

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 10th and 26th 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 10th and 26th Meeting Minutes. Debra moved to approve the 26th minutes; all voted in favor with Lori abstaining. The Committee will vote on the February 10th 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 8th 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