

Town of Richmond  
AFFORDABLE HOUSING COMMITTEE  
*Minutes of June 20, 2022*

Present Were: Bruce Olean, Chair  
Denise Stetson  
Pierre Duval

Also Present: Shaun Lacey, Town Planner  
Jessica Purcell

A. Call to Order

The meeting was called to order at 5:01 p.m. by B. Olean. All members were present. P. Duval inquired why cookies had not been provided. A member of the public, Jessica Purcell, arrived shortly after the meeting was called to order and introduced herself to the Committee members and staff.

B. Approval of Minutes

- 1) March 21, 2022

**A motion was made by D. Stetson, seconded by P. Duval, to approve the minutes of March 21, 2022 as presented. The motion passed unanimously (3-0).**

C. New Business

- 1) Discussion of updates to the Affordable Housing Committee webpage

S. Lacey provided paper copies of the current Affordable Housing Committee webpage layout. He noted that the information currently available provides a general overview of the Committee's charge but noted the absence of information about affordable housing. An updated draft webpage layout was also shared with the Committee. The draft layout provided information about the composition of the Committee, meeting dates and agendas, and general information about affordable housing, including strategies to meet the town's 10 percent affordability goal. B. Olean suggested that the page be more specific about the number of strategies available to the Town. B. Olean and J. Purcell also suggested restructuring the paragraph related to comprehensive permits. S. Lacey stated that if there was a way to incorporate graphics onto the page, he would provide visuals. The Committee thanked staff for preparing the draft and looked forward to seeing the webpage updated.

- 2) Review of draft 2021 Low- and Moderate-Income Housing Chart provided by RI Housing

S. Lacey provided the Committee with RI Housing's annual draft report on the percentage of low- or moderate-income dwelling units across the state. For the calendar year 2021, Richmond has a

total of 108 dwelling units designated for low-or moderate-income households. The units include homeownership (26), rental (36) and group home (46) beds. The 108 units equate to 3.71 percent of the town's total housing stock. S. Lacey also noted that affordable housing in-lieu fees were available in the Affordable Housing Fund.

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)
- 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)
- Vineyard Hills: Punchbowl Trail (AP 5E/5)

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 is anticipated to begin construction shortly and provide two 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. Vineyard Hills is an eight-lot subdivision currently in the pre-application stage and would provide two affordable units.

D. Adjournment

The Committee agreed to tentatively reschedule the September meeting for September 26 at 5:00 pm. The Committee thanked J. Purcell for attending and suggested that she join the Committee if she so desires.

**A motion was made by P. Duval, seconded by D. Stetson, to adjourn. The motion passed unanimously (3-0). The meeting adjourned at 6:23 p.m.**

Attested to by:



Shaun Lacey, AICP  
Town Planner