

RIDGEFIELD AFFORDABLE HOUSING COMMITTEE MEETING MINUTES

November 20, 2024 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, virtual), Lori Mazzola (Vice Chair), Jennifer Brakenwagen, Kevin Brown, Sharon Coleman, Sheryl Knapp, Kent Rohrer, Tim Vilinskis and Krista Willett
Absent: none

The meeting was called to order at 7:03 PM.

AGENDA

1. Public comment (3 mins per speaker, up to 30 minutes)
2. Approval of June, September and October Meeting Minutes-All
3. Discussion Items
 - a) Finalize Housing Trust research and Housing Trust Fund Governance presentation to BOS, Kent created draft for review-All
 - b) Election of officers for 2025.
 - c) Finalize 2025 meeting dates for submission to town hall-All
 - d) Ideas for next team project-Kevin and all
4. Adjourn

1. Public Comment: No public comment

2. Discussion Items:

a) **Approval of June, September, and October Meeting Minutes:**

1. Lori moved to accept the June minutes as written; Kent seconded. Motion was approved by all but Kevin and Sheryl, who abstained.
2. Sheryl moved to accept the September minutes as written; Krista seconded. Motion was approved by all except Lori and Jennifer, who abstained.
3. October minutes to be voted on at January meeting.

b) **Update Affordable Housing Plan action items**

c) **Finalize Housing Trust research and Housing Trust Fund Governance presentation to BOS.** Kent reviewed the draft PowerPoint presentation he prepared, summarizing the data submitted by Committee members regarding HTFs. Just over half of CT's 169 municipalities either already have HTFs in place, or referenced the creation of a HTF in their Affordable Housing Plan. The most common source of funding was from Inclusionary Zoning fees and fees in lieu of. Jennifer proposed that Committee members do further research into those already in place – the governance, the source and balance of funding, and how the money is used; these will be allocated via email.

d) **Election of officers for 2025.** Jennifer made a motion that the Leadership positions (Chair, Vice Chair, and Secretary) remain as is; Sharon seconded. The motion was unanimously approved. Debra will remain as Committee Chair; Lori as Vice Chair; and Sheryl as Secretary.

e) **Finalize 2025 meeting dates.** To tentatively schedule meetings for the third Wednesday of each month except August and December, pending the Board of Selectperson's meeting schedule to avoid conflicts.

f) **The next team project** to consist of the further research on existing Housing Trust Funds.

3. Public Comment: none

4. Next meeting: the December 18th, 2024 meeting is cancelled due to holiday recess.

5. Adjournment: Jennifer moved to adjourn; Krista seconded, and the Committee voted unanimously to adjourn. Meeting adjourned at 8:07 PM.