

RIDGEFIELD AFFORDABLE HOUSING COMMITTEE MEETING MINUTES

February 26, 2025 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), Andrea Beebe, Kevin Brown, Sharon Coleman, Sheryl Knapp, Kent Rohrer, Tim Vilinskis and Krista Willett (remote)
Absent: Lori Mazzola (Vice Chair)

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

AGENDA

1. updates – Deb and Sharon
2. Public comment (3 mins per speaker)
3. Approval of January 2025 and February 10th Meeting Minutes-All
4. Review Final Housing Trust Fund Governance & Deep Dive presentation to BOS-All
5. PNZ Application: A-25-1 Text Amendment Change-2 Family dwellings in all residential zones & Allow ADU's that are not owner occupied.
6. Halpin Lane Status-Debra
7. Propose Revisions to inclusionary zoning regulation.

1. **Public Comment:** none

2. **Discussion Items:**

- a) Discussed Housing Trust Fund Governance presentation to the BOS, focusing on a not-for-profit model ("Friends of") with the proceeds used to serve the town's affordable housing needs. Another option to consider would be a town-managed fund.
- b) PNZ Application: A-25-1 Text Amendment Change – Attorney Bob Jewell proposed 2-family dwellings in all residential zones.
- c) Q&A section to be added on website by Sharon.
- d) *Kent moved to approve the minutes from the 1/22/25 regular meeting as written; Debra seconded. 5 voted in favor, 2 abstained; motion passed. Kent moved to approve the minutes from the 2/10/25 special meeting minutes as written; Debra seconded. 5 voted in favor, 3 abstained; motion passed.*
- e) Halpin Lane Status – Committee members have reached out to Rudy for updates; no change in status.

3. **Public Comment:** none

4. **Next meeting:** The next Regular meeting is scheduled for March 26th.

5. **Adjournment:** Debra moved to *adjourn*; Kevin seconded, and the Committee voted unanimously to adjourn. Meeting adjourned at 8:14 PM.

Prepared by Sheryl Knapp, Secretary