
Inclusionary Zoning Comments

From : Debra Franceschini <debrafranceschini@yahoo.com> Thu, Jan 12, 2023 05:17 PM
Subject : Inclusionary Zoning Comments
To : Alice Dew <pzdirector@ridgefieldct.org>
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Planning and Zoning Commission
Ridgefield, CT

I'm writing to propose changes to the counsel amended Inclusionary Zoning Amendment dated 1-10-2023.

I have health concerns regarding Section 8.8, item B Applicability, Specifically in areas without sewer access. This regulation is too broad and needs to be better identified as our town attorney stated in his redlined version back to PNZ unless we mean each and every zone.

In section 8.8, item C Requirements, item 1. The term "assisted housing" is often referred to as government subsidized housing. This should be further defined or possibly use of different language

In Section 8.8, item E, Fee in Lieu, The last sentence that reviews where fee in lieu payments should go should be better defined such as Payments to a PNZ account or Town account specifically earmarked for affordable housing pending the creation of an affordable trust fund. Rather than another commission designed entity on providing affordable housing.

In section 8.8, item F, Administration, regarding the affirmative fair housing marketing plan, should language that one cannot be discriminated on past criminal record or past evictions? It seems like the state is heading in this direction based on what I've read thus far. This may already be part of the Fair Housing Law.

In section 8.8, item item F, Administration, item 1, the program administrator should also certify that affordable units are listed on the on their LLC Mngt website, with correct contact information and process to be placed on a waiting list.

Thanks,
Debra Franceschini-Gatje

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