

RIDGEFIELD AFFORDABLE HOUSING COMMITTEE

MINUTES

WEDNESDAY, JUNE 9, 2021 (via Zoom teleconference)

PRESENT: Dave Goldenberg (chair), Sharon Coleman, Kent Rohrer, Debra Franceschini-Gatje, Kevin Brown, Sheryl Knapp, Sharon Coleman, Lori Mazzola

ABSENT: None

GUESTS: Krista Willett, Whit Campbell

The meeting was called to order at 7:03pm

Dave opened the meeting. An event will be held on Saturday on Main Street. RAHC and HH4H will be present from 10-2. Sharon offered to help prepare a handout.

a. Affordable housing plan and grant

The RFP has been prepared. Dave has 4 or 5 potential vendors and will await direction from the town purchasing agent prior to releasing.

b. Housing for adults with disabilities

Sheryl noted that Housing Choice programs lists are filled many times over, but that there are separate housing lists for adults with disabilities. Dave asked Sheryl to find the information so it can be posted on our website. Sheryl indicated waiting lists across all communities are very long. Dave noted that the town has approved the use of a town-owned lot at the corner of Prospect Ridge and Halpin Lane by Ability Beyond to build another Sunrise Cottage-type home, but there is no funding. Possible opportunity for a fundraiser to help Ability Beyond. Dave and Sheryl will reach out to Sunrise Cottage nonprofit to discuss.

c. Prospect Ridge expansion

Now that the \$50,000 grant has been awarded, an RFP must now be prepared and distributed for the feasibility study. Kevin will work with Dave on the RFP. Some discussion on the potential to include housing for adults with disability. Lori questioned who decides on the mix of housing (eg, seniors, disabled, low income). Dave indicated the feasibility study will propose the housing mix.

d. ADU Survey

This survey on accessory apartments will be sent to all landlords to understand the current status of permitted ADU's. The survey has been drafted and is ready to mail. It will go out June 10.

d. Branchville TOD

No activity other than general discussion as part of affordable housing. Still no movement on the part of Redding regarding sewer capacity.

f. P&Z 8-30g compliance/retention

Whit Campbell has worked with Karen Martin and discussed ADU reporting which will be going online. Karen is also working the on status of compliance at the Villages. Whit questioned how we could help direct people to available affordable housing in Ridgefield. There is a Facebook page called Ridgefield Rentals that could be used for this purpose. The Housing Authority has control of that page. Dave is working with RHA chair Frank Coyle to find a way for us to coordinate. Lori questioned if we should post information on our website regarding 8-30g housing. Dave agreed we could do this once Whit completes his work. Debra and Lori agreed to help with making Whit's information available.

g. Housing trust fund

Lori and Debra have been working this effort. Research has been done regarding existing programs in the state. We need to get a proposal to P&Z and to the BOS. This is a discussion item for 9/23 meeting with BOS. The consensus was that the fund should be a combination of fees, grants and donations.

h. Habitat site

Rudy did provide information on a property on Ivy Hill Rd that the owner is looking to sell to the town for \$100K. Upon a visit and evaluation it was determined that the home on the lot is not salvageable and the lot does not appear adequate in size to demo and build a new home. Additional investigation will be done to determine if the lot is buildable and if the prices can be further reduced.

i. Accessory units and middle housing

Dave offered that we would like to make an updated digital version of the existing booklet. Sharon will do the update.

j. FB and social media presence

Debra has been active in posting activities from around the state.

k. "Ridgefield Talks Housing"

A call was held on June 7th with about 15 attendees. The topics were . Desegregate Connecticut and Ridgefield's land use. Questions were very limited. The consensus was that we should continue. Quarterly was the suggested frequency. Sheryl suggested polling people on the facebook page regarding topics.

m. Communication Planning/BOS presentation

We are on for 6/23 BOS meeting for 10 minutes. Dave asked everyone to send Dave a paragraph on our individual work items and he will put it together. The meeting will be held in person.

n. Minutes

The minutes of the May meeting were approved as amended for a typographical error.

The meeting was adjourned at 8:25pm

The next meeting will be July 7th

Recorded by Kent Rohrer, Secretary