

**Town of Fairfield
Office of Community & Economic Development
Affordable Housing Commission
October 20, 2010**

The Affordable Housing Commission of the Town of Fairfield held a meeting on October 20, 2010 at 7:00 p.m. in the Conference Room in Old Town Hall.

PRESENT: Steve Grathwohl, Chair; Nan Jackson; Mary Galgota; Martin Goldberg;

ALSO PRESENT: Mark Barnhart, Director, Office of Community and Economic Development; Lissa Thompson, Operation Hope; Sally Parker; Rosemary Williams

Distributions: Minutes from September 22, 2010; NYT article, *Fair-Housing Inquiry in Darien*, Oct. 10, 2010; Newsletter, Ct. Chapter, U.S. Green Building Council; Draft/Commerce Drive Station Area Addition to POCD Study; Fairfield Zoning Amendment to the Commerce Drive Station Area

Mr. Grathwohl called the meeting to order at 7:08 p.m.

Minutes

The minutes of September 22, 2010 were approved as revised.

Darien Affordable Housing

Mr. Grathwohl referred to the article from the NYT regarding affordable and inclusionary zoning housing proposals in Darien. He pointed out that HUD requires entities receiving federal funds to give "equal preference to qualified applicants from groups locally in the minority". Mr. Barnhart said employment status is not a protected status and that Fairfield would face a similar situation with trying to designate applicants in categories.

Commerce Drive Zoning Study

Mr. Barnhart said there have been minor changes in the proposed regulations. He suggested that 10% set aside for affordable housing might be an achievable goal. Ms. Parker said the P & Z was considering limiting the number of bedrooms to 50 per acre. Mr. Grathwohl said he is looking for a potential site in this area for a potential development. Mr. Barnhart said the public hearing on the Study would be held in late November or early December. He said it was important for all interested parties to work together to promote affordable housing in the area and to unite behind the 10% clause. Mr. Barnhart said one developer has expressed interest in housing and did not object to the 10%. He said this is more appealing

than a density bonus. One site might be 81 Black Rock Turnpike that has 4-5 acres. This could be a mixed-use development.

50 Campfield Drive

Mr. Barnhart said there would be a public hearing on this project on Tuesday, November 9. The developer is proposing 12 units with 4 affordable on approximately 1 acre. There would be two buildings with town homes. Mr. Barnhart said the developer has not asked for AHC input and that the area already has a higher density. He said the town would have no grounds to deny the application. Ms. Jackson suggested that the AHC should be represented at the hearing.

Revisions to Senior Housing Regulations

Mr. Barnhart said that the staff of the P & Z did not see a problem in eliminating section 10.6.9 from the regulations.

Mr. Grathwohl asked if the FHA had bonding capacity for housing. Ms. Jackson said if these resources were used, local support for housing might dissolve. She said the FHA does not have the resources to develop plans and to follow-through. Mr. Grathwohl asked if money was available for veterans' housing. This would need to be investigated.

Green Building Conference

Mr. Grathwohl said there would be a lecture about green building at the Bridgeport Library on October 26, 2010. The fee is \$25.00.

Black Rock Train Station

Mr. Barnhart said construction is proceeding on or ahead of schedule. Foundation walls for the concourse have been completed and light bases installed. Wetland mitigation and shoreline restoration is proceeding.

Other Business

Mr. Barnhart said the Whole Foods building of pre-fabricated walls is going up rapidly.

The meeting adjourned at 8:35 p.m.

The next meeting will be Wednesday, November 17, 2010 at 7:00 p.m.

Respectfully submitted,
Gretchen Goethner