

Town of Richmond Housing Committee Notes

Date: October 27, 2020

Time Started: 7:32

Time Ended: 8:32

Ravi Venkataraman (Host)

Present: Virginia Clarke, Carole Furr, Mark Hall, Sarah Heim (Chair), Miranda Lescaze, Zachary Maia, Andrew Mannix, Ruth Miller, Connie van Eeghen

Guest: None

Absent: Jackie Pichette

Quorum is 5; 5 votes to pass any motion

Recorded by MMCTV

1. Welcome and troubleshooting
2. Adjustments to the Agenda
 - a. None
3. Approval of September 23, 2020 meeting minutes
 - a. Miranda Lescaze asked for clarifications and recommended revisions:
 - b. 2avii. Old: A variety of housing programs and rules in VT, including the designation of "Affordable" to VT housing becomes permanent; change to
 - i. A variety of housing programs and rules in VT, including perpetual affordability for affordable housing developments that use public funds
 - c. 2bii. Old: In Vermont: \$1215, which requires a wage of \$23.36/hour, higher than VT's usual wage; change to
 - i. In Vermont: \$1215, which requires a wage of \$23.36/hour, higher than VT's minimum wage.
 - d. Motion to adopt with revisions: Miranda Lescaze; seconded by Ruth Miller
 - e. Unanimously approved
4. Public comment on non-agenda items
 - a. None
1. Discussion on Hinesburg Housing Needs Assessment
 - a. Item 1: Town of Richmond should have a Needs Assessment
 - i. The data are lengthy, complex, and need interpretation; the data already exist, thanks to Ravi
 - ii. Permitting data will need to be extracted (by Ravi Venkataraman); everything else is available from VHFA and census – some of which is already compiled in the town plan
 - iii. Most recent data may be 2015 for some sources; this is 2020 and much of the data have changed
 - iv. We do not have access to funds for an assessment – although covid related funds are available
 - v. A small group can create an outline to fill out, which we then subdivide into working groups
 - vi. We also have examples from Shelburne (produced by their Housing Committee) and Essex (consultant) for us to review
 - vii. Housing prices are currently artificially inflated, pushed up by out of staters who will turn around and dump their stock in about three years
 - b. Item 2: Develop an outline – subgroup of four or less
 - i. Zachary Maia, Andrew Mannix, Mark Hall, Miranda Lescaze
 - ii. Goal: skeleton draft for next meeting
 - iii. Ravi Venkataraman can assist with meeting arrangements and support, as needed
2. Review data and goals
 - a. Determine what the housing needs are for Richmond, generally. What follows is found in the Committee's charge; these goals may be revised or re-ordered by the Committee
 - b. Short-term Goals: Below is a list of goals for the 2020 fiscal year (July 2020 to July 2021):
 - i. *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 – this may be postponed until the second and third goals are addressed*

- ii. *Collect and maintain data on the community's demographics, housing stock (current and projected), and livability; and identify housing issues within the town*
 - iii. *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*
 - c. Long-term Goals: 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.
 - i. *Improve the availability of affordable housing – this may include a variety of housing types at different levels of affordability, based on the kind of housing identified by the Committee's work*
 - ii. *Advance Smart Growth goals by fostering:*
 - 1. *sustainable growth;*
 - 2. *the creation of residential neighborhoods that are accessible via multi-modal means including via public transit, walking, and biking;*
 - 3. *policies that meets residents' special needs, such as ADA-accessibility, recovery housing, and housing for people experiencing homelessness;*
 - 4. *the preservation of open spaces within town;*
 - iii. *Investigate the relationship between housing and other town-wide issues and providing solutions to housing-correlated issues in terms of housing*
 - iv. *Promote methods to advance renewable energy usage and energy efficiency in housing*
 - v. *Identify locations within town that can support additional housing and growth*
 - vi. *Identify opportunities and secure funding to:*
 - 1. *Further study the housing needs and housing policies of the town; and*
 - 2. *Revitalize and adapt older areas into viable housing options.*
 - vii. *Work with housing partners to bolster the livability of the Richmond community, and to create inclusive housing options*
 - d. The Town has learned that the issues are complex and its history will help the Committee move forward. Ravi Venkataraman has applied for the Municipal Planning Grant, which will assist the Committee.
 - e. Next steps: review the goals in the Charter and discuss at next meeting, with feedback, to determine the Committee's goals.
3. Other Business, Correspondence, and Adjournment
 - a. Next two meetings: second Monday of each month (this schedule may be revisited for 2021)
 - i. November 9
 - 1. High level outline for Needs Assessment
 - 2. Committee's Goals
 - ii. December 14
 - 1. Detailed review of Needs Assessment
 - b. Motion to adjourn: Virginia Clarke moved and Mark Hall seconded. Passed unanimously.

Recorded by C. van Eeghen