

## Town of Richmond Housing Committee Meeting Minutes

Date: January 25, 2025

Time Started: 5:34p

Time Ended: 6:47p

Keith Osborne, Host, Town Planner

Present: Nick Blanchet, Virginia Clarke (until 6:30), Mark Hall (Chair), Connie van Eeghen

Guest: (none)

Absent: Andrew Mannix

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

1. Welcome and troubleshooting (0:00:00)
2. Adjustments to Agenda – (0:00:30)
3. Approval of the December 12, 2024 meeting minutes (0:00:45)
  - a. Accepted as written
4. General Updates and Discussion – Committee
  - a. Debrief of “Just Getting By” movie (Connie) (0:01:00)
    - i. <https://kingdomcounty.org/bess-obrien-films/just-getting-by>
    - ii. Super depressing: being homeless and hard up is very hard
    - iii. Makes the connection between the numbers about homelessness and the lived experience
    - iv. Could be a good intro to a conversation if selected vignettes were chosen
  - b. 2018 Town Plan Goals Review (Mark) (0:18:30)
    - i. Items in which the Housing Committee has some able ability to act on:
      1. H1: Some progress in opportunities identified for development of a variety of housing types
      2. H2: Ongoing support of mobile home park
      3. H3: Housing committee created, which will take some of the Town Plan action items forward
      4. H4: Ongoing support of concentrated residential development
    - ii. Mark will use these items to report on 2018 goals
      1. We will not work on the previous H5-H9 items (the Planning Commission or other town agents will work on these) but we do have an interest in some of these areas, e.g., Future Land use 1: municipal infrastructure improvements
    - iii. Next, we need to update these items in the next plan with these and possibly new items
      1. Reviewed current draft of Current Town Plan Goals/Action
        - a. [https://richmondvt-my.sharepoint.com/:w:/g/personal/koborne\\_richmondvt\\_gov/ETIfZxsm3XREvbNKxCbP9VMB-85THZQCgtKOr8smcfMRyQ?e=qrdKAv](https://richmondvt-my.sharepoint.com/:w:/g/personal/koborne_richmondvt_gov/ETIfZxsm3XREvbNKxCbP9VMB-85THZQCgtKOr8smcfMRyQ?e=qrdKAv)
      2. Committee members will review and add their edits/comments by Sunday, January 26 so Mark can finalize and send to Planning Commission by end of January
      3. Committee members will consider what action items we want to own for 2026 Town Plan
        - a. Include ideas about outreach, e.g.,
          - i. Farmers Market booth every week, with different committees represented each week
          - ii. Charette: day long process to engage town members in reviewing maps and contributing to new opportunities
          - iii. Public Relations
        - b. By end of February, Planning Commission will have a timeline for completing the Town Plan planning process
    - c. Strategy Document: Zoning Recommendations (Virginia) (0:41:40)
      - i. [https://richmondvt-my.sharepoint.com/:w:/g/personal/koborne\\_richmondvt\\_gov/EZy7-HIYOWtFo\\_94MfoHmcEBS3Qm33KEI7tiMRO9MvhBLA?rttime=TN3ozzM73Ug](https://richmondvt-my.sharepoint.com/:w:/g/personal/koborne_richmondvt_gov/EZy7-HIYOWtFo_94MfoHmcEBS3Qm33KEI7tiMRO9MvhBLA?rttime=TN3ozzM73Ug)
      - ii. Reviewed updates to Committee’s strategic plan, including topics:
        1. Inclusionary Zoning

2. Neighborhood Designation for downtown
    - a. Per Regional Planning Commission, may not have an impact based on upcoming state changes
  3. Long term plan for 2026: ADUs, infill planning, transition area designation for Gateway and/or Farr Farm, high density area needs a plan, clustering provisions in areas with natural resources
  4. Prohibition on 35' tall units can impede development; it may be possible to go one floor higher than the existing Fire Department equipment to reach those floors
  5. Streamlining permitting process
    - a. Form Based Codes
    - b. Is there an opportunity to update/improve/modernize zoning documents and process (there are grants that can support this but they require a 20% match from the Town)
  6. Waive town impact fees for Affordable/workforce housing – a Selectboard issue
  7. Nick will take Matt's place in working on Zoning Recommendations with Virginia
  - iii. Committee members will review Mark's section, State and Federal subsidized housing assistance programs, and their own section, by next committee meeting
5. Other business, correspondence, and adjournment (01:35:00)
- a. Date of next meeting is in conflict with school winter break. Possible option:
    - i. Tuesday, Feb 18 at 5:30
    - ii. Otherwise, keep on Feb 26
    - iii. Connie to follow up with absent Committee members
  - b. Nick will be moved from "alternate" to "member" on the Town Website
  - c. Proposed agenda to include: Our ideas for 2026 Town Plan, update on sections for Strategic Housing Plan (see above for links), plans for Community Outreach
  - d. Agreed to adjourn at: 6:47

Recorded by Connie van Eeghen