

**Town of Fairfield  
Office of Community & Economic Development  
Affordable Housing Commission  
May 19, 2010**

The Affordable Housing Commission of the Town of Fairfield held a meeting on May 19, 2010 at 7:00 p.m. in the Conference Room in Old Town Hall.

**PRESENT:** Steve Grathwohl, Chair: Nan Jackson; Dick Gribko; Martin Goldberg; Lisa Winjum

**ALSO PRESENT:** Mark Barnhart, Director, Office of Community and Economic Development; Sally Parker

**Distributions:** Minutes from April 21, 2010; Commerce Drive Study Area Draft Concept Plan; zoning regulations relating to density

Mr. Grathwohl called the meeting to order at 7:00 p.m.

***Minutes***

Due to a lack of a quorum, the approval of the minutes of April 21, 2010 was postponed until the June meeting.

***Density Bonus for Senior Housing***

Mr. Grathwohl said he had contacted Doug Defaw of the Human Services Commission about securing support for a density bonus amendment that would add 'affordable' to Fairfield's current zoning regulations. Mr. Defaw wanted specific information about the state of senior housing in Fairfield. Mr. Grathwohl and Mr. Barnhart will inform him of the current situation and the needs for improvement. Mr. Grathwohl said that currently there is no requirement for affordable units to be included in new developments. Mr. Barnhart said the AHC should work for the elimination of section 10.6.9 of the regulations and that the incentives must be attractive enough to attract developers. Mr. Barnhart said he planned to show the Darien regulations regarding affordable housing to the P & Z. Mr. Grathwohl said he would attempt to learn more about the Darien experience: why did they enact the regulations? What have the results been?

Mr. Barnhart said one current proposal calls for 17 units per acre and another seeks to limit the number of bedrooms per acre at 50. He said this is too low a number and that one-bedroom condos don't sell well. Mr. Grathwohl said it is important to get some changes approved and to plan to amend them in the future. Ms. Parker said that she thinks it will be September 2010 before this comes before the P & Z. She suggested that Mr. Grathwohl and Mr. Barnhart

submit any questions they may wish to ask the zoning commissioners to her before that meeting.

### ***AHC Annual Report***

Mr. Grathwohl said this report will be submitted to the RTM on Monday, May 24, 2010.

### ***Inclusionary Zoning***

Mr. Grathwohl asked if the AHC should support %10 inclusionary zoning for residential development, or should the number be greater. Ms. Winjun said any proposal needs to be supported by the First Selectman and others in the RTM and local organizations. Ms. Parker said it was necessary to get Republican support as well as Democratic. She also suggested trying to get support from John McKinney. Ms. Winjun suggested asking for a higher percentage, maybe %30. She stressed the need to raise awareness of the issue of affordable workforce as well as senior housing.

### ***Annual AHC Report to the Town***

Mr. Grathwohl said the Annual report of the AHC will be presented to the RTM at the May 24 meeting.

### ***Other Business***

The Thorpe Street property is back on the market. The existing wetlands make development difficult.

Mr. Grathwohl mentioned that there is to be a Green Building Council meeting on June 10, 2010 at the Norwalk Aquarium.

The meeting adjourned at 8:07 p.m.

The next meeting will be Wednesday, June 16, 2010 at 7:00 p.m.

Respectfully submitted,

Gretchen Goethner