

**Town of Fairfield
Office of Community & Economic Development
Affordable Housing Committee
December 13, 2023**

The Affordable Housing Committee of the Town of Fairfield held a Regular Meeting on Wednesday, December 13, 2023 in the Second Floor Conference Room, Old Town Hall. The meeting was also available via Zoom.

PRESENT: Urb Leimkuhler; Bob Ellwanger; Steve Grathwohl

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

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

Minutes

Consideration of the minutes of the October 11, 2023 and November 8, 2023 meetings was postponed due to a lack of a quorum.

2024 Meeting Schedule and Election of Officers

Action on these items was also postponed due to a lack of a quorum.

Payment in Lieu Status

Mr. Barnhart reported that TPZ had not yet received a draft text amendment from Attorney Rizzio regarding this matter. Mr. Barnhart stated that he had prepared a draft text amendment and had shared this language with Attorney Rizzio. According to Mr. Barnhart, his draft presented a cost formula more in line with the actual cost to produce an affordable housing unit elsewhere. Mr. Grathwohl suggested that the AHC consult with Glenn Chalder for his input.

Affordable Housing Plan

Mr. Barnhart mentioned that he is working on the AHC annual report to be delivered to the RTM. He will feature the development on Greenfield Street and the brochure that Mr. Ellwanger had prepared on the Housing Trust Fund.

Mr. Leimkuhler led a conversation on proposed next steps to implement strategies in the Affordable Housing Plan. He suggested that the AHC continue to prioritize consideration of changes to the Town's inclusionary zoning regulations; examination of non-conforming lots in B & C zones; amending the Town's parking requirements as they pertain to large commercial plazas.

Mr. Barnhart suggested that the AHC hold a joint planning meeting with the TPZ Commission to discuss these topics and proposed solutions to inform the Committee's work.

Old Business and Updates

Mr. Barnhart reported that based on projects currently under construction, he anticipates that the Town will have enough points to qualify for its first housing moratorium by the second quarter of this year. He noted that the process to apply is arduous, and requires notice in the CT Law Journal and other publications as well as a public comment period. The State has up to 90 days to act on a completed application.

Mr. Barnhart reported that the Housing Trust Fund has a balance of \$926,795 with \$273,000 designated for acquisition within Parkview Commons.

Mr. Barnhart discussed whether the AHC intends to submit written comments on the draft Plan of Conservation and Development to TPZ.

Mr. Barnhart reviewed the responses to the ADU survey. The survey had seventy-nine respondents. Mr. Grathwohl suggested that the AHC research possible incentives to help facilitate the construction of ADUs.

Mr. Barnhart reported that TPZ had received an application for a proposed 23-unit set aside (8-30g) development at 110 Woodward Avenue, which had been referred to a public hearing.

Mr. Barnhart noted that the decision by the TPZ Commission to reject the proposed set aside development on Berkeley Road is under appeal.

Mr. Barnhart stated that based upon the updated construction schedule provided by Habitat for Humanity, the two duplexes on Greenfield Street are expected to be completed by the end of 2024.

Mr. Barnhart noted on-going conversations with the Bridgeport Diocese regarding the potential acquisition of the Biro Street property. Mr. Barnhart suggested that the AHC might consider funds toward an appraisal.

New Business

Mr. Elwanger reported that he will continue to explore opportunities to acquire parcels that might be redeveloped for affordable housing.

Mr. Leimkuhler suggested that the AHC investigate possible changes to the model deed restriction language.

The meeting adjourned at 8:44 p.m. The next scheduled meeting is Wednesday, January 10, 2024 at 7:00 p.m.

Respectfully submitted, Gretchen Goethner