

Town of Fairfield
Office of Community & Economic Development
Affordable Housing Committee
February 9, 2022

The Affordable Housing Committee of the Town of Fairfield held a Regular Meeting on Wednesday, February 9, 2022. The meeting will be held via Zoom.

PRESENT: Steve Grathwohl; Carrie Makover; Joanne Csonka; Heather Dubrosky; Gwynne Alperovic; Janice Bouloubasis and Nina Velez;

ALSO: Mark Barnhart, Director of Community & Economic Development; Glenn Chalder, Planimetrics

CALL TO ORDER: Mr. Grathwohl called the meeting to order at 7:01 p.m. He noted that due to the format of the meeting only members of the committee would be permitted to contribute.

AGENDA

MINUTES: A motion to accept the minutes of the January 12, 2022 regular meeting and the January 26, 2022 special meeting was made by Ms. Makover and seconded by Ms. Bouloubasis. The motion was approved unanimously.

AFFORDABLE HOUSING PLAN: Status Report

Mr. Chalder reviewed the Executive Summary of the revised Affordable Housing Plan. Committee members favored reducing the Executive Summary to two pages. They would like to see a goal statement followed by a listing of the primary strategies and overview of the implementation plan. A description of the broad range of housing varieties available to secure the enactment of the plan would be helpful.

Mr. Grathwohl suggested that an increase in the set aside requirement be included in the plan. Currently it is 10% and the committee suggested 15% to 20%. The TP&Z seems amenable to discussing this.

Committee members submitted comments relative to other aspects of the plan. The timetable going forward for its presentation is as follows: March 14, 2022, AHC-TPZ joint workshop; March 30, 2022, AHC finalizes Plan; May 11, 2022, presentation to the Board of Selectmen and public hearing to adopt the Plan.

OLD BUSINESS AND UPDATES

Mr. Barnhart said there is little change in the moratorium numbers from last month. Mr. Barnhart provided a quick update on several projects, including:

- 528 Black Rock Turnpike - building permit issued, construction underway with expected completion by fall 2023.
- 83 Castle Avenue – TPZ approved application
- 2-6 Beacon Square - application has been resubmitted; public hearing scheduled for March
- 4185 Black Rock Turnpike (Plant Factory) - appeal on approval of 94 residential units

Mr. Barnhart reported that the current balance of the Housing Trust Fund is \$127,946

Mr. Barnhart is working with the Purchasing Department to issue a request for qualifications to identify potential development partners for the redevelopment of 244 Greenfield Street as well as Parkview Commons.

Mr. Barnhart provided a quick update on the Community Development Block Grant program and noted that his office will conduct an initial public hearing on March 3rd to discuss housing and community development needs and to solicit possible activities and projects for funding consideration.

Ms. Lyons and Ms. Sammarco were recognized for their contributions to the work of the Affordable Housing Committee during their tenure.

The meeting adjourned at 8:53 p.m.

The next scheduled meeting is Wednesday, March 9, 2022 at 7:00 p.m.

Respectfully submitted,

Gretchen Goethner