

**Town of Fairfield  
Office of Community & Economic Development  
Affordable Housing Commission  
February 17, 2010**

The Affordable Housing Commission of the Town of Fairfield held a meeting on February 17, 2010 at 7:00 p.m. in the Conference Room in Old Town Hall.

**PRESENT:** Steve Grathwohl, Chair; Mary Galgota; Nan Jackson; Lisa Winjum

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

Mr. Grathwohl called the meeting to order at 7:43 p.m.

***Minutes***

The minutes of November 18, 2009 and January 20, 2010 were approved.

***Approval of the 2010 Calendar***

The calendar for 2010 meetings was distributed and approved. Mr. Barnhart will forward a copy to the Town Clerk.

***Election of AHC Officers***

Mr. Grathwohl was reelected as chair and Mary Galgota was elected vice-chair.

***2009 Annual AHC Report to the Town***

Mr. Barnhart distributed the statistical analysis for 2009. Ms. Jackson asked what would be the top dollar amount possible for a unit to be considered 'affordable'. Mr. Grathwohl will substitute another term and Mr. Barnhart will add some words of explanation. A second page will be added to list accomplishments and education as to the current regulations for accessory apartments and the need to plan for Commerce Drive development. Mr. DeFauw suggested the AHC find cooperating organizations such as Human Services, Fairfield Housing Authority to support the zoning proposals. Ms. Jackson suggested a meeting at the Senior Center to enlist support.

***377 Quincy Street***

Mr. Barnhart said this property is under contract. There is still an issue of some documentation on the part of the buyer. The deed restrictions will remain in effect.

### ***Green Affordable Housing***

Ms Tabachnick said her group is building 4 units of Green affordable housing in Bridgeport. They are looking for additional funds with which to complete the project. Mr. Grathwohl reported that his efforts to interest the members of the Greenfield Hill Grange in developing some green affordable housing within its building have not borne fruit.

### ***Commerce Drive***

Mr. Grathwohl and Mr. Barnhart stressed the need to develop and promote a plan for inclusionary housing within the zoning regulations for the Commerce Drive area. Mr. Barnhart said this was the time for Fairfield to look at HomeCt, as it provides incentives for private developers to build affordable housing. He said time is of the essence as there are already developers ready to present applications for building within the zone. The P & Z will meet in March to consider the proposed regulations. Ms. Parker will use BlueBack Square in West Hartford when she makes a presentation to the P & Z in order to explain the benefits of inclusionary housing. Ms. Tabachnick asked what plans Bridgeport has for the area of its property impacted by the Train Station. Mr. Barnhart said he has been to some neighborhood meetings in Bridgeport. Ms. Parker asked what the AHC would like in terms of affordable housing. Mr. Grathwohl said HomeCt specifies %20. Mr. Grathwohl asked if Mr. Kouris would meet with the AHC and the EDC. Mr. Barnhart will try to arrange this.

### ***New Business***

It was suggested that Mr. Grathwohl appoint members as liaison to other boards and town groups that would be helpful in encouraging the work of the AHC

The meeting adjourned at 8:37 p.m.

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

Respectfully submitted,

Gretchen Goethner

