

Housing Committee minutes -- meeting of 11/10/22—

1. Mark called meeting to order at 7:34 PM – Recording started.
Present: Mark Hall, Connie Van Eeghen, Virginia Clarke, Ravi Venkataraman
Absent: Sarah Heim
2. Minutes of meeting 10/13/22 no comments --accepted as written
3. Agenda additions:
 - Ravi announced that he would be leaving town planner position as of 1/1/23 as he has accepted a job in Burlington. He will continue to work with interns at UVM and may be able to help us recruit one next year, who could be paid from a \$2,000 stipend line item in the planning budget for next year.
 - Josh will post planner position soon. Meanwhile Duncan will be able to supply Housing Committee (HC) with logistical support.
 - Juliana's term as intern ends 12/9/22.
 - Remote only meetings official status expires 1/15/22. Meetings can continue to be hybrid if there is a physical location with at least 1 person present.
4. Intern Juliana Ward presented data tables on 11/7/22 to Mark, Virginia and Ravi as couldn't attend tonight's meeting. HC with Ravi's help will distill the data into some meaningful indices that we can use to track housing year over year. Any thoughts on such indices from HC members should be submitted to Ravi by 11/18/22.
5. Connie left the meeting at 7:45 PM so official meeting ended as no quorum after that. Recording stopped.
6. PC update:
 - 2 of 3 hearings for Village and Gateway R/C districts were held on 10/19 and 11/2 with moderate attendance and a variety of viewpoints represented, some pro and some con greater density. 3rd hearing to be held 11/16/22, with the aim to close the hearing at this meeting. The second ½ of the 11/16 meeting (hopefully) will consist of the PC discussing the input received with the goal of approving a version of the amendments at the PC's 12/7/22 meeting, to be sent on to the SB for their hearing process. The PC will also review the attorney's comments on the amendments.
 - Mark will send letter from himself of the testimony he presented in support of multifamily housing development. He will also seek support from Connie and Sarah at next meeting for an HC letter of support to be sent to the SB.
 - SB review of these amendments will happen sometime in next few months; there may be more advocacy needs at that time.
 - Documents for the next PC meeting will be the same as previously presented, with some additional proposed language to address issues arising from the first 2 hearings, such as allowing 2 houses on an unsubdivided lot, and protecting Richmond from chain stores with their negative impacts.
 - Ravi collected data on Certificate of Occupancy rates from 2011 until now to ascertain whether or not more dwellings have been built in the village than in the outlying areas as was asserted at the public hearing. From the data, the opposite appears true, with significantly more dwellings built outside the village. This information will be presented to the PC.
7. Advocacy work:
 - plan substantially carried out in support of new multifamily housing for the mixed use districts. These may need further support when the SB holds its hearings, likely sometime in the next few months.

- Increasing the density for the Creamery at Jolina Court will need advocacy work. PC will take this up early in 2023.
8. Other business:
- Ravi discussed the Neighborhood Designation Area (NDA) application that he is working on for the Creamery. This designation will help lower permitting costs for the developer and perhaps allow more affordable units to be built. True affordable housing seems unlikely here, but more density may be desirable to increase housing in W&S service area. Developer (Buttermilk) is in favor of this designation. PC and SB need to rally behind increased density for the Creamery parcel to efficiently use downtown infrastructure. HC could advocate for changes in the zoning that would allow for greater density. NDA runs with the land, so would always be available for this parcel if awarded by ACCD. Ravi will continue to work on this.
 - Informal part of meeting ended by Mark at 8:39 PM. Next meeting 12/15/22. Sarah likely to have left the HC by then for maternity leave. We will work on recruiting new members. Mark will contact Wright Cronin who had expressed interest. More advertising is planned.

Minutes submitted: Virginia Clarke