

**Town of Fairfield
Office of Community & Economic Development
Affordable Housing Committee
July 12, 2023**

The Affordable Housing Committee of the Town of Fairfield held a Regular Meeting on Wednesday, July 12, 2023 in the Second Floor Conference Room of the Old Town Hall. The meeting was also held via Zoom.

PRESENT: Urb Leimkuhler; Steve Grathwohl; Bob Ellwanger and Janice Bouloubasis

ABSENT: Heather Dubrosky, Nina Velez and Gwynne Alperovich

ATTENDING: Mark Barnhart, Director of Community and Economic Development; Carolyn Vermont, CEO Habitat for Humanity; Kevin Moore, COO, Habitat for Humanity

CALL TO ORDER: Mr. Leimkuhler called the meeting to order at 7:05 p.m.

MINUTES

A motion was made to accept the minutes of the regular meeting of July 14, 2023. The motion was unanimously accepted.

Guest Speaker: Carolyn Vermont, CEO Habitat for Humanity Coastal Fairfield County

Ms. Vermont and Mr. Moore presented an overview of the Habitat model. The housing developed by this organization provides new owners with a 30-year interest free mortgage; no down payment required but 150 hours of sweat equity per adult who will live in the home; a requirement that the home be designated affordable in perpetuity. Mr. Moore provided a brief update on the project that Habitat is partnering with the Town at 240-244 Greenfield Street. Ms. Vermont and Mr. Moore noted that the high cost of land limits development opportunities in Fairfield for organizations such as theirs. Mr. Grathwohl asked how quickly Habitat can act if a property does become available. Mr. Moore mentioned that they can close with a cash offer within 30 days. Their selection committee meets monthly to evaluate potential owners. Habitat will hold an informational meeting open to prospective homebuyers in Fairfield later this year.

Affordable Housing Plan

Mr. Leimkuhler reviewed the Affordable Housing Plan and current priorities. He suggested working with the Town Plan & Zoning Commission to increase set aside requirements. The Committee discussed holding another workshop on ADUs this fall.

Review/Discussion of Town Properties for Potential Affordable Housing Development

Mr. Leimkuhler reported that there were few viable building sites amongst Town owned property. The availability of town water and sewer is a significant factor. Mr. Leimkuhler noted that the TPZ Commission was looking at up-zoning a small number of parcels to provide more “missing middle” housing opportunities.

Old Business and Updates

Moratorium status: Mr. Barnhart reported that three set aside developments would come on line early next year, which should provide enough housing unit equivalency points to qualify for an initial moratorium.

Housing Trust Fund: Mr. Barnhart reported that the Trust Fund has a balance of \$908,000 (with \$350,000 designated for purchases within the Parkview Commons development).

Mr. Barnhart reported that site work will commence shortly at 244 Greenfield Street.

Mr. Barnhart reported that the Town had received a \$3 million brownfield remediation grant from the State of Connecticut to assist with cleaning up an old industrial site near the Fairfield Metro train Station to make way for housing, of which 20% would be set aside as affordable.

The meeting adjourned at 8:44 p.m. The next scheduled meeting is Wednesday, September 9, 2023 at 7:00 p.m.

Respectfully submitted, Gretchen Goethner