

**Town of Fairfield**  
**Office of Community & Economic Development**  
**Affordable Housing Committee**  
**November 8, 2023**

The Affordable Housing Committee of the Town of Fairfield held its Regular Meeting on Wednesday, November 8, 2023 in the Second Floor Conference Room of the Old Town Hall. The meeting was also available via Zoom.

**PRESENT:** Urb Leimkuhler; Steve Grathwohl; Nina Velez

**ALSO ATTENDING:** Mark Barnhart, Director of Community & Economic Development;  
Jacqueline Paige

**CALL TO ORDER:** Mr. Leimkuhler called the meeting to order at 7:02 p.m.

### **Minutes**

Consideration of the minutes of the October 11, 2023 meeting was postponed due to a lack of a quorum.

### **ADU Workshop Prep**

Mr. Leimkuhler reported that the ADU workshop will take place on November 11, 2023 from 7:00 - 8:30 p.m. at the Fairfield Museum and History Center. To date, 38 people have registered and 64 people have responded to the on-line survey. The purpose of the event is to educate and inform the public about ADUs and changes enacted within the last few years to make it easier to establish ADUs in Fairfield.

### **POCD Status Update**

Mr. Barnhart reported that the POCD plan was still pending before the Town Plan & Zoning Commission.

### **Payment in Lieu Status**

Mr. Barnhart stated that there is nothing new to report, as he is still awaiting Attorney Russo to submit a draft text amendment for review.

### **Affordable Housing Plan**

Mr. Leimkuhler suggested that the AHC focus on following objectives of the Affordable Housing Plan:

- Consider changes to the Town's inclusionary zoning guidelines;
- Cooperate with the Fairfield Housing Authority
- Develop the Housing Trust Fund
- Enhance outreach to promote the work of the AHC

In addition, Mr. Barnhart suggested that the Committee continue its work on exploring changes to the Town's parking requirements as it relates to smaller multi-family developments as well as larger, multi-tenanted commercial properties, as well as explore opportunities to provide more 'missing middle' housing.

### **Old Business and Updates**

Mr. Barnhart mentioned that there was no change this past month in the number of points achieved toward a moratorium.

Mr. Barnhart reported that the Housing Trust Fund has a balance of \$920,000 with \$319,000 committed for Parkview Commons. Mr. Barnhart noted that the Town had awarded development rights to Habitat for Humanity for Parkview Commons. 376 Quincy is in foreclosure and a sale is scheduled for November 18, 2023.

Mr. Barnhart reported that contractors for Habitat are working on the foundations for the multi-family project on Greenfield Street.

There are ongoing discussions with the owner of the St. Emery's property.

Several of the duplexes that are part of the owner built housing on Greenfield Street are in need of improvements. The association is seeking financial assistance to help defray some of these costs.

### **New Business**

Mr. Grathwohl suggested that the AHC consider providing additional staff resources to help review the annual reports from developers who currently own/manage affordable housing subject to 8-30g and town regulations. He noted that the HTF could help defray these costs. Mr. Barnhart noted that allocations from the HTF require approval by the BOS.

The meeting adjourned at 8:12 p.m. The next scheduled meeting is Wednesday, December 13, 2023 at 7:00 p.m.

Respectfully submitted,

Gretchen Goethner