

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



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

Next Steps:

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Jolina Court/Buttermilk Development

Details:

- 6 acre parcel (1/2 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)



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| Contiguous to village | ✓ |
| Walkable/sidewalks | ✓ - Investment needed to build infrastructure. Cemetery and conserved land are barriers |
| Water/sewer | ✓ - Investment needed to build infrastructure |
| Zoning allowance | ✓ - possibility to increase density to support more housing |
| Owner Interest | ✗ - Not actively interested in affordable housing |
| 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)



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| 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



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

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