

Town of Fairfield  
Office of Community & Economic Development  
Affordable Housing Commission  
September 13, 2023

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

PRESENT: Urb Leimkuhler; Steve Grathwohl; Bob Ellwanger; Heather Dubrosky;

ALSO: Mark Barnhart, Director of Community and Economic Development; Emmeline Harrigan, Assistant Planning Director; Ray Rizzio

CALL TO ORDER: Mr. Leimkuhler called the meeting to order at 7:01 p.m.

#### AGENDA

#### Minutes

A motion was made and accepted to adopt the minutes of August 9, 2023.

#### Guest Speaker:

Ms. Harrigan discussed the proposed POCD document. Elements of the plan include a review of state and local statutes relating to future development in town. New requirements are related to issues such as infrastructure, potential rise of the sea level, and land use planning. Ms. Harrigan spoke about on-going projects planned for continued efforts to provide adequate housing for a diverse population and continuing to assure that Fairfield is a vibrant community. Ms. Dubrosky expressed concern that the eastern part of town was not getting enough consideration in the plan. Ms. Harrigan mentioned that the document would be submitted to the staff for final adjustments. Adoption of the POCD plan will unlock state funds for proposed projects.

#### Attorney Atty. Ray Rizzio, Discussion of Payment in Lieu Option.

Atty. Rizzio discussed the difficulty of providing affordable housing in upscale multi-unit "for sale" developments. Most small complexes cannot absorb the cost of affordable units and therefore tend to limit the number of them so as not to be subject to the inclusionary provisions. An additional consideration is that owners may not be able to afford common charges or assessments applicable to all parts of a development. He spoke about the difficulties of drafting plans for a 'payment in lieu' consideration for future projects. He suggested that TPZ and the AHC work with developers to identify alternatives to add to the number of affordable units in Town.

#### Affordable Housing Plan

Mr. Ellwanger spoke about the plans for the upcoming seminar regarding ADU's. The expectation is that it will be held at the Fairfield Museum in mid-November with the same format as the 2022 event. He will work with Mr. Barnhart to finalize details.

Mr. Liemkuhler spoke about evaluating parking requirements for new developments as one of the priorities of the Affordable Housing Plan. Mr. Ellwanger distributed an Off-Street Parking Utilization Analysis he had prepared. Ms. Harrigan mentioned that the subject of parking is included in the POCD document.

Mr. Leimkuhler suggested that the AHC adopt HTF regulations by the end of the year.

#### Old Business and Updates

Mr. Barnhart mentioned status on the following projects:

The Town is in the process of awarding development rights to Habitat for Humanity for the redevelopment of Parkview Commons. The first building at Metro Center is under construction. It will provide 9 affordable units. An 8-30g proposal is being submitted for 110 Woodrow Avenue. Eighteen units are proposed for 60 Katonah Drive. The Housing Trust Fund has \$550,567 (with \$350,000 set aside for Parkview Commons).

The meeting adjourned at 9:10 p.m. The next scheduled meeting is Wednesday, October 11, 2023 at 7:00 p.m.

Respectfully submitted, Gretchen Goethner