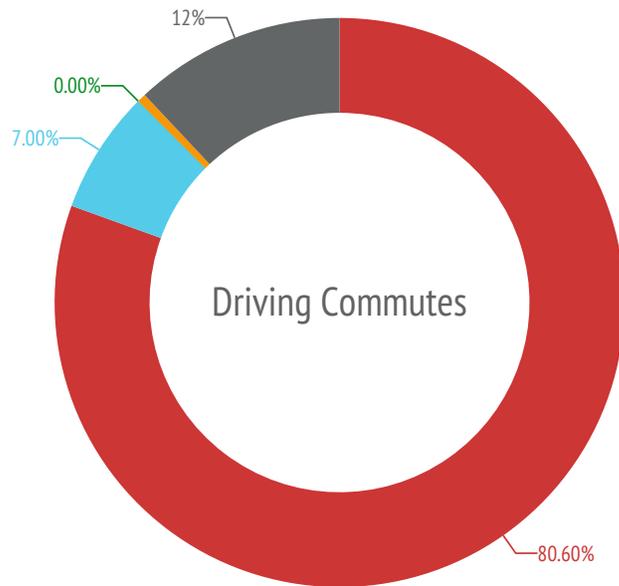


- Less than 10 minutes
- 10 to 14 minutes
- 15 to 19 minutes
- 20 to 24 minutes
- 25 to 29 minutes
- 30 to 34 minutes
- 35 to 44 minutes
- 45 to 59 minutes
- 60 or more minutes

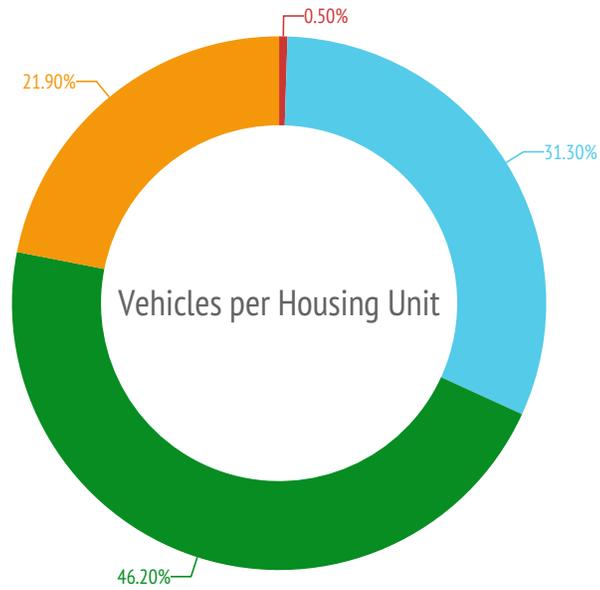
31% of Richmond residents commute less than 20 minutes to work (each way) while 15% commute more than 35 minutes.



- Car, truck, or van
- Public transportation (excluding taxicab)
- Walked
- Bicycle
- Taxicab, motorcycle, or other means
- Worked at home



- Drove alone
- In 2-person carpool
- In 3-person carpool
- In 4-or-more person carpool
- Didn't drive

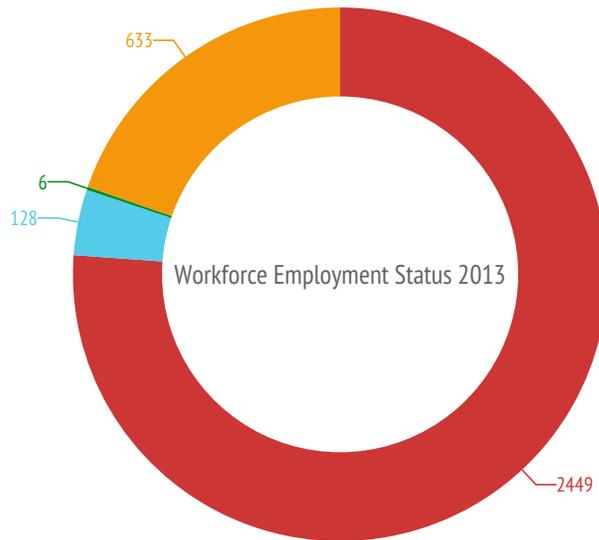


● No vehicles available 
 ● 1 vehicle available 
 ● 2 vehicles available 
 ● 3 or more vehicles available

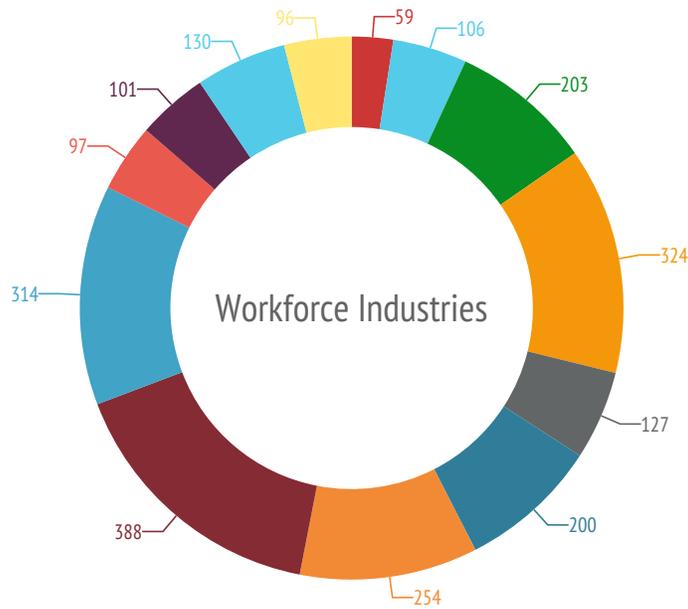
SOURCES .... 2009-2013 5-Year American Community Survey, US Census Bureau,  
<http://factfinder.census.gov/>

## Business & Employment

Workforce Employment Status 2013 
  Workforce Employment Status 2000



● Employed 
 ● Unemployed 
 ● Armed Forces 
 ● Not in labor force



- Agriculture, forestry, fishing and hunting
- Construction
- Manufacturing
- Wholesale & retail trade
- Transportation and warehousing, and utilities
- Finance, insurance & real estate
- Professional, scientific, management, & administrative
- Educational services
- Health care and social assistance
- Arts, entertainment, and recreation
- Accommodation and food services
- Other services
- Public administration

SOURCES .... 2009-2013 5-Year American Community Survey, US Census Bureau, <http://factfinder.census.gov/> .... Census: 2000 US Census, via American FactFinder, Community Facts, Profile of General Population & Housing Characteristics, US Census Bureau, <http://factfinder.census.gov/>

## Income & Poverty, 2013 Est.

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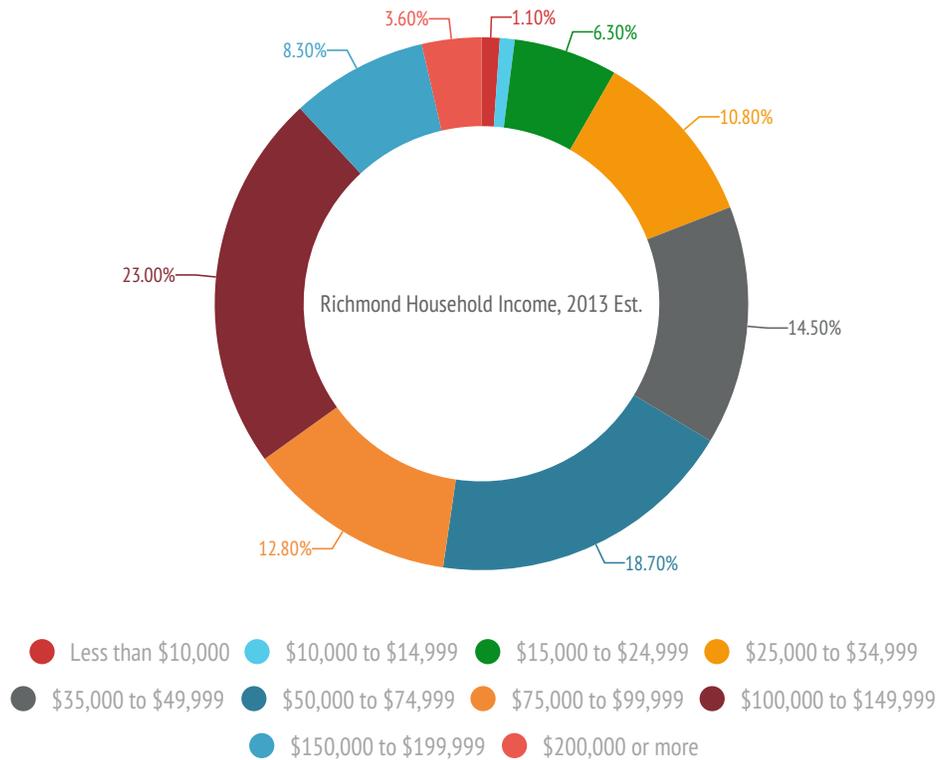
● **\$74,011**

Median household income in Richmond

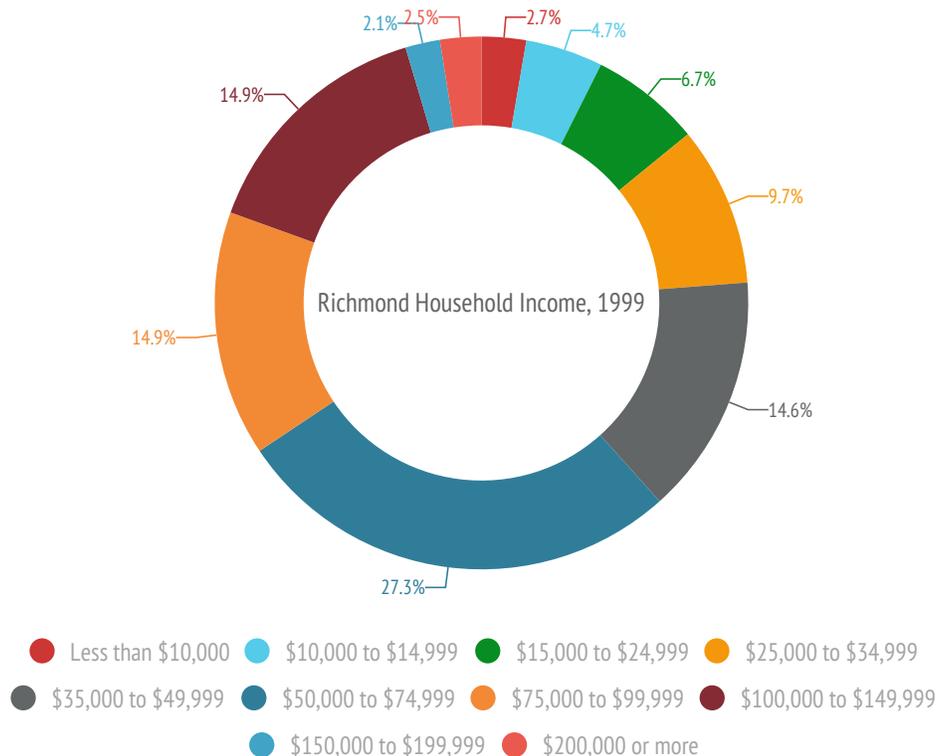
● **\$88,658**

Mean household income in Richmond

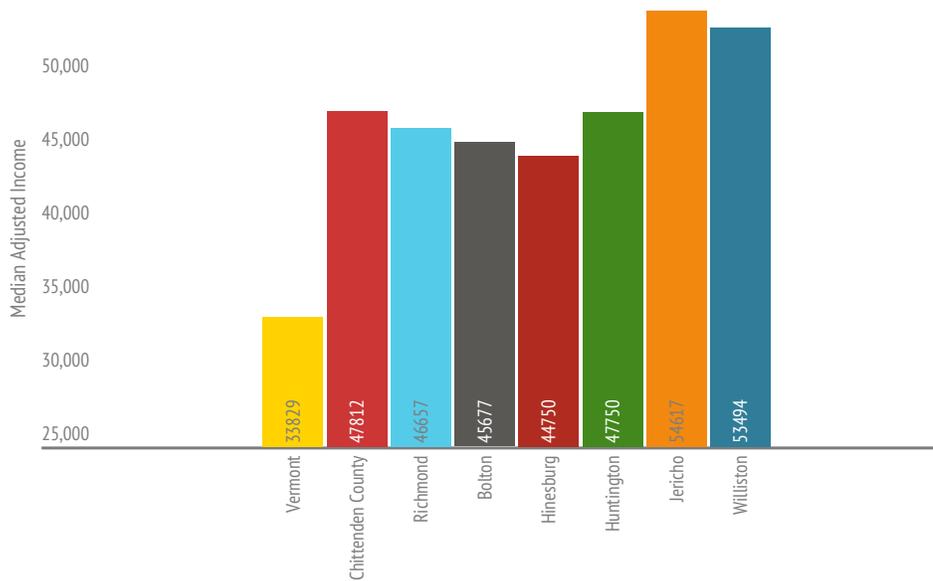
## Richmond Household Income, 2013 Est.



## Richmond Household Income, 1999



Annual Average Wage in Chittenden County, 2013 Est.



Median adjusted income in Chittenden County (\$47,812) is significantly higher than in Vermont (\$33,829) overall. Richmond's income level (\$46,657) falls in the middle for Chittenden County towns.

**5.2%**

Richmond residents below poverty level

**8.4%**

Richmond women below poverty level

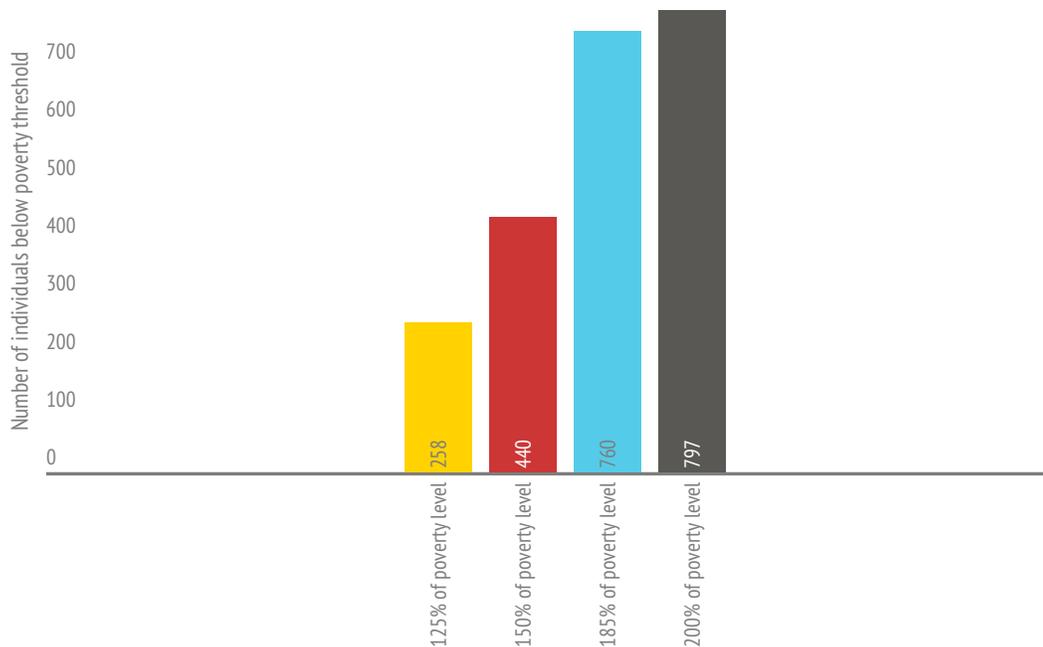
**10.9%**

Richmond residents without a high school diploma below poverty level

**12.6%**

Richmond kids under age 18 below poverty level

Some demographics are disproportionately likely to live in poverty. Only 5% of Richmond residents overall fall below the federal poverty threshold, but 11% of residents without a high school diploma and 12.6% of children fall into that category.



SOURCE .... 2009-2013 5-Year American Community Survey, US Census Bureau, <http://factfinder.census.gov/>

Richmond Residents Earning Income at Poverty Thresholds, 2013 Est.

## Source Notes

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The US (Decennial) Census has been taken every ten years in the United States since 1790. The types of data collected have changed over the years, as has methodology and accuracy. Today, the US Census Bureau makes extraordinary efforts to reach and count every individual in the US. Decennial census records are considered the most accurate information about population and demographics. The last available Census data for Richmond is in 2010.

The American Community Survey (ACS) represents a recent change in the Census. In 2005, the US Census Bureau began distributing the ACS to approximately 250,000 US addresses per month, every month. The ACS contains detailed questions about housing, transportation, demographics, income, education and more. Many of these questions were asked in the Decennial Census until 2000. Some of the questions are new, providing more detailed data. Because the sample size is relatively small, the ACS data is significantly less accurate than Census data - especially for small communities like Richmond. ACS data is typically reported with 90% accuracy levels and includes margins of error that are sometimes quite large. Those margins of error are not reported here because of format limitations, but all ACS data should be considered a rough estimate. Margins of error are all available in the original datasets, located at <http://factfinder.census.gov>.

Population projections are notoriously inaccurate - especially for small communities like Richmond. The EPR study was conducted in 2000, before the economic collapse. Its figures were based on projected growth like we saw in the 1990s, which did not continue in the 2000s. The Jones study was conducted in 2013 after the economy began to stabilize, and it considered a more accurate prediction of demographics.