

RIDGEFIELD AFFORDABLE HOUSING COMMITTEE MEETING MINUTES

September 24, 2025 at 7:00pm

Town Hall Large 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, Kent Rohrer, and Tim Vilinskis

Absent: Sharon Coleman, and Krista Willett

The meeting was called to order at 7:02 PM.

AGENDA

1. Public Comment-3 minutes per speaker
2. Approve July minutes
3. End of the year report due to BOS by end of month; update progress report card doc
4. Status on Town Meetings/Public Hearings regarding the Housing Trust Fund and 3 Halpin Lane.
5. New Business: Discuss next program project within the Affordable Housing Plan/POCD, HB5002 updates.
6. Discuss updates and timeline to AHP due to the state in 2027.
5. Public Comment-3 minutes per speaker

1. Public Comment: none

2. Discussion Items:

- a) Approve July minutes – ***Kent moved to approve the minutes with one change, to the date; Kevin seconded. The minutes were unanimously approved as amended.***
- b) Discussed end of year report due to BOS by end of month. Progress report card was updated; Sheryl to distribute to Committee members for any additional input or edits.
- c) Discussed outcome of Town Meetings/Public Hearings regarding the Housing Trust Fund and 3 Halpin Lane. HTF was approved. The Halpin Lane property is in age-restricted zone, which allows for only 1 senior housing unit given the acreage (less than 1 acre). At the Town Meeting on 9/17, Kent proposed that PNZ change zoning for the property to either allow 3 affordable units, or as multi-family zoning which would allow up to 4 units. Once zoning is established, Habitat to present a more specific proposal.
- d) New Business: Briefly discussed HB5002 updates. There has been no communication regarding Grey Field funding.
- e) To discuss updates and timeline to Affordable Housing Plan, due to the state in 2027, at a later meeting.
- f) Committee members have been receiving from affordable housing tenants regarding landlords, regarding maintenance issues or attempted rent increases. ***Kevin moved that the Committee draft a letter on behalf of the Committee to the Fair Rent Commission (part of the BOS) advising them that addressing conflicts between individual tenants and landlords is not within the RAHC's mandate, but rather within the purview of the FRC, and requesting that all such inquiries to the Commission not be directed to the RAHC; Andrea seconded the motion, which was unanimously approved.***

3. Public Comment: none

4. Next meeting: The next Regular meeting is scheduled for 10/22/25.

5. Adjournment: ***Andrea moved to adjourn; Sheryl seconded, and the Committee voted unanimously to adjourn.*** Meeting adjourned at 9:24 PM.