

## **RIDGEFIELD AFFORDABLE HOUSING COMMITTEE**

Meeting minutes 4/1/2020 **(AS AMENDED AND APPROVED 5/6/20)**

Ridgefield Town Hall

Members present via conference call: **Dave Goldenberg, Kevin Brown, Kent Rohrer** Guests: **Lori Mazzola, Whit Campbell, Sheryl Knapp, Krista Willet**

Dave called the meeting to order at 7:05 pm. Minutes of March meeting were unanimously approved.

Minutes were distributed and approved

Homefront : We may be able to use a recent state grant to obtain funding to complete the work. Up to \$15,000. Application requires estimates. How could we use money. 2000 Printing and distribution, 3000 Survey, 5000 Data consulting/statistician. 10000 total. Dave will acquire estimates. Board of Selectmen will need to approve. Kent make motion to allow Dave to prepare proposal estimates, advise committee and submit to BOS for approval. Kent made motion, Kevin seconded, motion approved

Interim Projects

a. Ridgefield affordable housing overlay zone update (MADZ) Dave will invite Steve Zemo to May meeting

b. Housing for adults with disabilities: Many parents had to bring adult children home. Very difficult in group settings. Every form of day care has shut down. Some small houses (4 or less) have stayed open.

c. Branchville TOD : No new news. Discussion on potential for recession. Recession could impact the future of any development. . Recession typically depresses market rate, home prices and rentals typically fall. Overall need for affordable housing would likely rise.

d. P&Z 8-30g compliance : No updates, Karen Martin did previously indicate are in process Dave will follow up. Dave did contact Mark Nolan but has not heard back regarding Prospect Ridge/ Halpin Court. Trying to determine if it is coming out of affordable inventory. Casagmo is attempting to change bylaws to prevent homeowners from deed restricting their properties. It will be coming up for 4/20 vote of HOA. Dave will request opinion from Ridgefield Town Counsel. RAHC may consider sending letter to Casagmo.

e. Bailey and Prospect building. There is apparently a buyer that plans to remediate and develop higher end housing. This has not been verified.

f. Housing trust fund : We should be able to work on this. Lori is willing to work on this. Dave does have basic information/workbook to understand and discuss options in May meeting.

h. Patriot Gardens – Dave shared the previous concept plans for Parcel A and Parcel B. First Selectman indicated initial support to move forward. The past proposal was only considered as senior housing. RAHC would want mixed use housing,

With no additional old or new business, the meeting was called to close at 8:15pm. Next meeting 5/6/20

Prepared by Kent Rohrer, Secretary