Town Plan Brainstorm - Housing

H 1,1 When updating zoning regulations, identify opportunities for development of a variety of housing types, for example allowing mixed residential and commercial use, higher unit density, or unique accessory housing in certain identified districts

Owner: Planning Commission / Housing Committee

H 1,2 Continue to support the existence of the mobile home park, and support additional affordable housing development in the park

Owner: Planning Commission/ Housing Committee

H 1,3 Continue to support the Richmond Housing Committee and their recommendations as they identify needs and partner with organizations to help secure funding and identify opportunities for construction or adaptation of housing stock, as well as aid in the creation of affordable housing policies that are welcomed by both developers and residents.

Owner: Planning Commission/ Housing Committee

H 1,4 Encourage concentrated residential development in areas identified for growth through paths such as ADUs and multi-families.

Owner: Planning Commission/ Housing Committee

(NEW) Create a housing trust fund to support eligible projects or land acquisitions.

FLU 1,1 Invest in municipal infrastructure improvements that allow for new development such as improved and extended water/waste water infrastructure necessary for the development of new/improved housing stock that is more affordable.

Owners: Selectboard, Town Administration, Housing Committee

FLU 1,2 Create policies that encourage affordable housing development in accordance with and extend beyond state mandates.

Owners: Planning Commission, Housing Committee

~~ED 3,2 Develop a Downtown Master Plan that will direct growth to the village area and address streetscape improvements identified in existing plans. Pursue strategies to attract and focus commercial activity in Jonesville~~

~~Owners: Planning Commission, Housing Committee~~

~~Status: Has there been progress?~~

~~ED 5,2 Support efforts to increase the supply of affordable housing in Richmond~~

~~Ownes: Town-Wide, Housing Committee~~

~~Status: Has there been progress?~~

NEW ITEMS:

* Build a system for supporting residential development projects that are proposed within the community. Develop a pipeline of upcoming projects from DRB, Planning and Zoning, developers, etc. Create the mechanisms needed to review, approve and show the Towns backing of projects that fulfill the objectives related to low- and moderate-income households. Raise the profile of the housing committee to be available to review.
* Create a housing trust fund to support eligible projects or land acquisitions. The housing fund could reduce permitting or infrastructure costs. It is a long-term plan that can be funded over time from donations, registration fees, small budget allocations, or other mechanisms to be determined.
* Develop a Master Plan for the gateway, which will provide a future-focused, 20-30 year plan for how the town envisions future development in the Gateway. This would include the outlook of future development for infrastructure, land use, transportation, economic development strategies, and community facilities. There is the potential for grants to help fund the creation. The goal of developing a master plan is to signal to town officials, committees, community members, and developers the proposed use of the area. Why the gateway? This segment of the community is tangential to the community water/sewer district and currently has a number of mixed-use structures, easy access, and low density.
* ~~Support the Neighborhood Development Area (NDA) designation. The town of Richmond currently has village designation, but the NDA will provide increased support for the creation of below-market-rate housing within specific designated areas. It provides such things as Act 250 exemptions for mixed-income projects, reduced fees, tax benefits, and provide priority consideration for state grants. This will provide a strong foundation for future projects.~~
* Partner with housing organizations such as Habitat for Humanity, Champlain Housing Trust Fund, or Cathedral Square to support the development of future community projects. They have the expertise to navigate the complexities of funding below-market-rate housing and would be able to create a project that could maximize desired housing.

Specific mandate on how to address housing needs of low and moderate income households:

(From CCRPC Stuff: What does this include)