

**Town of Fairfield  
Office of Community & Economic Development  
Affordable Housing Committee  
June 14, 2023**

The Affordable Housing Committee of the Town of Fairfield held a Regular Meeting on Wednesday, June 14, 2023 at 7:00 p.m., in the Second Floor Conference Room of the Old Town Hall. The meeting was also held via Zoom.

MEMBERS PRESENT: Steve Grathwohl; Urb Leimkuhler; Bob Ellwanger; Gwynne Alperovich; Nina Velez; and Janice Bouloubasis

MEMBERS ABSENT: Heather Dubrosky

OTHERS PRESENT: Mark Barnhart, Director of Community & Economic Development

CALL TO ORDER: Mr. Leimkuhler called the meeting to order at 7:10 p.m.

MINUTES: Consider & Act Upon the Minutes of May 10, 2023

The minutes of the May 10, 2023 meeting were accepted unanimously.

#### ELECTION OF CHAIR

Mr. Leimkuhler was unanimously elected as chair of the Committee.

#### AFFORDABLE HOUSING PLAN: Discussion and Next Steps & Timeline

Committee members considered steps to be taken to move the AHP forward, which included:

- Continue investigation of best practices from other towns to advance affordable housing
- Pursue strategies to maximize points (through construction of new housing and leveraging existing units through deed restrictions)
- Explore tax incentives and other inducements to promote affordable housing
- Utilize State resources and tools
- Re-examine housing needs (how many living in Fairfield need adequate housing?)
- Explore forming a 501c3 to better solicit donations to HTF
- Include the Board of Selectmen; Planning and Zoning, RTM in planning/action process
- Encourage CT to activate more statewide planning

#### OLD BUSINESS & UPDATES

Members expressed continued concerns about the proposed set aside development on Berkeley Road.

Developments in progress that will add points to Fairfield's moratorium application include: 2-6 Beacon Square, 583 Black Rock Turnpike and 5545 Park Avenue. They will not count until CO's are issued.

Mr. Barnhart reported that the Housing Trust Fund balance is \$889,000. Funds reserved for Parkview Commons are \$350,000. Funds from the HTF have secured to date four properties at Parkview Commons. These will provide at least eight duplex units.

Mr. Barnhart is expecting to receive a building permit for 244 Greenfield Street soon.

There is no progress to report regarding the St. Emery's property.

The meeting adjourned at 8:41 p.m.

The next meeting is scheduled for Wednesday, July 12, 2023.

Respectfully submitted, Gretchen Goethner, Recording Secretary