# Affordable Housing Research

Richmond Housing Committee April 2023

## Affordable Housing

Significant need for housing in Vermont, campaign for 5,000 new units in Chittenden county by 2025, with 1,250 being affordable.

2021 ended reaching 60% of affordable housing goal, 151 of 250 affordable units built.

Successful affordable housing projects generally need:

- Access to town water/sewer
- Walkable to town center with sidewalks
- Minimum of 20 units for financial viability
- Community support
- If a community developer, such as Cathedral Square or Champlain Housing Trust, is running the project they generally like to own the land/project

## Willis Farm- West Main St.-Gateway

#### Details:

- 10 acre parcel
- Owned by Reap family
- Bordered by highway, Rt. 2, and conserved property



Contiguous to village	★ - Near the village and school properties
Walkable/sidewalks	<ul> <li>Investment needed to build infrastructure. Cemetery and conserved land are barriers</li> </ul>
Water/sewer	<ul> <li>Investment needed to build infrastructure, potential easement from Richmond Land Trust and could serve additional properties</li> </ul>
Zoning allowance	∼ - Proposed changes could allow up to 30 units on a 150,000sf parcel
Owner Interest	<ul> <li>Would like to develop, not interested in selling land or affordable housing</li> </ul>
Neighborhood support	More Study needed

### Next Steps:

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## Jolina Court/Buttermilk Development

#### Details:

- 6 acre parcel (½ of property is in flood plain)
- Currently have 14 housing units
- Current approved plans for up to 45 units (31 additional) (application in process for phase 2, Act 250 permit needed)



Contiguous to village	V
Walkable/sidewalks	<ul> <li>✓ - Investment needed to build infrastructure. Cemetery and conserved land are barriers</li> </ul>
Water/sewer	✓ - Investment needed to build infrastructure
Zoning allowance	✓ - possibility to increase density to support more housing
Owner Interest	<ul><li>Not actively interested in affordable housing</li></ul>
Neighborhood support	More Study needed

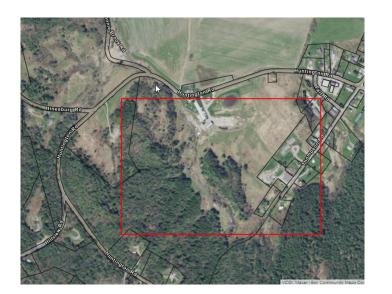
#### Next Steps:

- Potential to support owners to make phases 3-4 financially viable
- Research state/federal programs. NDA, etc.

## Farr Farm - Huntington Road

#### Details:

- 200+ acre parcel
- Currently Farmed
- Large portion in floodplain (NW side of Huntington Rd)



Contiguous to village	✓ - Interest in about 30A that is contiguous
Walkable/sidewalks	✓ - Easy to extend
Water/sewer	✓ - At the end of existing service area
Zoning allowance	* - Rezoning of property needed
Owner Interest	* - No current interest in development
Neighborhood support	More Study needed

#### Next Steps:

 Engage in conversation with owners. Are there peripheral portions of the property that could be a possibility for housing?

### **Browns Court Ballfield**

#### Details:

- 4 acre parcel
- Town owned land, currently a park/field



Contiguous to village	<b>✓</b>
Walkable/sidewalks	<b>✓</b>
Water/sewer	<b>✓</b>
Zoning allowance	* - Rezoning needed to increase density
Owner Interest	<ul> <li>Some town interested to develop affordable housing, town also has interest in recreational and open space</li> </ul>
Neighborhood support	<ul> <li>Neighbors have expressed opposition to development</li> </ul>

### Next Steps:

- Housing and Recreation Comms plan to solicit public input about development of this parcel
- Research stormwater management

## Potential next steps

- Further investigate one of the projects above
- Investigate if there are options outside of village that could be developed as affordable
- Look at infill project options
  - Richmond is limited in open space contiguous to needed amenities to make affordable housing projects possible.
  - Wait to see what happens with S.100