

## Town of Richmond Housing Committee Meeting Minutes

May 22, 2024

Time Started: 5:39p

Time Ended: 6:45p

Keith Osborne, Host, Town Planner

Present: Virginia Clarke, Mark Hall (Chair), Nick Blanchet (alternate?), Connie van Eeghen

Guest: Lisa Miller

Absent: Andrew Mannix, Matt Parisi

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

1. Welcome and troubleshooting
  - a. Welcome to Nick Blanchet: Stone Fence Road, on Bolton side of Richmond, 3-4 years, 3 young kids, interested in Affordable Housing (history in Canada)
  - b. Keith to send Nick reading materials from the past, including Brandy Saxton report, housing flyer, research on town land available for development, and other items
2. Revisions to Agenda – none, except to rearrange as needed
3. Approval of the April 24 2024 meeting minutes
  - a. Accepted as written
4. ADU roundtable update at Library: Virginia to assist
  - a. Speakers to discuss the permitting process and costs
  - b. Richmond residents with experience will share
  - c. June 8, 10a-12p at Richmond Free Library
  - d. Consider handing out Affordable Housing flyer on hand
5. Setting the environment/pathway for subsidized/other housing in Richmond (includes ADU program, revolving loan fund)
  - a. Can we put together a document to recommend SB on how to influence the direction of housing for all,
    - i. Partnership development and project advocacy
    - ii. Looking for opportunities that develop in the district/Town
      1. Partnerships, suitable properties
      2. (new mandate to speak with people)
    - iii. Water and Sewer Regulation/Policy revisions: what would we want to see?
      1. Andrew may be interested in researching: what does the Town need to do to expand?
      2. Virginia is interested in cost/benefit of expanding in particular directions from village
      3. Funding is an issue
      4. Do we know what is possible: could we make a map of where the W/S system could be extended?
      5. Can we utilize a big community system, such as the Riverside mobile home park
      6. Also VYCC, which is doing a huge expansion, from 5 → 40 employees and 100 seasonal employees. There are several easement holders on that property, one of which is Vermont Housing and Conservation
    - iv. Incorporate tax abatement programs and strategies
    - v. Understand State and Federal subsidized housing assistance programs
      1. Mark is interested in this one
      2. Matt is interested in homeownership, which is less a Town action item but could be a Town support activity
    - vi. Municipal funding support/Subsidized housing line item/Housing fund
      1. Could fund W/S lines
    - vii. Development of Community Support: Connie
      1. Find spokespersons, such as the library program developer for community sessions
      2. Support the awareness of the updated Town Plan
    - viii. Zoning Recommendations

1. Inclusionary Zoning: chilling effect, but has its place: usually larger projects, set up a percentage, town-wide (See letter from Alex Weinhegan)
  - a. In Hinesburg, hasn't worked that well because the projects weren't big enough (e.g. only 20 units)
  - b. This will be an ongoing agenda item
6. Debrief on Hinesburg Community Engagement from May 8
  - a. Connie attended the forum and found the speakers, Amy Tomasso - VT Department of Housing & Community Development, Community Planning & Project Manager, State of VT, Mike Pieciak, VT State Treasurer, and Jessie Backer, S Burlington City manager, to be well informed and helpful in raising community awareness of the tools and resources that towns can use to improve housing (of which VT needs 40K homes by 2030). The key is to understand the community's vision of itself, and then to help it understand how to meet that vision. Follow up questions and answers demonstrated the diversity of interests and needs within the community; this is one step in community support development process.
7. Affordable Housing definitions discussion – next meeting
8. Committee priorities and focus through 2024
  - a. Nick: do we have a “win” list of what the Committee has accomplished?
    - i. Keith: outcomes are limited, based on changing nature of Selectboard
    - ii. Mark: we have been learning our role; not a specific mandate from the SB
  - b. Finish the work on Mark's “setting the environment/pathway” discussion and then revisit
9. Selectboard letter on support for Buttermilk Loan application – next meeting
10. Other business, correspondence, and adjournment
  - a. Keith will no longer be at Housing Committee meetings; he will organize the process for hosting Zoom meetings
  - b. Next meeting: June 26, 2024
  - c. Proposed agenda to include: Carl Bohlen from Hindsburg Affordable Housing Committee, Affordable Housing definitions, Buttermilk Loan application letter of support, our growing list of environment/pathway for subsidized/other housing in Richmond
  - d. Agreed to adjourn at: 6:45p

Recorded by Connie van Eeghen