

RIDGEFIELD AFFORDABLE HOUSING COMMITTEE

Meeting Minutes

May 24, 2023 – 7:00 PM

Town Hall – 400 Main Street, Ridgefield

Small Conference Room, Lower Level

PRESENT: Dave Goldenberg (Chair), Kent Rohrer (Vice Chair), Whit Campbell, Sharon Coleman, Sheryl Knapp, Krista Willett, and Lori Mazzola (by phone)

ABSENT: Kevin Brown, and Debra Franceschini-Gatje

The meeting was called to order at 7:07 PM.

1. Public Comment:

- a) **Christine Moore:** eager to see where the self-evaluation system proposed at the 4/26 meeting leads.

2. New Business:

- a) **Email correspondence:**
- b) **Other new business:**

3. Current Business:

- a) **Continued discussion of self-evaluation, implementation planning.** Committee members agreed that the focus should be on acknowledging where we are and how we move forward, prioritizing each item. Lori believes that the Committee should pick a few items to address and be held accountable for things that were not accomplished. The Committee reviewed the 16 recommendations individually, checking off those completed and assigning a priority of A through C to the others based on importance and timeframe required. Representatives Planning & Zoning and the Ridgefield Housing Authority will be invited to participate in upcoming meetings, as will Rudy Marconi. The Committee will create a progress report to present to the Board of Selectmen in July (first draft attached).
- b) **State feasibility study grant – site-determination process, next steps.** The Committee needs to review the list put together by Whit and Kevin in order to cut it back to those most viable. Krista to review the list based on her expertise, followed by Mr. Marconi.

4. Public Comment:

- a) **Andrea Beebee:** enjoyed the dialogue at the meeting tonight. In order to move forward with adaptive reuse, there would have to be incentives offered to landlords.
- b) **Kirk Carr:** feels Committee has done a good job at this meeting discussing action items.

5. Review Previous Minutes:

Kent moved to accept the minutes for the April 26 regular meeting and May 8 special meeting as written; Whit seconded. Motion was unanimously approved.

6. Next meeting:

The next Regular meeting is scheduled for 6/28/2023.

7. Adjourn:

Sharon moved to adjourn; Krista seconded, and the Committee voted unanimously to adjourn. Meeting adjourned at 8:37.

RIDGEFIELD AFFORDABLE HOUSE COMMITTEE
Report Card/Status/Next Steps

	Evaluation/Status	Owner	Priority	Next Step
Review Multifamily Opportunities Through Zoning <ul style="list-style-type: none"> • Simplify multifamily zoning districts • Consider expanding “middle housing” and multifamily conversions • Encourage second-floor residential in business district • Form-Based Codes 	Plan only	Dave/P&Z	A	Meet with P&Z
Adopt an Inclusionary Zoning Regulation	Implemented	P&Z	A	-
Develop additional assisted affordable housing units	Plan only	Dave/RHA	A	Meet with RHA
Halpin Lane “Mixed Housing”	In process	Kent	B	Monitor activity
Promote Adaptive Reuse	Plan only	Dave/Rudy	B	Form work group (including developer, community, P&Z)
Extending to Perpetuity	Plan only	Dave	C	Propose incentive options
Creating a Housing Trust Fund	Proposal	Dave	A	Formal proposal to P&Z (get on agenda)
Pursue ADA Deed Restriction	Plan only	Dave	A	Work as part of Housing Trust Fund
Transit Oriented Development (TOD)	In process	TBD/Rudy Marconi	C	Develop timeline and dependencies
CHFA Promotion and Assistance	In process	Debra	A	Public information session
ADU Promotion and Assistance	Plan only	Whit/Krista	A	Review and update existing materials

Affordable Housing Web Page	Implemented	Debra/Sharon	A	Monitor to maintain currency
Increase Transportation Options	Plan only	TBD/Rudy	C	Work as part of TOD