

## RIDGEFIELD AFFORDABLE HOUSING COMMITTEE MEETING MINUTES

Wednesday September 25, 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), Kevin Brown, Sharon Coleman, Sheryl Knapp, Kent Rohrer, Tim Vilinskis and Krista Willett (virtual)

**Absent:** Lori Mazzola (Vice Chair) and Jennifer Brakenwagen

The meeting was called to order at 7:00 PM.

### AGENDA

1. Public comment (3 mins per speaker, up to 30 minutes)
2. Discussion Items
  - a. Approval of June and July Meeting Minutes (All)
  - b. Update Affordable Housing Plan action items (Sheryl)
  - c. Team Survey Results (Debra)
  - d. Call with RHS Project (Debra)
  - e. Blight List Update (Sharon)
  - f. End of Year Report to BOS (Sheryl & Debra)
  - g. 8-30g Updates
  - h. Halpin Lane Update (Kent)
  - i. Housing Trust Fund Governance Assistance Needed (all)
3. Public comment (3 minutes per speaker; up to 30 minutes)
4. Adjourn

**1. Public Comment:** No public comment

**2. Discussion Items:**

- a) **Approval of July Meeting Minutes:** Kevin moved to accept the July minutes as written; Sharon seconded. Motion was unanimously approved. There were insufficient attendees present from the June meeting to approve the June minutes. Therefore, the June minutes AND the September minutes will be voted on at the October meeting.
- b) **Update Affordable Housing Plan action items**
- c) **Team Survey Results:** Debra shared a key survey takeaway was to keep the meeting to one hour. Kevin added that we should limit the # of agenda items so we can dig deeper on key issues rather than just skim the surface.
- d) **Call with RHS Project:** Debra shared that students from a RHS class in architecture and design are creating a CAD schema of an ADU. Project completion is TBD.
- e) **Blight List Update:**
  1. 122 Lakeside Drive--New complaint
  2. 38 Marcardon Ave--New complaint
  3. 200 Mountain Rd—New complaint
  4. 221 Mamasasco Rd—This is a rental property. The landlord will pressure the tenant.
  5. 145 High Ridge Ave—DEEP is now handling this property.
  6. 120 Bennett's Farm Rd—Another letter has been sent to the owner.
  7. 80 Silver Spring Lane—The Blight Committee is working with the owner.
  8. 84 Mamasasco Rd—Rudy still needs to reach out to the owner to discuss donating the property to the Habitat for Humanity.

9. 29 Lakeview Drive—Tax sale will be held on December 3<sup>rd</sup>.
  10. 120 Ivy Hill Rd—Owner will tear down the existing structure and rebuild.
- f) **End of Year Report to BOS:** Debra and Sheryl are working on the end of year report.
  - g) **8-30g Updates:** The Ligi building on Farmingville Rd is completed and rented.
  - h) **Halpin Lane:** Rudy to check in with town attorney to see what would be required to take back the property that was given to Ability Beyond.
  - i) **Housing Trust Fund Governance:** The summer intern put together a list of towns with the date they submitted their housing plans. Debra assigned the plans to each Committee member to look for meaningful information on Housing Trust Funds. The goal is to identify towns that have or are considering establishing HTFs and how they are governed. Committee members will bring their findings to the next meeting on October 23<sup>rd</sup> and work together to finalize the Housing Trust Fund Proposal for the BOS.
3. **Public Comment:**
    - a) **Andrea Beebe:** Last week, the Committee on Aging had the two State Senators and State Representative present, who presented a packet of information then fielded questions – many of which pertained to anger regarding housing, especially pertaining to 8-30g. A third of Ridgefield’s population is seniors.
  4. **Next meeting:** The next Regular meeting is scheduled for 10/23/24.
  5. **Adjournment:** Kent moved to adjourn; Kevin seconded, and the Committee voted unanimously to adjourn. Meeting adjourned at 8:23 PM.

Prepared by Sharon Coleman and Sheryl Knapp, Secretary