

RIDGEFIELD AFFORDABLE HOUSING COMMITTEE
APPROVED Meeting Minutes
September 27, 2023 – 7:00 PM
Town Hall Large Conference Room – 400 Main Street

PRESENT: Kent Rohrer (Interim Chair), Jennifer Brakenwagen, Kevin Brown, Whit Campbell, Sharon Coleman, Debra Franceschini-Gatje, Sheryl Knapp, and Lori Mazzola (by phone)

ABSENT: Krista Willett

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

1. Public Comment: none

2. Current Business:

- a) New RAHC member Jennifer Brakenwagen was welcomed and introduced to those present.
- b) The Committee reviewed assignments from the Ridgefield POCD. Discussed inviting Vinnie Liscio, the head of the RHA, to be a guest at an upcoming meeting, now that Connecticut Housing Partners is the new management company. A priority identified was working with P&Z and Town Hall to maintain the list of affordable housing administrators to ensure it is up to date for inclusion on this website. Jennifer to investigate further and report back at next meeting.
- c) Rudy provided an update on the TOD. We are negotiating for the sewer line with Redding First Selectwoman Julia Pemberton, because we cannot have any housing density without it. The plant has excess capacity; it has capacity for 240k gallons/day, currently using approximately 40k/day while we need approximately 80k/day. Redding does not, however, seem enthusiastic about doing any development. There is still contamination to address.
- d) Kent proposed that the Committee appoint an Acting Vice Chair for the RAHC to serve until January, together with him continuing to serve as Acting Chair. Kevin nominated Debra, and Whit seconded the motion. The motion was approved, with Debra abstaining.
- e) The Committee updated the implementation plan (attached).

3. New Business:

- a) The Committee agreed that the updated implementation plan will be the RAHC's submission to the Annual Town Report
- b) Other new business.

4. Public Comment: none

5. Approve Previous Minutes: Debra moved to accept the minutes as written; Sharon seconded. Kent, Kevin, Sharon, Whit, Debra, Lori, and Sheryl voted in favor, with Jennifer abstaining as a new Committee member; motion approved.

6. Next meeting: The next Regular meeting is scheduled for October 25, 2023.

7. Adjourn: Kevin moved to adjourn; Sheryl seconded, and the Committee voted unanimously to adjourn. Meeting adjourned at 9:28 PM.

Prepared by Sheryl Knapp, Secretary

RIDGEFIELD AFFORDABLE HOUSE COMMITTEE					
Report Card/Status/Next Steps - UPDATED 9/27/2023					
	Evaluation/Status		Owner(s)	Priority	Next Step
REVIEW MULTIFAMILY OPPORTUNITIES THROUGH ZONING					
Simplify multifamily zoning districts	P&Z has addressed		P&Z/RAHC	A	Monitor activity
Consider expanding "middle housing" and m/f conversions	some issues; largely				
Encourage second-floor residential in business district	in their hands.				
Form-Based Codes					
Adopt an inclusionary Zoning Regulation	Implemented		P&Z	A	
Develop additional assisted affordable housing units	Ongoing		RAHC/RHA	B	Review as properties come to our attention
Halpin Lane "Mixed Housing"	In process		Kent	B	Kevin to investigate terms of lease; Kent to ask for more formal update, and talk to John Loehr.
Promote Adaptive Reuse	Ongoing		RAHC	A	Conduct quarterly review
Extending to Perpetuity	Ongoing		RAHC	C	Propose incentive options, perhaps tax incentives. Kent to follow up with P&Z to see if they have any intent of extending inclusionary zoning to perpetuity.
Creating a Housing Trust Fund	In process		RAHC/P&Z	B	Kent to reach out to P&Z.
Transit Oriented Development	In process		Rudy/Debra	C	Pending outcome of WESTCOG study
CHFA Promotion and Assistance	In process		Debra	A	Link still live; schedule new presentation during evening

ADU Promotion and Assistance	Plan only		Whit/Krista	A	White updated, sent on to Krista to review.
Affordable Housing Web Page	Implemented		Debra/Sharon	A	Monitor to maintain currency; to update with new projects, as they become available
Increase Transportation Options	Plan only		TBD/Rudy	C	Work as part of TOD
9/27/23 RAHC report card status					