2025 ANNUAL REPORT

Affordable Housing Committee
Town of Fairfield

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January 2025

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The mission of the Affordable Housing Committee (AHC) is to promote a full range of housing choices for households of all incomes and ages in the Town of Fairfield.

Overview

The Affordable Housing Committee adopted its most recent Affordable Housing Plan in May of 2022, which satisfied the requirements of CGS 8-30j. The overall goals of the 2022-2027 Plan are to: (a) accumulate enough housing equivalency points to qualify for a moratorium; and (b) provide a broad range of housing options to meet the community's needs. The primary strategies include:

- Work with the Town Plan & Zoning Commission to increase the affordable set aside requirements;
- Engage the Town Plan & Zoning Commission to review and amend the Designed Residence District regulations;
- Support the Fairfield Housing Authority in its work to create additional affordable housing units in Town;
- Strengthen design guidelines to create more housing opportunities that are more compatible with existing neighborhoods;
- Identify opportunities to create "missing middle" housing.

In addition to pursuing these goals, the Affordable Housing Committee this past year:

- Considered and supported proposals to amend the Town's zoning regulations to provide a "payment in lieu" option and/or allow for the designation of off-site below market units in satisfaction of the Town's inclusionary requirements for "for sale" developments;
- Secured a technical assistance grant from the Fairfield County Center for Housing Opportunities (FCCHO) and worked with FCCHO to identify best practices to develop missing middle housing;
- Supported a proposed text amendment to allow a modest increase in density on lots of 15,000sf or more within the Residence B zone provided that one of the two bonus units would be deed restricted as affordable.
- Participated in a Senior Resource Fair at the Bigelow Center and hosted a workshop and panel discussion on accessory dwelling units (ADUs).

Key Statistical Data	**2000**	**2010**	**2024[1]**	**% Chnge[2]**
Population	57,340	59,404	61,737	3.9%
Average Household Size	2.61	2.69	2.71	
Median Household Income	$83,512	$106,767	$149,641	40.2%
Median Sales Price of a SF Home	$343,750	$520,000	$902,500	73.6%
Sales Price to Income Ratio	4.1	4.9	6.0	
Number of Residential Sales	795	605	583	-3.6%
Number of Residential Sales < $300,000	272	61	0	
% of Residential Sales < $300,000	34.2%	10.1%	0.0%	
Total Number of Housing Units	21,029	21,648	22,075	2.0%
Percentage of Affordable Units (DECD)[3]	2.71%	2.21%	3.05%	

[1] Data is from the 2020 Census or from the most recent American Community Survey's 5-Year Estimates.

[2] This column measures the percentage change between 2024 and 2010.

Moratorium Status

	Points Required	Points Earned	Surplus
	439.6	462.5	22.9
Type of Development	**Existing**	**In Progress**	**Total**
Governmentally Assisted	103.50		103.50
Deed Restricted Ownership	37.00	8.00	45.00
Deed Restricted Rental	40.00		40.00
Set Aside Developments	228.00	92.75	320.75
Inclusionary Zoning Units	54.00	13.50	67.50
Total HUEP	**462.50**	**114.25**	**576.75**

Following the conclusion of a required 20-day public comment period, the Town submitted to the CT Department of Housing its initial Application for Certificate of Affordable Housing Completion on December 18, 2024. The Department has since advised that the application is complete. Accordingly, the Department has ninety (90) days with which to complete its review. The Town has requested that excess points be applied toward a subsequent moratorium application. There are several other projects underway that would generate housing unit equivalent points toward a future moratorium. These projects include two set aside developments (CGS 8-30g) under construction at 131 Beach Road and 92 Bronson Road. Additionally, the Fairfield Housing Authority (FHA) plans to commence work on a 40-unit development at 980 High Street sometime next year. This past year, Town Boards approved the purchase of 254 Greenfield Street to create additional affordable homeownership opportunities in partnership with Habitat for Humanity.

Housing Trust Fund

The Housing Trust Fund was established by ordinance in March of 2018. As of December 31, 2024, the Housing Trust Fund had a balance of $1,042,565 excluding funds set aside to complete the purchase acquisition of #376 Quincy Street (Parkview Commons). The uncommitted balance as of 12/31/24 is $1,027,565, of which the Committee is considering an allocation of $500K to assist the FHA with developing 980 High Street.

Balance as of 12/31/23	$ 935,817
Income-Fees	$ 354,607
Disbursements	$ 247,859
Balance as of 12/31/24	$ 1,042,565
Reserve	
Parkview Commons	$ 15,000
Adj. Balance/Avail to Commit	$ 1,027,565

[3] In developing the Affordable Housing Appeals List, the Department of Economic & Community Development (DECD) counts only governmentally assisted housing, rental housing occupied by persons receiving rental assistance, housing financed by the CT Housing Finance Authority (CHFA) and deed-restricted properties. For more information, please see https://portal.ct.gov/DOH/DOH/Programs/Affordable-Housing-Appeals-Listing.