

RIDGEFIELD AFFORDABLE HOUSING COMMITTEE

SPECIAL MEETING

Special Meeting Minutes: 9/14/2021 (via Zoom Teleconference)

PRESENT: Dave Goldenberg (Chair), Kent Rohrer (Vice Chair), Debra Franceschini, Kevin Brown, Sharon Coleman, Krista Willett, Lori Mazzola, Whit Campbell, Sheryl Knapp (Secretary)

Meeting called to order 7:01 PM

1. **Review and approve proposal from CCA Engineering for site suitability study on Prospect Ridge site adjacent to RHA affordable housing:** Dave provided background information about the planned study, which is being undertaken prior to a full feasibility study of developing the site. The purpose of this first phase is to evaluate the suitability of the site, to determine whether to pursue the much larger and more expensive second phase. The Committee reviewed the proposal and sample site map presented by CCA Engineering. We know that there are wetlands, plus the land is heavily contoured. This phase will consist of two parts: 1) identifying the portions of the property that are buildable, or what needs to be done to the property to make a portion buildable; and 2) given that information, determining a conceptual site layout conveying the feasibility of building on that portion, using the committee's best guess of the number/types of units (congregate units, apartments, etc.) as an example, for this preliminary work. The second step will be discussed at the next meeting. CCA estimates that the full phase will be completed in 3 weeks.

Committee agreed that the proposal must specify that the fee will be capped at \$3,000 unless approval is received to exceed that amount. Motion made by Debra that we move forward with the proposal provided CCA specifies there is a \$3,000 cap, and committee approval would be required to exceed that cost; Krista seconded. Motion passed unanimously. Committee members expressed concerns regarding deriving a best guess proposal which later turns out to be unfeasible. Concerns were also raised regarding associated transportation access, which will be addressed at the next meeting. The Committee hopes that with Glenn Chalder, of Planimetrics, who is being engaged as a consultant on the Affordable Housing Plan, will be able to provide at the next committee meeting some preliminary data the committee may use to make this best-guess determination.

Next meeting date discussed; the Committee agreed to convene a special meeting on 9/29 in lieu of the regularly scheduled monthly meeting on 10/6.

Meeting Adjourned at 7:45 PM.

Prepared by Sheryl Knapp, Secretary

