

RIDGEFIELD AFFORDABLE HOUSING COMMITTEE

Meeting minutes 11/6/2019

Ridgefield Town Hall

Present members: Dave Goldenberg, Kent Rohrer

Guests: Whit Campbell, Lori Mazzola, Sheryl Knapp

Dave called the meeting to order at 7:10 pm

Minutes of the prior meeting were distributed and approved.

Dave shared a summary of the recent meeting with Seila Mosquera-Bruno (CT Commissioner of Housing) held on 10/18/19. (Rudy Marconi, Kent Rohrer and Aaron Turner also attended). In that meeting, Seila described the work being undertaken by a tri state regional planning Association. She indicated that this group would benefit local affordable housing organizations by providing access to data, resources and consulting support similar to TOD. While this work is not currently available, she did expect it would be in early 2020. Given that this type of data and resource is important our update to the Homefront report, Dave recommended that we shift the timeline out for the completion of the report by 60-90 days. (attachment a)

Dave indicated that State Senator Will Haskell has also agreed to meet and discuss how he might assist in our efforts. Dave will set up a meeting with Will. Kent will join this meeting.

Agenda Items

1. Multi Family Alternative Development Zone. Dave summarized the concept as an alternative to 8-30g he has been developing. Goal is to provide builders with an alternative to 8-30g that would give them many of the benefits of 8-30g with less impact to the town. Dave will continue to refine the concept and to work with First Selectman, area developers and P & Z. When the concept is more fully developed, we agreed that gaining buy in of key stakeholders (P&Z, BOS, Builders, and citizen groups) would be important to the success of the initiative. Dave will continue to lead the effort and Kent will assist.
2. Housing Support for Adults with disabilities. Dave indicated Ability Beyond is working on proposal to add 6 additional rooms in Ridgefield. Dave and Sheryl agreed to meet with Ability beyond. Sheryl will also work to develop a specific statement of needs housing for the disabled and will reach out to organizations such as ARC to provide this information.
3. Housing Trust Fund. Discussion was held regarding establishing this type of fund that would be assessed against multifamily developments. This fund could help support various aspects of affordable housing. Dave will ask Joanne to further investigate this concept.
4. Compliance with 8-30g. Joanne will work with P&Z to understand compliance monitoring of existing and future 8-30g.
5. TOS/Branchville. While the study is complete and some preliminary improvements are planned, P&Z has yet to formally engage in order to provide required support to make the further market based development possible. Dave is seeking a volunteer to lead this effort.

6. Bailey Ave property owned by Casey energy. Given the central location it has potential for affordable housing. Sheryl will approach her contact in and effort to approach the owner to discuss options.

Interviews continue to take place. The update is shown in attachment B

The next RAHC meeting will be on December 4th at 7pm.

The meeting was adjourned at 8:15pm.

Prepare by Kent Rohrer, Secretary

Attachment A – November 6 2019. The timeline for the HOMEFRONT was not reviewed in detail, however it was agreed that the completion of data analysis would move out 60-90 days from the originally planned date of January.

HOME FRONT PLAN SCHEDULE (7/10/19)

[illegible]

Attachment B – updated as of November 6, 2019

CATEGORY	ORGANIZATION	INDIVIDUAL	ASSIGNED TO	COMPLETE DATE
Bus/Prof	Board of Realtors		Dave/Kent	Complete
Bus/Prof	Realtors	Focus Group	Dave/Kent	Complete
Bus/Prof		Atty. Bob Jewell	Dave	Complete
Bus/Prof	Chamber of Comm	Kim Bova	Joanne	TBS
Bus/Profl	Downtown Merchants		Joanne	TBS
Town	Social Services	Tony Phillips	Dave	Complete
Town	Selectmen	Rudy, Barbara, Steve, Maureen, Bob	Dave/Kevin	4 of 5 complete
Town	RHA	Frank Coyle	Kent/Dave	Complete
Town	ECDC	Arnold Light	Kent/Whit	Complete
Town	BOE Chair	Margaret Stamatis	Kevin	TBS
Town	Supt of Schools	Pattiforte	Kevin	TBS
Town	Comm on Aging	Debra F	Dave	Complete
Town	Comm on Disabled		Whit/Dave	TBS
Nonprofit	Ridgefield Clergy Assn	Focus Group	Dave	November
Nonprofit	Sphere	Chair	Kent	Complete

Nonprofit	League of WV	Chair	Kevin	TBS
Nonprofit	Founders' Hall	Grace Weber	Kent	Complete
Nonprofit	Meals on Wheels	Debra F	Dave	Complete
Nonprofit	RVNA	Exec Dir	Kevin	TBS
Nonprofit	Prospector	Kathy Mann	Kent	Complete
Nonprofit	Newcomers' Club		Whit	No response
Nonprofit	Owls		Kevin	TBS
Workers	Teachers' Union		Kevin	TBS
Workers	Muni Workers Union		Joanne	Not interested
Workers	Police Union		Joanne	Informal input/Complete
Workers	Bus Drivers' Union		Joanne	Not interested

We added additional interviews of major private employers in Ridgefield

Private employer	Ridgefield Supply	Owner	Kent	November 13
Commission for Accessibility		Don Ciotta	Whit	TBS