

## RIDGEFIELD AFFORDABLE HOUSING COMMITTEE MEETING MINUTES

March 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), Lori Mazzola (Vice Chair), Andrea Beebe, Kevin Brown, Sheryl Knapp, Tim Vilinskis and Krista Willett.

**Absent:** Sharon Coleman and Kent Rohrer

**Guest:** Steve Zemo

The meeting was called to order at 7:05 PM.

### AGENDA

1. Public Comment-3 minutes per speaker
2. Approval of February 10<sup>th</sup> and 26<sup>th</sup> Meeting Minutes:
3. FYI-BOS presentation to present Final Housing Trust Fund Governance – ALL.
4. Invited guest speaker Steve Zemo to discuss current housing challenges to build more affordable housing, public/private partnerships, microapartment review, and other housing related items.
5. Public Comment-3 minutes per speaker

1. **Public Comment:** Dave Goldenberg asked which recommendations from the Affordable Housing Plan the Committee had addressed.
2. **Discussion Items:**
  - a) Approval of February 10<sup>th</sup> and 26<sup>th</sup> Meeting Minutes. Debra moved to approve the 26<sup>th</sup> minutes; all voted in favor with Lori abstaining. The Committee will vote on the February 10<sup>th</sup> minutes at the March meeting, as there were not enough Committee members present at that meeting.
  - b) The Committee will present the final Housing Trust Fund Governance at the April 8<sup>th</sup> BOS meeting.
  - c) Guest speaker Steve Zemo discussed current housing challenges to build more affordable housing, including finding land, dealing with regulations, and underwriting. He welcomes public/private partnerships, and believes affordable units should be affordable for perpetuity. He utilizes 8-30g when it's the only tool available. He provided an update on the microapartments he recently built, some of which are affordable, and discussed other affordable housing related issues.
3. **Public Comment:** Lisa DelGiudice presented a list she had compiled of locations to potentially build affordable housing or for adaptive reuse.
4. **Next meeting:** The next Regular meeting is scheduled for April 23, 2025.
5. **Adjournment:** Lori moved to adjourn; Sheryl seconded, and the Committee voted unanimously to adjourn. Meeting adjourned at 8:41 PM.

Prepared by Sheryl Knapp, Secretary