

RIDGEFIELD AFFORDABLE HOUSING COMMITTEE
SPECIAL MEETING

Meeting Minutes

March 23, 2022 – 7:00 PM (via Zoom teleconference)

PRESENT: Dave Goldenberg (Chair), Kent Rohrer (Vice Chair), Whit Campbell, Debra Franceschini-Gatje, Sheryl Knapp, Krista Willett

ABSENT: Kevin Brown, Sharon Coleman, Lori Mazzola

The meeting was called to order via Zoom webinar at 7:03 PM.

1. **Current Business:**

- a) **Affordable housing plan and grant:** Dave reviewed the approval process for the plan, including reviews by the Selectmen and Planning & Zoning (April 5) followed by a public hearing. The Committee then reviewed largely Section 4 of the plan, pertaining to strategies and tactics for increasing the availability of affordable housing. Whit shared the process for investigating prospective properties to be included in the plan, selecting largely those in or near Branchville or downtown and omitting those already designated as open space or conservation or less than 3/4 of an acre. He indicated that he felt that the properties should be vetted first prior to publishing; he and Dave will be meeting to narrow it down to a shorter list to use for illustration purposes. Krista asked if Committee members could review the properties on a map, and Dave indicated that the WestCOG website offers that feature. Dave then obtained feedback from the Committee regarding the prospective initiatives listed in the section: Ballard Green extension, Halpin Lane, Prospect Ridge Extension, Adaptive Reuse, Extending 8-30g zoning restrictions to perpetuity, Housing Trust Fund, ADU Deed Restrictions to allow them to “count” as affordable units, imposing a deed restriction requirement with Multi-Family Development Districts (MFDD), offering discounts on building fees as an incentive for building affordable units, inclusionary zoning regulations, “middle housing,” form-based codes in certain areas of town to create more consistency with aesthetics, mortgage assistance through CT Housing Finance Authority (CHFA), promoting ADUs, disposition of surplus municipal land, and transit-oriented development in Branchville.
 - b) **Request for ARPA funding:** The Committee agreed it needs a more formal proposal for a housing trust fund, or another project requiring funding such as Halpin Lane, prior to making the request for seed money.
 - c) The Committee reviewed new meeting dates and times, moving to the fourth Wednesday of the month.
2. Public comment was provided by a member of the public regarding concerns about relinquishing local control and the extent to which there is a housing crisis in Ridgefield.
3. **Minutes:** Kent moved to approve the March 2 minutes as written and Sheryl seconded; the minutes were accepted unanimously.
4. **Adjourn:** Kent moved to adjourn, Debra seconded, and the Committee voted unanimously to adjourn.

Meeting adjourned at 8:27 PM.

The next regular meeting has been scheduled for 4/27/22, although a special meeting will likely be convened prior to then to review the modified plan.

Prepared by Sheryl Knapp, Secretary