

Town of Richmond
AFFORDABLE HOUSING COMMITTEE
Minutes of March 21, 2022

Present Were: Bruce Olean, Chair
Denise Stetson
Pierre Duval

Also Present: Shaun Lacey, Town Planner

A. Call to Order

The meeting was called to order at 6:04 p.m. by B. Olean. All members were present. P. Duval provided cookies. The cookies (10 in all) had white frosting with candied shamrocks in observance of St. Patrick's Day. The Committee and staff ate the cookies.

B. Approval of Minutes

- 1) December 20, 2021

A motion was made by D. Stetson, seconded by P. Duval, to approve the minutes of December 20, 2021 as presented. The motion passed unanimously (3-0).

C. New Business

- 1) Town Planner's report on the amended 2021 Comprehensive Community Plan and Implementation Plan contained therein (Appendix H)

S. Lacey stated that the amended 2021 Richmond Comprehensive Plan was adopted on February 15, 2022 and is currently under review by the State for approval. He referred the Committee to Appendix H of the document entitled "Implementation Plan." The Housing Element of the Comprehensive Community Plan outlines six specific tasks for the Committee to implement over the course of the next several years. The Committee discussed various ways to implement each task, and suggested cooperating with area housing organizations such as RI Housing and HousingWorks RI to obtain data that may be used to track progress year-to-year. The Committee also recommended improving the town's Affordable Housing Committee webpage by adding recent census data and low- to moderate- income housing chart(s). B. Olean stated that he will continue to work with staff on developing general information that can be shared with the public as part of outreach efforts.

- 2) Report on the Affordable Housing Fund balance and discussion of the purposes for which funds shall be used in accordance with Chapter 3.08 of the Richmond Code of Ordinances

S. Lacey reported that the balance in the Affordable Housing Fund is \$183,000. This fund balance is the result of affordable housing in-lieu fees accepted by the town on February 8, 2022. S. Lacey stated that the Committee may recommend how to use those funds to the Town Council within two years of the date of receipt of the in-lieu fees, in accordance with Chapter 3.08 of the Code of Ordinances.

3) Discussion of current and pending affordable housing projects:

- Richmond Place: 38 Stilson Road (AP 4B/59, 59-2 & 59-3)
- Highlander Estates: 3 Carolina Nooseneck Road (AP 6D/1)
- Shannock Mill Project LLC: Shannock Village Road (AP 10D/26)
- The Preserve at Boulder Hills, Phase 2B: 87 Kingstown Road (AP 5B/38 and 6B/2)
- Beaver River Residential West: 159 Beaver River Road (AP 8E/2)

S. Lacey provided an update on a list of current and pending land development projects and subdivisions that will provide affordable housing units. Richmond Place obtained Master Plan approval for 69 dwelling units, of which 17 would be made affordable. Highlander Estates will provide two affordable units. Shannock Mill Project LLC is in the process of preparing a pre-application to the Planning Board and is anticipated to provide two or three affordable units. The Preserve at Boulder Hills, Phase 2B obtained Preliminary Plan approval for 20 units, of which three must be set aside as affordable. Beaver River Residential West is a six-lot subdivision in the pre-application review stage and would provide one affordable unit. In total, these projects would produce approximately 26 affordable units.

4) Discussion of affordable housing public outreach efforts


S. Lacey noted that HousingWorks RI will be presenting a discussion about affordable housing throughout South County on March 24, 2022 at 7:00 p.m. via Zoom. The Committee expressed interest in attending that presentation and suggested that they develop an informational outline for a later meeting ahead of its own outreach efforts.

D. Adjournment

D. Stetson noted that she will be absent for the June and September AHC meetings. The Committee agreed to tentatively reschedule the June meeting to June 27 at 5:00 p.m. and to reschedule the September meeting for September 26 at 5:00 pm. Four cookies remained.

A motion was made by D. Stetson, seconded by P. Duval, to adjourn. The motion passed unanimously (3-0). The meeting adjourned at 8:19 p.m.

Attested to by:



Shaun Lacey, AICP
Town Planner