

Town of Richmond Housing Committee Meeting Minutes

Date: September 25, 2024

Time Started: 5:34p

Time Ended: 6:56p

Keith Osborne, Host, Town Planner

Present: Mark Hall (Chair), Andrew Mannix, Connie van Eeghen

Guest: (none)

Absent: Nick Blanchet, Virginia Clarke, Matt Parisi

Committee is approved at 5 members, 2 alternates (5/16/22); quorum is 3

1. Welcome and troubleshooting
2. Adjustments to Agenda – revisit our standard meeting time (5:30-7)
3. Approval of the August 28, 2024 meeting minutes
 - a. Accepted as written
4. General Updates and discussion – Committee
 - a. Jolina Ct Update
 - i. Keith provided an update: after a year of work, the Planning Commission is getting ready to set up public hearings, likely in 2024.
 - ii. Density cap requirements on building 2 with total cap of 45 or 46 for parcel (including RCK);
 1. For every 2 units of senior/adaptable units → 1 market rate unit
 2. For every 1 unit of affordable housing → 4 market rate units
 3. For every 2 or 5 public parking spaces → 1 marketable unit
 - a. Note: there is already a requirement for 10 EV parking lots, related to Building 1
 - b. The entry to Jolina Ct is a third less wide than it should be
 - iii. Removed commercial requirement: opens the ground floor for more units
 - iv. Developer is OK with the first of the three options (senior/adaptable units)
 1. Note that there is no age requirement or disability requirement for senior/adaptable units
 - v. Requirements for communication are not yet developed
 1. There is a process underway for flood hazard overlay district outreach; may be a template for the future: the Three Parks Committee: Kendra Ziskie (kziskie4@gmail.com) and Denise Barnard (dbbcuts@aol.com)
 - b. Village Residential Neighborhood zoning change update
 - i. October 7 Selectboard meeting to review as “in fill” development
 - ii. Based on guidance about Act 47 and Act 181 (revisions to the Home Act)
 1. Keith will forward the legislative briefings on each of these laws
 - iii. Will allow 1 dwelling on a fifth of an acre
 - iv. Next Planning Commission committee is Oct 2
 - c. Develop Strategy Document (Section: State and Federal Subsidized Housing Assistance Programs)
 - i. Mark reached out to Carl Bohlen to learn more about programs that Hinesburg has explored
 1. What might the town be willing to offer a developer if they are working on a grant like the Rental Revolving Loan fund, for example:
 - a. Town support to put in sidewalks or other infrastructure
 - b. Start a housing fund based on a grant that formed a seed fund, e.g. \$5000 annually, that could grow, and be able to accept donations
 - c. Loan fund based on a half penny property, approved by the Selectboard, as an enticement for developers, e.g. for matching funds on a collaborative grant
 - d. Mark will follow up with Molly Dugan about other possible grant sources; also will follow up with CCRPC
 2. Keep a 30 year or longer time horizon to build slowly
 - ii. How to improve the process of development (added to the Committee’s Plan under Zoning Recommendations, with Virginia and Matt):

1. Richmond has permitting for small residences which does not need to go through IRB; the Committee felt the town's process is pretty smooth
2. There may be an opportunity to provide written and oral support in the approval process, e.g. at the DRB
3. Getting a Neighborhood Designation Area designation will help, but this is an arduous process that the Planning Commission will review next Wednesday
- iii. Consider inviting developers to the Committee to learn how
 1. Sadler Meadow development: who was the developer? Jeff Godbout
 2. Gary Bressor: has a wealth of information
 3. Recent Kenyon development
 4. Andrew has three or four folks in the industry; he will reach out, with possible invitation for our Oct 23 meeting
- d. Reviewed upcoming Meeting Schedule
 - i. November and December meetings fall on/near holidays. Committee agreed to revise these; Connie agreed to conduct a post meeting Doodle Poll to find better dates. Suggestions from this group:
 1. Nov 12, 13, 14, 19 from 5:30-7:00; 7 – 8:30
 2. Dec 10, 11, 12, 17, 19 from 5:30-7:00; 7 – 8:30
 - ii. Post meeting addendum: results of the poll suggested the following dates
 1. Wed, October 23, 5:30-7p (**already scheduled; may be changed to following week**)
 2. **Thu, November 14, 7-8:30p**
 3. **Thu, December 12, 5:30-7p**
5. Other business, correspondence, and adjournment
 - a. Next meeting: Oct 23, 2024 at 5:30p [**May be changed to a day in the following week**]
 - b. Proposed agenda to include: Water/Sewer overview (Andrew), developer input as guests. Future meetings: Review Town Plan (Housing Section), and Development of Community Support and Zoning Recommendations
 - c. Agreed to adjourn at: 6:56p

Recorded by Connie van Eeghen