

RIDGEFIELD AFFORDABLE HOUSING COMMITTEE MEETING MINUTES

January 22, 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), Andrea Beebe, Sheryl Knapp, Kent Rohrer, Tim Vilinskis and Krista Willett.

Absent: Kevin Brown and Sharon Coleman

The meeting was called to order at 7:01 PM.

AGENDA

1. Public Comment-3 minutes per speaker
 2. Approval of November Meeting Minutes:
 3. Finalize deep dive research by town with existing trusts and incorporate into Ridgefield Housing Trust Fund Governance presentation to BOS – ALL.
 4. Create response to P&Z request referral for the applications – ALL
 5. Ideas for next team project – Kevin and All
 6. Public Comment-3 minutes per speaker
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1. **Public Comment:** Peter Olson – attorney for Ljatif (Tony) Ramadani, who would like to build a 20-unit rental property, including 6 affordable units, at 43 Danbury Road.
 2. **Discussion Items:**
 - a) Andrea Beebe was introduced as a new member of the Committee, replacing Jennifer Brakenwagen who recently resigned.
 - b) **Debra made a motion to add 43 Danbury Road referral request to item 4b of the agenda;** Kent seconded. Motion was unanimously approved.
 - c) **Approval of November Meeting Minutes: Debra moved to accept the November minutes as written;** Kent seconded. Motion was unanimously approved.
 - d) **Finalize deep dive research by town with existing trusts and incorporate into Ridgefield Housing Trust Fund Governance presentation to BOS.** Committee members shared summaries of research conducted. All reports will be reviewed by Debra and Kent, a 2-3 selected as potential models for our town to be presented, with the others, to the BOS.
 - e) **Create response to P&Z request referral for the applications.** Committee members to review information distributed by Debra regarding the applications and provide feedback.
 - f) Discussed 43 Danbury Road project with Attorney Olson. There would be 6 affordable units (3 each of 1- and 2-bedroom units), for 40 years, with a proposed split between State Median Income percentages (2 1-bedroom and 1 2-bedroom at 60% SMI, and 1 1-bedroom and 2 1-bedroom at 80% SMI). Limited indoor parking would be available for an extra fee; outdoor parking would be free of charge. For affordable units, the total Certification fee would be \$500 for the first year and \$250 in subsequent years. Committee to meet to discuss a possible letter to P&Z.
 - g) **Ideas for next team project.** Committee discussed Halpin Lane project; Lori, Sheryl, and Andrea to draft letter requesting that the current firehouse and police station be considered for affordable housing use.
 3. **Public Comment:** none
 4. **Next meeting:** The next Regular meeting is scheduled for February 26th.
 5. **Adjournment:** Sheryl moved to *adjourn*; Lori seconded, and the Committee voted unanimously to adjourn. Meeting adjourned at 9:00 PM.