

Town of Richmond Housing Committee Meeting Minutes

Date: December 14, 2022

Time Started: 7:36 pm

Time Ended:

Ravi Venkataraman (Host)

Present: Virginia Clarke, Mark Hall (Chair), Connie van Eeghen

Guest: Juliana Ward, Intern

Absent:

Quorum is 3; 3 votes to pass any motion

1. Welcome and troubleshooting
2. Approval of November 10, 2022 meeting minutes
 - a. Accepted as written
3. Adjustments to Agenda
 - a. Under Other Business: add "Committee Membership"
4. Presentation by Planning Intern
 - a. Juliana presented her draft report on "Housing Needs Assessment" for Richmond, reviewing her updates to the previous report
 - b. Used most recent data and the same source material for each updated table
 - i. When there was no new data, the information did not change
 - c. Discussion:
 - i. Housing starts have fallen significantly; as a percentage of new houses/population
 1. Chittenden county housing starts/pop: 0.332
 2. Richmond: 0.147
 - ii. 20% of Richmond housing stock are rental units (342 rental units)
 - iii. Housing cost increases outpaced income increases, especially for houses under 6 acres (Property Transfer Tax Return: PTTR)
 1. <https://tax.vermont.gov/data-and-statistics/ptt>
 - iv. Trends are continuing as reported previously; no starkly different trends
 - v. Would be interesting to see growth of short term rentals (e.g. AirBnBs) separate from long term rentals (these have grown in 4 years from 0 to 45)
 - d. To do:
 - i. Label updated data with this month/year (December 2022) so we know what was changed and when
 - ii. Label table on housing cost as based on "sold" housing
 - iii. Find out if the data for "difficulty paying for usual household expenses" continue to be collected by census studies – Mark checked this out and found these data are still collected; could be updated. Ravi found: <https://www.census.gov/data/experimental-data-products/household-pulse-survey.html>
 - iv. Find out the basis for distinguishing between houses on more than 6 acres vs. less than 6 acres
 - v. Check to ensure that all tables have years to identify the data
 - vi. Update housing insecurity data
 - e. Future: develop indices that will help show trends over time. Juliana started this work but is not able to finish it.
5. Update from Planning Commission – Virginia
 - a. Planning Commission minutes: https://www.richmondvt.gov/fileadmin/files/Planning_Commission/Meetings/12-7-22DraftMeetingMinutes.pdf
 - b. Outreach: no opposition to density changes; mostly about business opportunities/constraints
 - i. Some concerns about traffic, but most of the traffic comes from outside of Richmond
 - c. Next: PC discusses issues raised, e.g.
 - i. Will we allow chain stores or how will we restrain them

- ii. Can we put two houses on a lot without subdividing the lot
 - iii. Next meeting in January, without Ravi's help
- 6. Review Advocacy Work Plan and next steps
 - a. Mark submitted a letter to PC as a private individual's opinion, for the file
 - b. Future advocacy will likely be based on PC next steps, possibly with Select Board public hearings; may need a letter from the Housing Committee
 - c. Future topics:
 - i. Short term rentals (which removes housing opportunities for potential residents)
 - ii. Increasing the density allowed at Jolina Court
- 7. Other business, correspondence, and adjournment
 - a. Committee members
 - i. Wright Cronin: not able to attend tonight's meeting or the one in January – Mark will reach out
 - ii. Virginia will contact town members who have expressed interest in housing issues
 - iii. Connie will contact Richmond Racial Equity members, Jackie Pichette, Andrew Mannix
 - iv. Duncan Wardwell: dwardwell@richmondvt.gov
 - 1. We must post the agenda at least two days ahead of time
 - 2. He can do room set up for meetings after January 15 and be present (he lives close by)
 - 3. Send minutes to Duncan; he will post
 - 4. Linda Parent has backup keys, if needed
 - b. Next meeting: Thursday, January 12 @ 7:30p
 - c. Proposed agenda to include: Virginia to present background material on short term rentals and Jolina Court density allowance – how can we learn more from the individuals most closely involved
 - d. Agreed to adjourn at: 9:03p

Recorded by Connie van Eeghen