



**Town of New Fairfield
4 Brush Hill Road
New Fairfield, Connecticut**



**HOUSING OPPORTUNITIES COMMITTEE
REGULAR MEETING MINUTES
Tuesday, January 3, 2023**

Members present: Anita Brown, Chairwoman
Kathleen DiTullio, Vice Chairwoman
Liz Yoho
Kathy Hull
Rich Kalinka

Members absent: Jim Mandella
Roberta Anderson

Ex-Officio: Selectwoman Khris Hall
Tom Kavaliauskas, Zoning

Ex-Officio absent: Cory Neumann, Planning

The meeting was called to order at 7:36 pm by Chairwoman Brown. The pledge of allegiance immediately followed.

Correspondence and Announcements

There were none.

Approval of Minutes from December meeting

Ms. DiTullio moved to approve the December 6, 2022 Meeting Minutes, seconded by Ms. Hull and passed unanimously.

New Business

Update and discussion on Budget Surplus Request (BOF)

Ms. Brown said she had attended by Zoom the Board of Finance meeting on December 21st where the proposed spending of the budget surplus was to be discussed. She said there was no discussion of any individual items rather the Board of Finance asked the Board of Selectmen and the Board of Education to prioritize the requests to get to a percentage of the surplus to be expended.

Ms. Hall said the Board of Selectmen will be meeting next Thursday to decide how to respond to the Board of Finance but First Selectwoman Pat DelMonaco does intend to leave the full \$7,000 request for the Housing Opportunities Committee's consultant request. She said the Board of Finance would then meet the following Wednesday to continue the discussion. She said the issue is that New Fairfield is self insured for medical and the expenses have been higher than

anticipated. She suggested members of the HOC might want to show up for the Board of Finance discussion.

Update on Consultation Proposal, Phase I and II

Ms. Brown said she, Ms. Hull and Mr. Kalinka met with the consultant to discuss phase I and phase II for the consulting services. Phase I is laying the groundwork for the surveys, communicating key data points and findings, and strategic communications. Jocelyn Ayers, the proposed consultant, cautioned the group about looking at ADU's as the cure for affordable housing as they can be a lot of work and can be complicated.

Mr. Kalinka said Ms. Ayers is looking to partner with the HOC on phases I and II. He said phase II work will be primarily on the consultant and phase I is the opportunity to hear from residents through surveys and meetings.

Ms. Hull said she felt Ms. Ayers will give the HOC a lot of support and will be available as needed.

Ms. Brown said the phase II will include a draft plan based on data gathered from residents and will include survey results, data analysis, housing goals and actions. There will be public forums to present the draft housing plan and assistance to meet the state housing statutes. There will also be an implementation plan with one or two achieved actions by the end of phase II. She felt this whole process will take about 9 months to a year to be done.

Ms. DiTullio asked if with the Planning Commission working on the Plan of Conservation and Development and Zoning working on the rewrites is there enough time if this plan takes a year. Ms. Hall said the POCD is a slow process and the rewrite is not due until 2024. She said the Planning Commission has chosen Planametrix.

Ms. Yoho asked what the cost would be for phase II and Ms. Brown said the estimate is \$7,000.

Discussion and vote on 2023-24 Budget Request

Ms. Brown said part of the budget proposal depends on whether the Board of Finance authorizes the use of surplus money for the phase I of the consultant. If not, she put in \$14,000 for next years request. The recording secretary salary is \$2,408 and supplies request of \$750 for flyers, participation in events such as Sip & Stroll and food and drinks at forums. The total request is \$17,158.

Ms. Brown moved to approve the Housing Opportunities Committee budget request of \$17,158 for 2023-24, seconded by Mr. Kalinka and passed unanimously.

Aye: Brown, DiTullio, Hull, Yoho, Kalinka

Ad Hoc HOC Budget Workshop on January 11, 2023, 12pm, Zoom

Ms. Brown said she and Ms. Hull will be on the Zoom call to discuss the HOC budget request. Ms. Hall said the Committee has gone through the exercise of pulling together a budget and understanding what the request is for.

Attendance at Jan 18 BOF meeting voting on Budget Surplus Requests

Ms. Brown invited anyone who could make it to join at the January 18th Board of Finance meeting where the budget surplus request will be discussed.

Old Business

Reports from Working Subcommittees

Ms. Hull said the Communications subcommittee is waiting on next steps before they take any action. Ms. Brown said she anticipates the consultant will guide the committee on communicating with residents.

Board Comments

Ms. Hull commented that she felt the HOC had made a lot of progress in the last month.

Public Comments

Ms. Yoho asked when the money might be available from the surplus funds and Ms. Hall said immediately after the Town Meeting vote. Ms. Hall said the Board of Finance needs to balance this year's expenses versus next year's and use some of the surplus to offset items that could be in next year's budget by using the money this year.

Adjournment

Mr. Kalinka moved to adjourn the meeting at 8:17 pm, seconded by Ms. DiTullio and passed unanimously.

Minutes recorded by:



Recording Secretary

Received by email on 01/05/2023 @ 12:34 p.m.
by Chrystie M. Bontempo, Asst. Town Clerk, New Fairfield