

RIDGEFIELD AFFORDABLE HOUSING COMMITTEE MEETING MINUTES

Wednesday March 27, 2024 at 7:00pm

Town Hall Small Conference Room
400 Main Street, Ridgefield, Connecticut

Please note: these minutes are not verbatim.

ATTENDEES: Present: Debra Franceschini-Gatje (Chair), Lori Mazzola (Vice Chair), Sharon Coleman, Sheryl Knapp, Kent Rohrer, Tim Vilinskis

Absent: Jennifer Brakenwagen, Kevin Brown, and Krista Willett

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

AGENDA

1. Public comment (3 mins per speaker, up to 30 minutes)
2. Discussion Items
 - a. Guest Speaker Steve Zemo to discuss 8-30g housing units.
 - b. Update Affordable Housing Plan action items (Sheryl)
 - c. Required use of town email (Debra)
 - d. Recap of CHFA webinar
 - e. Grant Discussion (Lori)
 - f. Halpin Lane Update (Kent)
 - g. Housing Trust Fund Update (Debra & Jennifer)
 - h. ADU Webinar (Debra)
 - i. Update on CT legislative housing bills (Tim)
 - j. Blight properties (Sharon)
 - k. Workforce Housing Research
 - l. Other new business
3. Public comment (3 minutes per speaker; up to 30 minutes)
4. Approve Previous Minutes
5. Adjourn

1. **Public Comment:** none

2. **Current Business:**

- a) Guest Speaker: Steve Zemo spoke about 8-30g. He met with Rob Hendricks about having the 2 deed-restricted affordable units in his new 8-30g project remain affordable to perpetuity, and be based on area (AMI) as opposed to state median incomes (SMI). These units would not count toward the moratorium.
- b) Affordable Housing Plan action items were updated throughout the meeting (see attached).
- c) Required use of town email. Committee officers will have emails assigned to them corresponding to their position, and non-offices assigned a letter. All Committee members will communicate to Debra when they have their new emails so that she can remove their personal emails from distribution.
- d) A second CHFA webinar, held on March 27, was well attended and received.
- e) Grant Discussion. Lori is determining an alternative use for the remaining \$47k from the Prospect Ridge investigation grant, and the process for moving forward. Kent proposed that we use the funds to do feasibility, engineering, and remediation studies to investigate prospective public or private properties.
- f) Halpin Lane Update. Kent spoke to Rudy about the prospect of having Habitat build affordable homes on the Halpin Lane space. Rudy spoke with Jane at Ability Beyond, who indicated that they are continuing to work toward the development of a home for adults with disabilities. Kent is going to request that a reasonable time limit be put on the project.
- g) Housing Trust Fund Update. Debra and Jennifer have been investigating other towns' plans. Debra recommended that we move forward with it shortly as there's likely to be a funding opportunity through *in lieu of* payments.

- h) ADU Webinar. Debra proposed holding a webinar to review ADU options. Tim indicated that some communities had some pre-approved models available.
 - i) Update on CT legislative housing bills. Tim provided an update on the status of bills pertinent to Ridgefield residents and the Committee.
- 3. New Business:**
- a) Blight properties. Sharon proposed that the Committee consider investigating use of the multiple blight properties in town. She will approach the town's Blight Committee regarding a property in her neighborhood.
 - b) Workforce Housing Research. Debra doing initial research.
 - c) Other new business. None.
- 4. Public Comment:** none.
- 5. Minutes:** Sharon moved to accept the minutes as written; Kent seconded. Motion was unanimously approved.
- 6. Next meeting:** The next Regular meeting is scheduled for April 24.
- 7. Adjournment:** Sheryl moved to adjourn; Lori seconded, and the Committee voted unanimously to adjourn. Meeting adjourned at 8:45.

Prepared by Sheryl Knapp, Secretary