



**New Fairfield Housing Opportunities Committee  
MINUTES  
Tuesday, April 4, 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  
Rich Kalinka

**Ex Officio members present:**

Selectman Khris Hall  
Tomas Kavaliauskas

**Ex Officio member not present:**

Cory Neumann

Also present: Joycelyn Ayer, Litchfield 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 March meeting**

Ms. Brown said there was one correction on page 1 where Ms. DiTullio asked if it signed be okay to mention the survey at the Business Happy Hour being sponsored by the EDC on Thursday and all agreed it would be fine, it should say Ms. DiTullio asked if it “would” be okay.

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

**New Business**

**Review survey results to date and discuss second round of outreach**

Ms. Ayer reported that 141 surveys had been completed so far. Ninety six percent own a single family home compared to 94% of New Fairfield residents. Twenty two percent have school aged children. Seventy two percent have lived in Town more than 20 years. She said younger age groups were not well represented yet in the survey responses. Forty seven percent are retired. Thirty seven

percent have experienced challenges finding the type of housing they would like to have and 51% of those may have to move out of Town. This is higher than most communities she has worked with.

The next round of survey requests should include the dates of the community forum and the target number is 356 respondents.

Ms. Brown asked committee members to share their experience with the first round of surveys. She noted the article has yet to appear in the Town Tribune. She said she wanted to coordinate with the First Selectwoman about getting the survey posted on Facebook. Ms. Hall also suggested Instagram.

Ms. Brown said the sandwich boards will be placed soon in front of the Senior Center and Town Hall. Mr. Kaviliauskas was able to get the Committee on the Zoning agenda for its next meeting. She is hoping to get in the Planning Commission agenda.

Ms. DiTullio said EDC put it on their Facebook page but she had not heard about results yet.

Ms. Yoho asked if the Superintendent was able to get it out to the school parents and Ms. Brown said she had sent the postcard and email but it had not gone out yet though the Superintendent was willing to send the information out.

Ms. Yoho said she had dropped information at the post office, Stop and Shop, Johnnys and Bruno's.

Ms. Hall suggested the surveys should be dropped at the daycares in Town.

Ms. Anderson she had stopped at the three real estate agencies in Town.

Ms. Brown said she was thinking about setting up outside Johnnys on Saturday to catch people shopping for the holidays.

Ms. Hall said the Lions Club Easter Egg hunt was Saturday 10 am at the high school. Mr. Mandella said he would see if it would be okay to set up a table there.

Ms. DiTullio asked about church bulletins and Ms. Brown said it was in St. Edwards bulletin. Ms. Yoho said it's been in the Congregational Church bulletin and she asked the Lutheran Church and the New Life Church

Ms. Brown asked if there were younger volunteers with the fire department and Mr. Kalinka said there were all ages but probably mostly younger and older.

Ms. Hull said she was thinking of putting the postcards with notes in her neighbors mailboxes.

Ms. Ayer asked if the committee wanted to do one or two community forums.

### **Plan for community informational forum; set date, venue(s), agenda and outreach**

Ms. Ayer said she did forums in Hartland in person and it was a senior citizen luncheon so they had a captive audience. She said the agenda for the forum would include why the Town is formulating a

housing plan, what is affordable housing, what do New Fairfield residents say about housing in Town, what does affordable housing look like, and next steps in the planning process.

Mr. Kalinka said this agenda sounds like what he would expect would be discussed and noted he has been taking pictures of affordable housing developments that are good and bad that could be shown.

Ms. Ayer said she would put together some slides for the next meeting that can be shown at the forum and asked Mr. Kalinka for 5 or 10 photos of what he has taken.

Ms. Ayer asked if the committee wanted to do two forums - one virtual and one in person.

Ms. Brown asked what each committee members role would be at the forums and Ms. Ayer said often committee members don't want to say anything but the Board of Selectmen should welcome people, a committee member should perhaps present the results - she said too many presenters can get cumbersome.

All members felt two meetings - one virtual and one in person - seemed like a good idea.

Ms. Brown suggested May 8, 9 or 10th for the community forums. After determining schedules it was decided to do in person May 8th at noon at the Senior Center and May 9th virtually at 7:30 pm.

Mr. Kalinka asked if the goal responders was only 1/3 met was it being rushed to do the forums so soon and Ms. Brown said this was the phase I and the fall would find another push and another forum.

Ms. DiTullio said she would have a table for Earth Day for the Adopt a Spot program and could have a poster with a QR code for the survey.

Ms. Anderson left the Zoom meeting at 8:47 pm.

### **Old Business**

#### **Update on Rollout and Member Contacts**

This was covered during the earlier discussion.

#### **Board Comments**

There were none.

#### **Public Comments**

There were none.

### **Adjournment**

*Mr. Kalinka moved to adjourn the meeting at 8:48 pm, seconded by Ms. Yoho and passed unanimously.*

*Aye: Brown, Hull, Mandella, Yobo, DiTullio, Kalinka*

Minutes recorded by:

A handwritten signature in blue ink that reads "Stephen R. Baskin". The signature is written in a cursive style.

Recording Secretary

Received by email on 04/05/2023 @ 3:09 p.m.  
by Chrystie M. Bontempo, Asst. Town Clerk, New Fairfield