

RIDGEFIELD AFFORDABLE HOUSING COMMITTEE MEETING MINUTES

July 23, 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), Lori Mazzola (Vice Chair), Kevin Brown, Sharon Coleman, Sheryl Knapp, Kent Rohrer, Tim Vilinskis, and Krista Willett

Absent: Andrea Beebe

The meeting was called to order at 7:07 PM.

AGENDA

1. Public Comment-3 minutes per speaker
2. Approval of June 25th, 2025, meeting minutes
3. Housing Bill HB 5002 Status-SB 9 Climate Change Mandates
4. Branchville Public Forum Debrief on TOD
5. POCD Feedback-Standard Affordability Plan Model
6. Housing Trust Fund
7. Halpin Lane Status
8. Land inventory Database-State Grant-temporary hold
9. Possible Special Meetings Depending on HB 5002 Status
10. Possible Date Change for September 24th Meeting Due to Rosh Hashana
11. Public Comment-3 minutes per speaker
12. Adjourn

Next Meeting is September 2025 – No August 2025 meeting due to Summer Recess

1. Public Comment: none

2. Discussion Items:

- a) Approval of June 25th, 2025 meeting minutes: *Kevin moved to approve minutes with the end of item 2b deleted, pertaining to submitting the recommendations to PNZ; Lori seconded. Motion was unanimously approved as amended.*
- b) Discussed Housing Bill HB5002: Debra attended New Canaan's Affordable Housing meeting. They are sending a letter to the state to provide feedback on the Bill, which the Committee will review. A special meeting will be scheduled during August to discuss if needed.
- c) Branchville Public Forum – TOD: Debra reported on the Forum, which she had attended with Lori.
- d) POCD Feedback: Standard Affordability Plan Model. Debra met with PNZ, and reported back on certain action items.
- e) Housing Trust Fund update: At an upcoming meeting, the BOS will be scheduling a public hearing to discuss the formation of a HTF and answer questions. Debra will resend the slide deck prepared by the RAHC to BOS members. Kevin will present a brief summary of information previously submitted by the RAHC at the meeting.
- f) Halpin Lane Status: Will be discussed at the August BOS meeting, likely followed by a town meeting to discuss potential uses for the property, including possibly relinquishing it to Habitat. Kent and a Habitat representative to meet with Rudy prior to the meeting, but the RAHC will have limited involvement going forward.
- g) Land inventory Database-State Grant: continued temporary hold.
- h) September Meeting date: The Committee agreed to keep the 24th as a meeting date, due to Rosh Hashanah ending at sundown.

3. **Public Comment:** none
4. **Next meeting:** The next Regular meeting is scheduled for September 24th. There will be no Regular August meeting due to summer recess.
5. **Adjournment:** *Debra moved to adjourn; Lori seconded, and the Committee voted unanimously to adjourn.* Meeting adjourned at 9:03 PM.

Prepared by Sheryl Knapp, Secretary