

RIDGEFIELD AFFORDABLE HOUSING COMMITTEE

Meeting Minutes

June 28, 2023 – 7:00 PM

Town Hall – 400 Main Street, Ridgefield

Small Conference Room, Lower Level

PRESENT: Dave Goldenberg (Chair), Kent Rohrer (Vice Chair), Kevin Brown, Whit Campbell, Sharon Coleman, Debra Franceschini-Gatje, Sheryl Knapp, Lori Mazzola, and Krista Willett

Guests: Susan Consentino and Elizabeth DiSalvo, PNZ

ABSENT: None

The meeting was called to order at 7:04 PM.

1. Public Comment:

- a) **Kirk Carr:** Feels that there is room for collaboration with PNZ, and the meeting scheduled for today with Rob Hendrick was a good first step.

2. Discussion with Rob Hendrick, Chair of the Planning & Zoning Commission. To be postponed to the 7/26/2023 meeting.

3. Current Business:

- a) Plan implementation updates (see attached “Report Card/Status/Next Steps”)

4. New Business:

- a) **Email correspondence.** Tabled to later in meeting.
- b) **Communications contact.** Lori proposed that the Committee have a contact that is designated as the Communications representative.
- c) **Recording/Zoom meetings.** Discussed the possibility of making all meetings hybrid with a free resource like FreeConferenceCall.com. Lori and Debra to investigate.
- d) **Transfer administration of FB page and town email address.** Dave to arrange for Kent, the Acting Chair, to have access to the Committee email, and for Debra and Sharon to be Admins of the web page.
- e) **Remaining grant monies.** Debra feels we should give the unused grant money back to the state until we know how we want to use it. Other Committee members felt that we should hold the money since the Commissioner has okayed the transfer to another property and it may jeopardize our access to the funds. The Committee agreed to use

the remaining grant money to create additional housing units, which could include supporting adaptive reuse.

- f) **Ethan Allen project letter.** Debra proposed that Committee submit an additional letter regarding the Ethan Allen project, recommending that the affordable housing provided be based on Support at SMI (State Median Income) as opposed to AMI (Area Median Income) level so they count as affordable housing units toward a future moratorium. Kevin made a motion to draft and send a letter to serve as an addendum to the previous letter to PNZ, recommending that the affordable units be based on SMI as opposed to AMI so they count toward the town's next moratorium; Kent seconded. Kent, Sheryl, Sharon, Kristin, Kevin, Lori, and Debra voted in favor; Dave and Whit opposed. Kevin drafted the letter as follows:

Having considered the matter further at the Committee's 6/28/2023 meeting, the Committee hereby amends its recommendations concerning affordable units insofar as the affordable units in the project be split between 60% and 80% of State Median Income (SMI), rather than Area Median Income (AMI). The purpose of this change is to ensure that the affordable units count toward a moratorium under CT Statute 8-30g.

- g) Debra proposed that Committee members consider skipping one month, as other town committees do. Since several Committee members may not be able to attend the August meeting, it was agreed to cancel the meeting. Debra moved that the 8/23/23 meeting be canceled; Kent seconded. Motion was unanimously approved.
- h) **Review assignments to the Committee from Ridgefield's PoCD.** Committee agreed to table in order to reference the Affordable Housing Plan.
- i) Other new business: none.

5. Public Comment:

- a) Kirk Carr: wished Dave well on a well-deserved sabbatical.

6. Review Previous Minutes: Kent moved to accept the 5/24/2023 minutes as written; Krista seconded. Motion was unanimously approved.

7. Next meeting: The next Regular meeting is scheduled for 7/26/2023.

8. Adjourn: Kevin moved to adjourn; Lori seconded, and the Committee voted unanimously to adjourn. Meeting adjourned at 9:16.