



**New Fairfield Housing Opportunities Committee  
MINUTES  
Tuesday, February 7, 2023  
7:30 PM  
Virtual meeting via Zoom**



**Members present:**

Anita Brown, Chairwoman  
Kathleen DiTullio, Vice Chairwoman  
Kathy Hull  
Jim Mandella  
Liz Yoho  
Roberta Anderson

**Absent:**

Rich Kalinka

**Ex Officio members present:**

Selectman Khris Hall (arrived at 8:09 pm)  
Tomas Kavaliauskas

**Ex Officio member not present:**

Cory Neumann

Also present: Joycelyn Ayer, Litchfield Center for Housing Opportunities  
Aicha Wood, Fairfield Center for Housing Opportunities

The meeting was called to order at 7:33 pm by Ms. Brown followed by the Pledge of Allegiance.

**Correspondence and Announcements**

No correspondence nor announcements.

**Approval of Minutes from January meeting**

Ms. Brown said there was one correction on page 1 where the meeting was called to order “by” in place of “my.”

*Ms. Hill moved to approve with the correction, Ms. Yoho seconded and passed unanimously.  
Aye: Anderson, Brown, DiTullio, Hull, Mandella, Yoho*

**New Business**

**Launch of Housing Needs Survey discussion with Jocelyn Ayers**

Ms. Brown said the money for the consultant went through many steps including Board of Selectmen, Board of Finance, and a Town Meeting before approval. She welcomed Ms. Ayer.

Ms. Ayer said she was excited to work with this committee on its housing needs. She said tonight they would discuss the time frame, the draft survey, and how to get the word out about the survey. She said she reformatted the Roxbury survey that the committee had discussed in October. She suggested a March launch of the survey, allowing two to three weeks for responses. She said most will answer on line in the first couple of days but they could keep the window open if they wanted. The plan would be to follow up after the survey results with community forums.

Ms. Ayer went through the survey from the introduction explaining why the survey was being conducted and that the committee wanted to hear from the community. She said the committee could do as many surveys as they wanted to get more specific information about Zoning, accessory apartments, or senior housing needs, for instance.

Ms. Ayer said they could do an initial survey which might allow the committee to set some goals or actions and then do another survey to see if the community supports the goals and actions.

The survey includes questions such as percentage paying for housing costs; rent versus own; accessory apartments; challenges to type of housing including for friends and family.

There was some discussion about this survey being specific to a person and perhaps taking out the question about family and friends challenges. It was decided that this would give the committee an understanding of what the community was feeling.

Under housing options Ms. Hull said senior housing is missing. Mr. Mandella asked if first time home buying was under the control of the Town and Ms. Ayer said this relates to affordability but also allows the committee to discuss options that are available.

In regard to cost of housing there was some discussion about availability as well. Ms. Ayer said she would try to create a table with cost and availability options.

Ms. Hall asked when the survey would be done and Ms. Ayer said it could be launched in March. Ms. Brown felt March was a good month as things start to get busy end of April early May. Ms. Hall said the committee would need a good plan for launching the survey in terms of where to advertise it, newsletters, press releases, etc.

Ms. Ayer said she had some suggestions including a press release from Hartland that could be tweaked for New Fairfield. She suggested the newspaper, senior citizen newsletter, Parks and Recreation newsletter, e-newsletters, etc. She asked Ms. Hall if she had a list of who they sent their broadband survey to and Ms. Hall said she could put one together.

Ms. Ayer also suggested Facebook, town website, church newsletters, land trust newsletters, library, Lions Club, historical society, volunteer fire department, sandwich boards, and QR code. She said the committee needs to engage its network to get the word out.

Ms. Hull asked how they could control making sure the results came from New Fairfield residents. Ms. Ayer said in her experience they have not heard much from out of Town residents. They have heard from former residents.

Ms. Ayer said the next steps are to tweak the survey and to send the link to the committee for review and comments. She will work with Ms. Brown on getting a draft list together to get word out.

Ms. Yoho said they should begin talking about community forums for maybe the last week in April beginning of May.

Ms. Brown said she received Ms. Ayer's contract and will send it along to Ms. Hall.

## **Old Business**

### **Update on 2023-24 Budget Request**

Ms. Brown said due to the \$7,000 from surplus funding the Housing Opportunities Committee request for next year will be \$7,000 for next steps with the consultant and money for recording secretary.

Ms. Hall explained the budget process and said the Board of Selectmen and Board of Education will present their budgets the first Saturday in March. The Board of Finance will have weekly meetings in March, maybe into April, with a referendum usually held in May.

### **Reports from Working Subcommittees**

None though communications will be getting busy with the survey.

### **Board Comments**

Ms. Brown said there is a virtual meeting on the review of the housing policy to be discussed in the 2023 legislative session on Friday at 9 am. She will send the information out to the committee.

### **Public Comments**

There were none.

### **Adjournment**

*Ms. Anderson moved to adjourn the meeting at 8:49 pm, seconded by Ms. Yoho and passed unanimously.  
Aye: Anderson, Brown, Hull, Mandella, Yoho*

Minutes recorded by:



Recording Secretary

Received by email on 02/08/2023 @ 11:56 a.m.  
by Chrystie M. Bontempo, Asst. Town Clerk, New Fairfield