

**Town of Fairfield  
Office of Community & Economic Development  
Affordable Housing Committee  
March 13, 2024**

The Affordable Housing Committee of the Town of Fairfield held its regular monthly meeting on Wednesday, March 13, 2024 at 7:00 p.m. in the Second Floor Conference Room of Sullivan Independence Hall as well as via Zoom.

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

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

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

**Minutes**

The minutes of the February 7, 2024 and March 9, 2024 meetings were approved unanimously.

**Affordable Housing Plan: Discussion of Next Steps & Timeline**

Mr. Barnhart reported that he is preparing an application for a temporary moratorium under CGS 8-30g.

Members discussed lowering the threshold for inclusionary zoning as well as increasing the set aside requirement. Committee members also discussed the payment-in-lieu concept and its applicability to Fairfield. Members agreed to review inclusionary zoning regulations in communities that are similar to Fairfield. Members discussed a rough timeline to present a proposed text amendment to TPZ. Mr. Barnhart will discuss with TPZ staff the possibility of holding a joint planning meeting with the TPZ Commission.

**Old Business and Updates**

Mr. Barnhart reported that the HTF has an uncommitted balance of \$680,500.

Mr. Barnhart noted that TPZ had approved the application for a residential development at 250 Pequot Avenue, though it rejected the proposed text amendment for a payment-in-lieu option.

Mr. Ellwanger updated the Committee on his parking analysis. Mr. Barnhart reported that he has had some exploratory conversations with a few owners of shopping centers.

Ms. Paige mentioned she had looked at several properties owned and managed by Connecticut Housing Partners and was impressed with their design and layout.

Mr. Barnhart reported that TPZ had approved the 245-unit, mixed use TOD project at 81 Black Rock Turnpike and that the conversion of a small office building at 60 Katona Drive had been scheduled for a public hearing.

The meeting adjourned at 8:50 p.m. The next scheduled meeting is Wednesday, April 10, 2024 at 7:00 p.m.

Respectfully submitted, Gretchen Goethner