

**Town of Fairfield  
Office of Community & Economic Development  
Affordable Housing Committee  
October 11, 2023**

The Affordable Housing Committee of the Town of Fairfield held a Regular Meeting on Wednesday, October 11, 2023 in the Second Floor Conference Room of the Old Town Hall. The meeting was also conducted via Zoom.

PRESENT: Urb Leimkuhler; Steve Grathwohl; Nina Velez, Heather Dubrosky & Gwynne Alperovich

ALSO: Mark Barnhart, Director of Community and Economic Development;

Mr. Leimkuhler called the meeting to order at 7:05 p.m.

### **Minutes**

A motion was made, duly seconded, and unanimously approved to accept the minutes of the AHC meeting of September 13, 2023.

### **POCD Status Update**

Mr. Barnhart reported that the Town Plan & Zoning Commission continues to discuss the draft Plan of Conservation & Development (POCD). He asked if the AHC would like to submit any comments to TPZ on the draft POCD. Mr. Barnhart noted that the housing policy recommendations within the draft POCD largely reflect the strategies outlined in the AHC's recently adopted Affordable Housing Plan. Mr. Leimkuhler suggested that action be deferred until after the November meeting. Mr. Barnhart offered to provide a summary of the housing policies within the POCD for the Committee's review.

### **Payment in Lieu Status**

Mr. Barnhart mentioned that he had followed up with Attorney Chris Russo and TPZ regarding a proposed text amendment that would enable the Commission to consider a payment in lieu option, but that Attorney Russo had not yet submitted language for review. Mr. Barnhart also discussed the increased need for management oversight for multi-unit developments that have affordable units.

### **Affordable Housing Plan**

Mr. Leimkuhler reviewed the key objectives of the Affordable Housing Plan. He noted that "education and outreach" was an on-going objective, and to that end, the AHC was planning a workshop on ADUs. The workshop is being planned for November 13 at the Fairfield Museum. Like last year, the workshop will feature a moderated panel discussion followed by Q&A. Committee members discussed the possibility of increasing inclusionary zoning (set-aside) percentages for affordable units with incentives. Mr. Grathwohl will work with Mr. Barnhart on developing a pro forma to assess the impact on increasing the set aside percentages from 10-12% to 15-20%.

## **Old Business and Updates**

- Mr. Barnhart reported that he had secured a waiver of the inflow & infiltration fee from the WPCA for the Habitat project at 244 Greenfield Street.
- Mr. Barnhart distributed an updated moratorium progress report and observed that the Town should have enough points to submit a moratorium application by mid-2024.
- Mr. Barnhart reported that the Housing Trust Fund had a balance of \$913,591, with \$319,000 reserved for Parkview Commons.
- Mr. Barnhart advised that Habitat would conduct a homebuyer information session on October 28<sup>th</sup> at the Fairfield Public Library.

The Committee discussed the need to revise parking requirements for commercial and multi-family units as a means to reduce development costs and foster new development opportunities.

The meeting adjourned at 9:03 p.m. The next scheduled meeting is Wednesday, November 8, 2023 at 7:00 p.m.

Respectfully submitted,

Gretchen Goethner