

RIDGEFIELD AFFORDABLE HOUSING COMMITTEE MEETING MINUTES

Wednesday May 22, 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, via teleconference), Jennifer Brakenwagen, Sheryl Knapp, Tim Vilinskis, and Krista Willett
Absent: Kevin Brown, Sharon Coleman, and Kent Rohrer
Guest: David Dillman, Sales Manager for Westchester Modular and affiliate modular development companies

The meeting was called to order at 7:04 PM.

AGENDA

1. Public comment (3 mins per speaker, up to 30 minutes)
2. Update Affordable Housing Plan action items (Sheryl)
3. Westchester Modular ADU Presentation (David Dillman)
4. Town grant for technical assistance status (Debra)
5. Required use of town email (Debra)
6. Study on zoning reform strategies (Tim)
7. Halpin Lane Update (Kent)
8. Housing Trust Fund Update – Present to BOS on 5/8 (Deb)
9. PMZ 8-30g proposed swap/letter from committee (All)
10. Updates AHC town website to extended resources (Deb)
11. The Villages affordable unit sales (Kevin)
12. Braver Angels meeting recap (Debra & Tim)
13. ADU project with Ridgefield High School (Debra)
14. Approve Previous Minutes
15. Public comment (3 minutes per speaker; up to 30 minutes)
16. Adjourn

1. **Public Comment:** none

2. **Current Business:**

- a) Update Affordable Housing Plan action items. See attached document.
- b) Guest David Dillman presented on the variety of mobile homes and shared examples of recent projects.
- c) Town grant for technical assistance status. The town was awarded the grant, providing technical assistance and other resources.
- d) Required use of town email. Most Committee members have town emails.
- e) Jennifer moved that items 7 & 11 from the agenda be tabled until the June meeting; Sheryl seconded. Motion was unanimously approved.
- f) Housing Trust Fund Update. Debra presented to the BOS on 5/8. The BOS wants more information regarding how HTFs operate in other towns. Jennifer requested that the Committee discuss proposing that the HTF plan be amended.
- g) Update AHC town website to extend resources. Debra proposed that the website be expanded to include additional resources, such as assistance program available to tenants and homeowners.

3. **New Business:**

- a) Study on zoning reform strategies. Tim indicated that there will be a lot of activity regarding affordable housing in the next legislative session following the elections, recommending that the

Committee serve as a resource for our town representatives. The Committee discussed that this could extend beyond the Committee's charter. He reviewed pending legislation and initiatives from across the Nation that may present opportunities for Ridgefield. The recently awarded technical grant may also support the strategic planning process. Committee members will independently review the document Tim distributed prior to the next meeting. Debra proposed inviting WesCOG's Francis Pickering regarding ways we can build more housing.

b) PNZ 8-30g proposed swap/letter from Committee.

c) Sheryl moved that Agenda items 12 & 13 from the agenda be tabled until the next meeting; Tim seconded. Motion was unanimously approved.

4. Public Comment: none.

5. Minutes: Jennifer moved to accept the minutes for the 4/24/24 meeting as written; Tim seconded. Motion was approved 5-1, with Krista abstaining.

6. Next meeting: The next Regular meeting is scheduled for 6/26/24.

7. Adjournment: Debra moved to adjourn; Tim seconded, and the Committee voted unanimously to adjourn. Meeting adjourned at 9:06.

Prepared by Sheryl Knapp, Secretary