

**Town of Fairfield  
Office of Community & Economic Development  
Affordable Housing Committee  
May 8, 2024**

The Affordable Housing Committee of the Town of Fairfield held its regularly scheduled monthly meeting on Wednesday, May 8, 2024 at 7:00 p.m. in the Second Floor Conference Room of the Old Town Hall. The meeting was also available via Zoom.

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

**ALSO:** Mark Barnhart, Director of Community and Economic Development; Attorney John Fallon; architects Mark Andre and associates; John Cerrone; Peter Stoffer

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

**Minutes**

The minutes of April 10, 2024 were approved unanimously with one correction denoting “St. Emery’s” to the item regarding the Bridgeport Diocese property.

**To Hear, Consider & Act Upon a Proposed Text Amendment**

Attorney Fallon presented a proposed text amendment (Section 5.1.1.2) that allow additional density on lots of 15,000sf or more within the Residence B zone. The goal would be to incentivize developers to create an affordable unit in exchange for a bonus residential unit. Attorney Fallon requested the Committee’s support for the proposed change, specifically as it relates to a proposed project at 68 Royal Avenue. Mr. Barnhart stated that this proposal is consistent with the Town’s adopted Affordable Housing Plan that are aimed at encouraging the development of “missing middle” housing. The developer is proposing a 5-unit, town home-style development on a parcel that is zoned presently for three units, with the understanding that one of the additional units would be deed-restricted as affordable housing. The Committee took no action, but will consider the proposal at its June meeting.

**To Hear, Consider & Act Upon a Proposed 4-Story Mixed Use Development at 2179 Post Road**

Attorney Fallon and Marc Andre shared details regarding a proposed 40-unit mixed-use development with 20% affordable. Mr. Barnhart noted that the code review committee had also reviewed the project. After discussion, the Committee took no action, but will consider the proposal at its June meeting.

**Hear, Consider & Act Upon a Proposed Allocation from the Housing Trust Fund to Support the Purchase of Five Duplex Properties**

Mr. Barnhart reported that he had been in conversation with an investor who is requesting funding from the Housing Trust Fund to purchase a portfolio of five duplex properties in exchange for a deed restriction to create affordable housing. The amount of funding as well as

the terms and conditions of the financial support have not yet been determined. Mr. Barnhart requested that the Board take no action this evening.

### **Affordable Housing Plan**

Mr. Leimkuhler reviewed some of the key issues that the Committee has been discussing including inclusionary zoning, parking and middle housing. Mr. Barnhart stated that it would be helpful if the Town Plan & Zoning Commission were to adopt its updated Plan of Conservation & Development, since many of these proposed changes align with the goals outlined in the draft Plan. TPZ still must hold a public hearing on the draft plan prior to adoption. The AHC is encouraged to submit comments to TPZ.

### **Old Business & Updates**

Mr. Barnhart reported that the balance in the Housing Trust Fund is \$1,340,692 including a reserve for the purchase of 376 Quincy. He expects to complete the application for a housing moratorium and submit it to the state in July.

The Bronson Road developer (Garden Homes) has received a building permit for the site, which had been approved for a 91-unit development pursuant to CGS 8-30g.

Mr. Barnhart advised that the Fairfield Housing Authority is undertaking an appraisal on the St. Emery's property.

Mr. Ellwanger reported that the Town had been averaging roughly one permit a month for ADU's.

Mr. Barnhart reported that the Fairfield County Center for Housing Opportunities (FCCHO) had selected Fairfield as one of the three communities to receive technical assistance under a new pilot initiative.

### **Meeting Adjournment**

The meeting adjourned at 8:55 p.m. The next scheduled meeting is Wednesday, June 12, 2024 at 7:00 p.m.

Respectfully submitted, Gretchen Goethner