

RIDGEFIELD AFFORDABLE HOUSING COMMITTEE MEETING MINUTES

Wednesday April 24, 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), Jennifer Brakenwagen, Kevin Brown, Sharon Coleman, Sheryl Knapp, and Tim Vilinskis
Absent: Kent Rohrer and Krista Willett

The meeting was called to order at 7:02 PM.

AGENDA

1. Public comment (3 mins per speaker, up to 30 minutes)
2. Discussion Items
 - a) Update Affordable Housing Plan action items (Sheryl)
 - b) Required use of town email (Debra)
 - c) Study on zoning reform strategies (Tim)
 - d) Halpin Lane Update (Kent)
 - e) Housing Trust Fund Update – Present to BOS on 5/8 (Deb)
 - f) ADU Webinar update/Westchester Modular (Debra)
 - g) PMZ 8-30g proposed swap/letter from committee (All)
 - h) Tax Sale List (Deb)
 - i) Blight properties (Sharon)
 - j) Updates AHC town website to resources
 - k) Braver Angels meeting recap (Deb)
3. Approve Previous Minutes
4. Public comment (3 minutes per speaker; up to 30 minutes)
5. Adjourn

1. **Public Comment:** none

2. **Current Business:**

- a) Update Affordable Housing Plan action items. See attached document.
- b) Required use of town email. Most Committee members have town emails, and those who do not will get them shortly.
- c) Halpin Lane Update. The Committee reviewed a rough schematic of the building floorplan. It is not known how far along Ability Beyond is with funding for this project. To be discussed at May meeting with Kent present.
- d) Housing Trust Fund Update. The Committee reviewed and made edits to a draft of the presentation to the BOS on 5/8. Several Committee members will attend the meeting.
- e) Kevin moved to table Agenda items f, g, j and k; Jennifer seconded. Motion unanimously approved.

3. **New Business:**

- a) Study on zoning reform strategies. Tim identified a few items from the Affordable Housing Plan appearing to present opportunities for the Committee – including missing middle housing, TOD, mixed use zoning in existing commercial property, and form-based codes. He will draw up a more complete proposal based on plans he has reviewed from communities across the nation.
- b) Tax Sale List. Debra reported that there are none.

c) Blight properties. Sharon is on the agenda to discuss a blight property in her neighborhood, at the committee's next meeting.

4. Public Comment: none.

5. Minutes: Debra moved to accept the minutes for the 3/27/24 meeting as written; Lori seconded. Motion was unanimously approved.

6. Next meeting: The next Regular meeting is scheduled for 5/22/24.

7. Adjournment: Sheryl moved to adjourn; Kevin scoded, and the Committee voted unanimously to adjourn. Meeting adjourned at 9:05.

Prepared by Sheryl Knapp, Secretary