

RIDGEFIELD AFFORDABLE HOUSING COMMITTEE

MINUTES

WEDNESDAY, MAY 5, 2021 (via Zoom teleconference)

PRESENT: Dave Goldenberg (chair), Lori Mazzola, Sharon Coleman, Kent Rohrer, Whit Campbell Debra Franceschini-Gatje,

ABSENT: Sheryl Knapp, Kevin Brown

GUESTS: Krista Willett, (Lee Colon through agenda item d)

The meeting was called to order at 7:03pm

a. Affordable housing plan and grant

The \$11,000 grant to aid our development of an affordable housing plan has been released to the town. We now need to complete an RFP to share with First Selectmen before releasing to three consultants. Dave and Kevin are preparing it and will review with Jake Muller, town purchasing director, and then Rudy Marconi.

b. Housing for adults with disabilities

Dave wonders if Prospect Ridge proposal could have a more meaningful component for adult with disabilities. This concept is supported by the committee.

c. Prospect Ridge expansion

The state grant for \$50,000 has been given to Ridgefield. It must go through an RFP process. The timeline to get through the RFP release is likely to take 3 months. The full scope of the study will be outlined in the RFP. Dave and Kevin are developing RFP.

d. ADU Survey

This survey on accessory apartments will be sent to all landlords to understand the current status of permitted ADU's. The survey has been drafted. Dave will update with question about deed restriction in exchange for incentive. General discussion took place about incentives and deed restrictions for ADUs. Dave will reach out to Michael Santoro to get his input on options for deed restrictions.

d. Branchville TOD

Kevin and Debra attended the meeting in Redding. Debra indicated work is in process to obtain grants to better understand development options. There does not appear to be much urgency on behalf of the town of Redding. Dave hopes we can eventually buy sewer capacity to help in development of Branchville TOD. It does not appear to be a short-term option. Dave will talk to Christie Stewart on any ideas she may have to encourage multitown partnerships. Dave and Krista will approach Rudy to discuss options.

f. P&Z 8-30g compliance/retention

Whit Campbell has worked with Karen Martin and assessment of compliance has been completed. There is an open question regarding compliance at the Villages. Whit will inquire with Karen Martin.

g. Housing trust fund

POCD committee has indicated that P&Z is looking at a developing a regulation regarding a housing trust fund. Dave offered to provide input to the POCD committee. Debra is in process of summarizing information in a spreadsheet. It is a listing of existing and proposed programs in CT including Greenwich, New Canaan, Fairfield, Westport, Darien, Stamford and Norwalk.

h. Habitat site

Kent did meet with Rudy and reviewed the schoolhouse on Old Branchville Rd as a potential conversion to a Habitat home. Upon review of the property, it was determined it was not suitable for that use. The Ridgefield Historical Society is taking over the project and determining if it can be historically renovated. Rudy did suggest a small parcel of town owned property off of East Ridge, located south of the police station. Kent will evaluate that property for a potential Habitat build. This work will take place by July 1

i. Accessory units and middle housing

Modifications were made to the existing regulation allowing up to two bedroom. The size is based on a sliding scale based on the size of the home.

j. FB and social media presence

Dave administers the Facebook page and said he could use a co-administrator. He has provided limited posts to this point. He requested committee members provide content when they come across it.

k. "Ridgefield Talks Housing"

A Webinar was conducted on April 29 with about 35 attendees. The session was generally well received. Target next meeting for June with topics of . Desegregate Connecticut and Ridgefield's land. September targeted for Habitat's housing initiative in Ridgefield.

m. Minutes

The minutes of the April meeting were amended to correct a reference to a town. They were approved as amended.

The meeting was adjourned at 8:35pm

The next meeting will be June 9th

Prepared by Kent Rohrer, Secretary