

Town of Richmond
AFFORDABLE HOUSING COMMITTEE
Minutes of July 2, 2018

Present Were: Holly Knott, Chair
Pierre Duval (Planning Board liaison)

Bruce Olean

Also Present: Juliana Berry, Town Planner

Absent Were: Amanda Perkins

A. Call to Order

The meeting was called to order at 6:28 p.m. by Chair H. Knott.

B. Approval of Minutes

- 1) Minutes of March 19, 2018

A motion was made by B. Olean, seconded by H. Knott, to approve the minutes of March 19, 2018 as written. All ayes (P. Duval abstained due to absence at that meeting).

C. New Business

- 1) Membership

J. Berry explained that numerous attempts had been made to reach former Committee member Jennifer Lee, by phone, mail, and email, but all correspondence was unsuccessful. J. Lee did not renew her term appointment to the Committee, so it is down one more member now.

H. Knott said that she will be around for at least the rest of 2018.

- 2) Discussion of inclusionary zoning regarding “The Preserve at Boulder Hills Phase 2”, a major land development project comprised of residential, equestrian, day care, private club, health club, outdoor recreation, clubhouse, and vehicle service station/convenience store uses, as well as novelty sleeping uses adjacent to clubhouses and open space, serviced by on-site individual septic systems and wells in addition to connection to the Town’s water system by Route 138, and clustered in sites throughout five (5) lots, with associated lighting, landscaping, traffic, fiscal impact, wetlands, hydrogeological, open space/wildlife, building, and development overlay plans and analyses; located at 87 Kingstown Road; Kingstown Road; 51 Old

Switch Road; Old Switch Road; and Kenyon Hill Trail on a total of 752.3 acres, being Plat 6B Lot 4; Plat 5B Lot 38; Plat 6A Lot 5; Plat 6A Lot 25; and Plat 6B Lot 2, in the Planned Development Resort PDR; Planned Development PD; and Light Industrial LI zoning districts.

J. Berry gave an overview of the project and requested that the Committee review the proposal and potential implications to the Town, and email her with a consensus as to the opinion of the Committee on adding these residential units to the Town's housing count with no associated affordable units.

D. Continued Business

- 1) Roundtable discussion of affordable housing in Town, including:
 - Group Homes
 - Community Septic System Loan Program (CSSLP)
 - Richmond Ridge

H. Knott showed an email to the other Committee members she had received regarding the future housing opportunity at Richmond Ridge, and J. Berry provided an update that the Final Plan decision was recorded and the Final Plans themselves will be recorded soon. A curb cut and corresponding bond was finalized, but a bond for the improvements' cost estimate is still being finalized. Units will start construction in the spring of 2019 and the funds' sourcing requires that they be complete by the end of 2020. The developer has previously indicated that advertising for occupancy in the units must be published and accessible to all, but efforts will be made to prioritize Richmond residents.

J. Berry noted that the state still hasn't responded to outstanding questions regarding group homes, and the next step could be to escalate the matter to the local representative and senator.

The CSSLP is live, and RI Housing will be sending a monthly progress report with respect to loan applications and status.

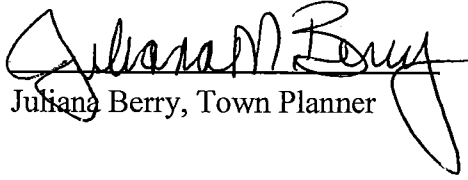
The state tally of affordable units through 12/31/2017 was sent to J. Berry, who furnished RI Housing with the recorded deed restrictions and Certificates of Occupancy for more units in 2017; this brought the tally to over 2% of the overall housing count for the first time.

J. Berry reminded the Committee of the issues Richmond, and other rural and coastal municipalities, face when it comes to meeting the state mandate of 10% affordable housing. She stated that the Special Legislative Commission to Study the LMI Housing Act has been extended and should meet again in the next legislative session.

E. Adjournment

The meeting adjourned unanimously at 7:15 p.m.

Attested to by:


Juliana Berry, Town Planner