

Town of Fairfield
Office of Community & Economic Development
Affordable Housing Committee
April 13, 2022

The Affordable Housing Committee of the Town of Fairfield held a Regular Meeting on Wednesday, April 13, 2022, in the First Floor Conference Room of Sullivan Independence Hall and via Zoom.

PRESENT: Steve Grathwohl; Joanne Csonka; Heather Dubrosky; Janice Bouloubasis; Nina Velez; Urb Leimkuhler

ALSO: Mark Barnhart, Director of Community and Economic Development

CALL TO ORDER: Mr. Grathwohl called the meeting to order at 7:02 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 meetings of March 9, 2022, March 14, 2022 and March 30, 2022 was duly seconded and approved unanimously.

AFFORDABLE HOUSING PLAN: Status Report

Mr. Barnhart reported that the updated plan would be presented at a public hearing on May 11, 2022. The meeting will be held in the Board of Education's Conference Room and via Zoom for those unable to join in person. Mr. Barnhart stated that a copy of the proposed plan has been posted on the town web site and hand-delivered to the Town Clerk. Notice of the meeting has been sent to the Board of Selectmen and other town officials and a press release has been issued. Mr. Barnhart suggested that the Committee meet on May 18th following the public hearing to discuss any comments received and to finalize the report. It will then need to be presented to the Board of Selectmen before being submitted to the State in advance of the June 1st deadline.

OLD BUSINESS AND UPDATES

131 Beach Rd.: Mr. Barnhart provided brief recap of the case and noted that the judge found for the developer on appeal. Mr. Barnhart stated that he thinks it likely that TPZ will appeal the decision.

15 Unquowa Road: Mr. Barnhart provided a brief summary of a proposed 63-unit set aside development pursuant to CGS 8-30g. The owner is also requesting a text

amendment. Mr. Barnhart noted that the project has not yet received approval from the Water Pollution Control Authority. As proposed, 19 of the 63 units would be “affordable.”

High Street: Mr. Barnhart provided a brief summary and noted that the FHA had appealed the Inland Wetland Agency’s decision, but that the Court held for the Town. Mr. Barnhart stated that he expects the FHA to submit a revised application to the Inland Wetlands Agency in an attempt to address their concerns.

Biro Street: Mr. Barnhart reported that another developer has apparently made a better offer to the Church than the FHA, but that he didn’t have further details. Mr. Barnhart noted that the State had already committed \$1.5 million to the project should FHA win the bid for the property.

Greenfield Street: Mr. Barnhart reported that the Town has selected Habitat for Humanity of Fairfield County as its preferred development partner. Mr. Barnhart noted that Habitat would provide the financing as well as oversee the design, construction, and sale of the affordable home ownership units, subject to income and resale restrictions. Mr. Barnhart stated that the Town would be making the property available to Habitat essentially at no cost under a 99-year ground lease. Mr. Barnhart stated that the four units were expected to be a mix of 3 and 4 bedrooms that will be targeted to households at 60% of area median income.

Housing Trust Fund: Mr. Barnhart reported that the Housing Trust Fund has a balance of roughly \$167,000. Discussion followed as to how the HTF should be used to the best advantage to encourage further development of affordable housing.

ADU’s: Mr. Leimkuhler mentioned that he is working with the Fairfield Senior Advocates to revise/update a marketing brochure on ADUs.

NEW BUSINESS

Mr. Leimkuhler offered to analyze town owned parcels to evaluate their potential for affordable housing.

The meeting adjourned at 8:11 p.m.

The next scheduled meeting is Wednesday, May 18, 2022 at 7:00 p.m.

Respectfully submitted,

Gretchen Goethner