

RIDGEFIELD AFFORDABLE HOUSING COMMITTEE

Meeting minutes 1/8/2020

Ridgefield Town Hall

Present members: Dave Goldenberg, Kevin Brown, Kent Rohrer (via phone)

Guests: Lori Mazzola, Sheryl Knapp

Dave called the meeting to order at 7:10 pm

Minutes of the prior meeting were distributed and approved.

Home front update. Dave indicated he was following up with the state commissioner to see where they stand in providing us with data and other information from the regional planning authority. We then covered the remaining tasks on the homefront update. Much of the data driven information is expected to be obtained from the regional planning authority. Remaining information on such matters as land-use as well as current data on housing within Ridgefield, will be obtained closer to the publication of the report. Dave indicated he would contact WestCOG to obtain additional supporting information. Kent agreed to take the lead on land inventory. Interviews conducted by many members are largely complete as of this date.

MADZ. Dave is reaching out to select Ridgefield developers for their comments.

Housing for adults with disabilities. Sheryl has collected data that will be helpful in this effort. Given state wide statistics, it is estimated that there are probably between 100 and 300 adult individuals in Ridgefield that could require housing services. Sheryl described that very little funding is available from the state to support housing needs.

Housing Trust Fund. Dave discussed the concept of creating a housing trust fund. If implemented, this would likely take the form of some fee on development, that would be used to support affordable housing in Ridgefield. A funding source would need to be confirmed.

POCD. Lori provided an overview of the recent POCD review. Dave extracted and reviewed the pertinent pages from the POCD regarding the Branchville project. There is currently a two week review period for additional input. Dave agreed to draft a position in support of Branchville on behalf of our committee. He will share it with us before sending.

We briefly discussed the property on Bailey Avenue. Dave agreed to discuss the matter with the first selectmen,

Dave is scheduling a meeting with Will Haskell to seek his support on affordable housing.

Dan O'Brien, chairman of the historical commission, will join our next meeting . Our next meeting is Wednesday, April 1.

With no further new or old business, the meeting was called to close at 9pm.

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)

	JUL	AUG	SEP	OCT	NOV	DEC	JAN '20	FEB	MAR	APR	MAY
Interviews	X	X	X								
Survey			X	X	X	X	X				
Deed-Restricted Inventory			X	X	X	X	X				
Land Inventory				X	X	X	X				
Zoning Review				X	X	X	X				
Current Housing Availability				X	X	X	X				
Other Towns Plan Review					X	X	X				
Data Analysis						X	X				
Trend/News Review							X				
Review and Plan								X	X		
Write									X	X	
Print and Deliver											X

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