

# RIDGEFIELD AFFORDABLE HOUSING COMMITTEE

## MINUTES

WEDNESDAY, AUGUST 4, 2021 (via Zoom teleconference)

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

ABSENT: None

The meeting was called to order at 7:03pm

1. **Election of officers.** Candidates: Chairman – Dave Goldenberg, no additional nominations. Unanimous vote. Vice Chairman – Kent Rohrer, no additional candidates. Unanimous vote. Secretary – Sheryl Knapp, no additional candidates. Unanimous vote.
  
2. **Ex-officio membership and communications.** Vinnie Liscio has been attending as a non-voting member. Rudy indicated ex-officio does not need to be approved by BOS but does need to be approved by committee. Once approved, he can participate in discussion but cannot vote or be part of quorum but can receive all communications. Discussion on potential conflict of interest with RHA. Motion to accept Vinnie as RHA member to join our committee as a non-voting member. If there is a perceived conflict of interest the RAHC would ask the RHA board member to recuse himself. 7 in favor, 2 against. Motion passes.

### a. Affordable housing plan and grant

The RFP has been sent out to five potential bidders. The bids are due on 8/6/2021 and will be discussed in our next meeting.

### b. Housing for adults with disabilities

Debra, Sheryl and Dave met with Ability Beyond director Jane Davis regarding an intermediate care facility at Halpin Lane property and to determine if Ability Beyond is interested. Dave offered the potential to receive help in evaluating. They were interested but are concerned about their own constraints in funding and near-term staffing. A question was asked if Habitat could be involved in this project. Kent indicated that while

this type of housing is not currently withing Housatonic Habitat's current scope it could be considered. A motion was made that we engage first selectman to informally discuss moving forward with this project. Motion passed.

#### **c. Prospect Ridge expansion**

Dave suggests the RFP be split into two phases. with the initial phase being to conduct a site engineering study to assess site feasibility/capacity of the proposed site. This would primarily assess the overall suitability of the property and the potential size and scope. If deemed feasible, it would then move to an RFP for the further complete project evaluation. Dave asked Krista to join the discussion. Discussion was had related to the need to ensure these two efforts avoid duplication of effort.

#### **d. ADU Survey**

40 completed out of 140 sent. The survey responses will be input to Google forms to assist in analysis. Whit, Kevin, Sharon and Sheryl will assist in input of data. Sharon will work with Dave to solicit additional responses.

#### **d. Branchville TOD**

Debra is doing research into on-site sewage treatment and will provide her findings.

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

Whit and Krista are working to compile a list of current properties.

#### **g. Housing trust fund**

A fee on building permits is viewed as best approach. Area towns use \$10/1000 value. A second consideration is how the funds will be used. Lori, Dave, Kevin and Debra to form a work group to look into these matters. A motion was made to develop a specific proposal to bring back the RAHC for review prior to presenting to BOS for approval. Motion passes.

#### **h. Habitat site**

Based on Sharon's suggestion, Habitat did a preliminary assessment of two blighted properties. One is not viable (shared well, septic issues, lot size). Habitat is in process of following up with the owner of the second property but have yet to determine if the owner is interested in a sale. Kent also

discussed the condo strategy being used in Brookfield and Danbury and suggested it could be used in Ridgefield

**n. Minutes**

The July meeting minutes were approved as amended.

The meeting was motioned to adjourned at 8:45pm

The next meeting will be September 1st

Recorded by Kent Rohrer, Secretary