

RIDGEFIELD AFFORDABLE HOUSING COMMITTEE

Meeting minutes 10/7/2020

Members present via Zoom conference call: Dave Goldenberg, Kent Rohrer, Lori Mazzola, Sheryl Knapp, Kevin Brown. Guests: Whit Campbell and three representatives from Fairfield Affordable Housing Committee.

Dave called the meeting to order at 7pm.

Representatives from the Fairfield CT Affordable Committee joined our meeting to share information about the Fairfield housing trust fund they established in 2018. The primary source of funding is from a five dollar per \$1,000 fee on building permits for construction and exterior remodeling. The fund currently has a balance of approximately \$800,000. Proposals for disbursement of those funds are currently under consideration. They also described establishing an inclusionary zoning regulation. This regulation covers construction of properties of 10 units or greater in size and requires that a minimum of 10% must be designated as affordable. They agreed to provide us with all documentation regarding the fund and inclusionary zone.

Grant application status. Dave indicated the Grant of \$11,000 is fully approved however the funds have yet to be released by the State.

St, Stephen's South Hall project. It was reported that progress is being made and meetings have taken place with the first selectmen and Ability Beyond. Required funds for this project, which are expected to be in the range of \$1.5M, would be privately raised on behalf of Ability Beyond. Further work and meetings will take place on this proposal.

Prospect Ridge Expansion/Department of Housing Grant. Per the first selectmen's guidance, additional meetings have taken place with water pollution control, Inland Wetlands commission and Ridgefield parks and Rec. The results of all of those initial meetings have been positive. The concept will be brought to the October 21 Board of Selectmen meeting. Dave and Kent will work on the proposal to the selectmen.

Branchville TOD. Christie Stewart has recommended that Community Development Block Grant applications are most favorably viewed when done in collaboration with multiple communities. Dave indicated he has been working with the first selectman to approach the town of Redding in this regard.

8-30g compliance. Whit and Dave recently received comprehensive data from the town regarding current properties. Whit will summarize those findings for the committee. Assistant Planner Karen Martin has indicated that her office will begin enforcing compliance with requirements beginning in 2021, with research conducted and letters going out in the fall.

Accessory apartments/two-family housing/middle housing. Dave discussed the regulations established in 2005. Kevin agreed to work with Dave to pursue further efforts by our committee in this area.

Habitat for Humanity . Kent described the recent meeting and the efforts we plan to undertake to seek property donations within Ridgefield for Habitat housing.

The minutes of the September meeting were reviewed and approved.

With no further new business, the meeting was adjourned at 8:45 PM.

Prepared by Kent Rohrer, Secretary