

## RIDGEFIELD AFFORDABLE HOUSING COMMITTEE MEETING MINUTES

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

The meeting was called to order at 7:06 PM.

### AGENDA

1. Public comment (3 mins per speaker, up to 30 minutes)
2. Update Affordable Housing plan action items as we discuss-Sheryl
3. Technical Assistance Cohort-Meeting 1 update-Debra
4. Blight list update-Deb
5. Tenant Request-Sheryl
6. 8-30g Project Updates-Debra
7. Middle Housing Research Update-Tim
8. Approval of June Meeting Minutes-All
9. Public Comment (3 minutes per speaker).

#### 1. Public Comment:

- a) Elie Schecter: Has small business that develops large-scale solar projects, and is a former Peace Corps volunteer; he is interested in getting more involved with affordable housing, supporting the committee as appropriate.

#### 2. Discussion Items:

- a) Update Affordable Housing Plan action items. See attached document.
- b) Technical Assistance Cohort. The first meeting was held July 17 in Fairfield. Alice and Rob Hendrix were present to represent Ridgefield in person. Representatives from other towns shared challenges they are facing pertaining to affordable housing.
- c) Blight list updated. Debra reported that the owner of the blight property on Mamasco Road indicated a willingness to donate the property for public use, or partner with Habitat for Humanity to rehabilitate the house or tear it down and build a new home on the property.
- d) Tenant Request. Sheryl shared feedback received from a resident of Prospect Ridge regarding maintenance issues. The Committee agreed that she be referred to the members of the Board of Selectmen in their capacity of the Fair Rent Committee, as this is outside the purview of the Committee.
- e) 8-30g Project Updates. Debra reported that Steve Zemo's apartments behind the car wash have been approved by PNZ. There are 2 affordable units based on AMI (Area Median Income), as opposed to SMI (State Median Income) – 1 at 60% and 1 unit at 80% AMI for perpetuity.
- f) Middle Housing Research Update. Tim reported on "Missing Middle" housing initiatives being done in other states, including studies and building projects. He will be compiling a list to be distributed to the committee, to build understanding of what middle housing is and can be accomplished.

#### 3. Public Comment: none.

4. **Minutes:** Debra noted that Item 4 lists her as "President" instead of Chair. Sheryl will make the correction. Since three meeting participants were not present at the June meeting, there were insufficient members present to approve the minutes. Sheryl to make the edit to the minutes, and the Committee will vote on the edited version at the September meeting.

5. **Next meeting:** The next Regular meeting is scheduled for 9/25/24. There will be no August meeting due to summer recess.
6. **Adjournment:** Kevin moved to adjourn; Tim seconded, and the Committee voted unanimously to adjourn. The meeting was adjourned at 8:45.

Prepared by Sheryl Knapp, Secretary  
7/26/24