

TO: Richmond Selectboard

FROM: Ravi Venkataraman, Town Planner

DATE: April 17, 2020

SUBJECT: Jolina Court Zoning District Draft Regulations

On April 8, 2020, I reached out to Michael Monte of Champlain Housing Trust to solicit comments on the Affordable Housing Density Bonus draft regulations. Monte has replied with preliminary comments on the draft regulations on April 17, 2020 in the afternoon. I will need to follow up with Monte on the comments provided and incorporate them into the draft regulations.

At this point, the Selectboard has two options on how it could proceed:

1. Wait to have an approvable draft of the Affordable Housing Density Bonus regulations before approving both the Jolina Court Zoning Regulations and the Affordable Housing Density Bonus Regulations
2. Approve the Jolina Court Zoning Regulations and approve the Affordable Housing Density Bonus Regulations at a later date

The key question the Selectboard should answer before it chooses its path is:

- *Are the Affordable Housing Density Bonus regulations a crucial component of the Jolina Court Zoning District regulations?*

Provided below are details on the procedures for either option to assist the Selectboard in taking any action.

Procedure under Option 1

If the Selectboard chooses this option, it would be required to:

1. Wait for a finalized draft on the Affordable Housing Density Bonus regulations to be given to the Selectboard for its review
2. Warn a public hearing for both the Jolina Court Zoning District regulations and Affordable Housing Density Bonus regulations on a date at least 15 days after the Selectboard meeting the Selectboard has accepted all the amendment proposals
3. Receive a revised Municipal Bylaw Change Report from the Planning Commission
4. Act upon the draft regulations during the public hearing

Prior to accepting the affordable housing density bonus regulations in a motion, I recommend that the draft regulations are further reviewed by Champlain Housing Trust and then reviewed by the Town Attorney, in order to ensure the effectivity and validity of the draft regulations. Under the current situation, this could take some time.

Procedure under Option 2

If the Selectboard chooses this option, it can adopt the Jolina Court Zoning District regulations and the pertinent amended sections at any point during the April 20, 2020 meeting. If the Selectboard adopts the regulations, the bylaw amendments shall be effective 21 days after adoption.