



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



**HOUSING OPPORTUNITIES COMMITTEE
REGULAR MEETING MINUTES
Tuesday, March 5, 2024**

Members present: Anita Brown, Chairwoman
Kathleen DiTullio, Vice Chairwoman
Jim Mandella
Liz Yoho
Rich Kalinka (arrived at 7:43 pm)

Ex-Officio: Tom Kavaliauskas, Zoning

Also Present: Joyceln Ayer, Consultant

The meeting was called to order at 7:35 pm by my Chairwoman Brown. The pledge of allegiance immediately followed.

Correspondence and Announcements

There was none.

Approval of Minutes from February meeting

Mr. Mandella moved to approve the minutes as presented, seconded by Ms. DiTullio and passed unanimously.

Aye: Brown, DiTullio, Mandella, Yoho

New Business

Review/Go Over presentation of draft HAP for the March 14 BOS meeting

Ms. Brown said she will plan to walk the Board of Selectmen through the process the Committee has gone through to get to this point. She will introduce the members from the Committee and then Mr. Mandella will give the highlights of the survey results and Ms. DiTullio will discuss the land use and zoning assessments. Ms. Ayer will discuss the goals and strategies.

Ms. Ayer said she will remind the Board of Selectmen of the 2017 statute that established the 8-30g affordable housing legislation. Ms. Brown will share the timeline and process.

(Mr. Kalinka arrived at 7:43 pm.)

Ms. Ayer said the Committee say right up front what it needs from the Board which is the approval and adoption of the plan. Ms. Brown said she will discuss the goal of the committee which is 20 units over 5 years.

Mr. Mandella said he will discuss the survey takeaways and that about 1,300 New Fairfield homeowners are cost burdened.

Ms. DiTullio said she will discuss that the majority of properties are one or two acre single family homes and there are little choices for young people or seniors to get starter homes in New Fairfield. She said ADUs require special permits and multi family homes are restricted to elderly housing. Only one percent of housing stock is dedicated to remaining affordable housing.

Ms. DiTullio said the hope was that the Planning Commission would use this plan for the POCD and Zoning would use this to update their new regulations. Mr. Kalinka asked if there would be visuals of other projects as examples of affordable housing units as to what it can be.

Discussion of Building Community Support for Housing Playbook/Toolkit

Ms. Brown said the next steps after the hopeful approval by the Board of Selectmen will be how to navigate. Ms. DiTullio said it would be important to reach out to religious entities to enlist their help on getting support for the plan. She also asked if it would be a good idea to visit area Towns to get advice on how they have proceeded and to learn about roadblocks.

Ms. Brown said it might be a good idea to put together subcommittees to breakdown how to work with the playbook. Ms. Ayer suggested getting little pieces of information out about affordable housing in a Town newsletter or e-newsletter. Ms. Yoho suggested reaching out to the people who gave emails early on to see how they fit into the plan.

Old Business

Board Comments

Ms. Brown thanked Ms. DiTullio for getting the EDC to discuss and endorse the HAP. Ms. DiTullio said the EDC unanimously agreed to support the plan. Ms. Brown asked committee members to share with their constituencies.

Ms. Brown asked Mr. Kavaliauskas how the Zoning Commission was proceeding with the consultant and he said they had to go back through the process as the first consultant was not working out. This will be a slow process.

Public Comments

There was none.

Adjournment

Ms. DiTullio moved to adjourn the meeting at 8:35 pm, seconded by Mr. Mandella and passed unanimously.

Aye: Brown, DiTullio, Yoho, Mandella, Kalinka

Minutes recorded by:



Recording Secretary

Received by email on 03/07/2024 @ 11:46 a.m.
by Chrystie M. Bontempo, Asst. Town Clerk, New Fairfield