

RIDGEFIELD AFFORDABLE HOUSING COMMITTEE
Special Meeting Minutes

May 8, 2023 – 7:00 PM
Via Teleconference.

PRESENT: Dave Goldenberg (Chair), Kent Rohrer (Vice Chair), Whit Campbell, Sheryl Knapp, Lori Mazzola, and Krista Willett

ABSENT: Kevin Brown, Sharon Coleman, Debra Franceschini-Gatje

The meeting was called to order at 7:06 PM.

1. Current Business:

- a) **Discussion of proposed development with affordable housing component at 0 and 901 Ethan Allen Highway.** The RAHC has been asked to provide feedback regarding the proposal, to be submitted to the Planning and Zoning Committee. The development, as proposed, would consist of a total of 92 units – including 21 largely one- and two-bedroom apartments, and the remainder luxury townhouses. Approximately 15% of the units in the new development would be affordable at 80% of the Area Median Income (AMI).

Committee members concurred that it was important to also have some units at 60% AMI, and that a higher percentage of units be designated as affordable. Concerns were raised regarding what would occur should a tenant in an affordable unit at some point no longer qualify for affordable housing, as well as the pace at which the affordable units would be built in comparison to the market rate units. After considerable discussion, the Committee agreed to make the following recommendations:

- The project would have a larger affordable component: 20-25% of units, with the actual number being determined by Planning & Zoning.
- Affordable units would be evenly split between 60% and 80% of AMI, as well as between one- and two-bedroom apartments.
- Phasing in the building of affordable units would be proportional to that of the market rate units.
- The total monthly rent of affordable units would be affordable inclusive of all amenities and utilities – and residents would be provided access to the pool and other facilities.
- If a tenant no longer qualifies for affordable housing, the next apartment available would become an affordable unit (fungibility).

Lori moved that Dave draft a letter to Planning & Zoning specifying these agreed upon recommendations; Kent seconded. Motion was unanimously approved.

6. **Public Comment:**

- a) Nicholas Tampio asked if it was better to have any market rate apartments or to have them all affordable. Dave and Kent indicated that it would be preferable to not have segregated affordable housing, but Kent noted that the Committee was not prescribing that.

7. **Next meeting:** The Committee's next, regularly scheduled, meeting will be on 5/24/2023.

8. **Adjourn:** Whit moved to adjourn; Sheryl seconded, and the Committee voted unanimously to adjourn. Meeting adjourned at 7:52.

9. adjourned at 8:09 PM. # % / ; + # # % ' % # % - # The meeting was

Prepared by Sheryl Knapp, Secretary