

Town of Fairfield  
Office of Community & Economic Development  
Affordable Housing Committee  
January 10, 2024

The Affordable Housing Committee of the Town of Fairfield held a Special Meeting on Wednesday, January 10, 2024 in the Second Floor Conference Room of the Old Town Hall. The meeting was also available via Zoom.

PRESENT: Urb Leimkuhler; Bob Ellwanger; Steve Grathwohl; Nina Velez;  
Janice Bouloubasis; Brian Vahey; Jacqueline Paige

ALSO PRESENT: Mark Barnhart, Director of Community and Economic Development;  
Attorney. Chris Russo

CALL TO ORDER: Mr. Leimkuhler called the meeting to order at 7:04 p.m.

### **Minutes**

By unanimous voice vote, the minutes of the October 11, 2023, November 8, 2023 and December 13, 2023 meetings were approved.

### **Meeting Schedule**

The meeting schedule for 2024 was accepted as presented.

### **2024 Election of Officers**

The following individuals were nominated, accepted and confirmed by unanimous vote of the members: Chair: Urb Leimkuhler; Vice-Chair: Steve Grathwohl; Secretary; Nina Velez

### **Payment in Lieu Regulation Amendment:**

Attorney Russo shared a proposed text amendment that would establish a “payment in lieu option” for developments with below market rate units for sale. Attorney Russo will be making an application to the Town Plan & Zoning (TPZ) Commission to adopt such a regulation. Discussion ensued regarding the proposed payment formula. Mr. Barnhart observed that mixed income “for sale” developments can have issues, and that having such a regulation may provide the Commission with needed flexibility. Mr. Barnhart voiced disagreement with the proposed formula, however, and suggested a higher payment standard. Mr. Barnhart noted that TPZ will conduct a public hearing on the proposed text amendment, and asked Committee members to consider submitting comments to TPZ.

## **Annual Report:**

Committee members discussed the draft annual report and recommended several changes. Mr. Barnhart agreed to make those changes to the report. The Committee authorized the Chair to submit the annual report to the RTM.

## **Affordable Housing Plan**

The members discussed holding an orientation session and Board retreat during February/March for new and returning members. Mr. Barnhart will circulate some proposed meeting dates. He asked members to forward to him any suggestions for topics. Mr. Barnhart reported that he is working on the Town's first application for a temporary moratorium under CGS 8-30g, which he expects to submit later this year.

## **Old Business and Updates**

Mr. Barnhart reported that the Housing Trust Fund has a balance of \$935,818, as of December 31, 2023, with \$319,000 set aside for Parkview Commons. The uncommitted balance in the Trust Fund is \$616,818. Mr. Barnhart reported that the Diocese of Bridgeport has accepted an offer for its property on Biro Street. Mr. Barnhart is still hopeful that the Fairfield Housing Authority may yet have an opportunity to develop the Biro Street property.

## **New Business**

Mr. Barnhart mentioned several new proposed housing developments including 110 Woodrow Avenue (20 units/CGS 8-30g), 222 Stilson Road (24 units/CGS 8-30g), Post Road mixed use (40 units).

The meeting adjourned at 9:00 p.m. The next scheduled meeting is tentatively scheduled for Wednesday, February 8, 2024 at 7:00 p.m.

Respectfully submitted,

Gretchen Goethner