

**Town of Fairfield
Office of Community & Economic Development
Affordable Housing Commission
April 21, 2010**

The Affordable Housing Commission of the Town of Fairfield held a meeting on April 21, 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 March 17, 2010; Commerce Drive Area Study Area Draft Concept Plan; "Evaluating Inclusionary Zoning Policies," David Rusk; "Nine Lessons for Inclusionary Zoning," David Rusk; Planning and Zoning Commission Adopted Resolution January 6, 2009, (Darien)

Mr. Grathwohl called the meeting to order at 7:10 p.m.

Minutes

The minutes of March 17, 2010 were approved.

Inclusionary Zoning

Mr. Grathwohl suggested that the consideration of inclusionary zoning regulations should go beyond looking at the Commerce Drive area. He referred members to the reports by David Rusk, and to the Darien zoning regulations. Mr. Barnhart said that Fairfield's current regulations provide the same density bonus for 'senior' housing as well as 'affordable' housing. He suggested that this does not provide any incentive for developers to build affordable housing units. Mr. Grathwohl reiterated the need to develop a broad base of support for inclusionary zoning. Mr. Goldberg asked if the proposed changes to the accessory apartment regulations could be brought up again. Mr. Barnhart affirmed that this could happen. Mr. Grathwohl asked commissioners to read the reports by David Rusk and the Darien rules and be prepared to discuss their application to Fairfield's regulations. Ms. Jackson suggested that it would be important to enlist the support of many other groups in town before bringing changes in the current zoning regulations to the town boards. She also suggested talking to a few builders for their impressions of the proposals and how changes would affect their businesses.

Joint Board Meetings

Mr. Grathwohl suggested that a member of the AHC should make contact with the following Boards and Commissions and groups in order to keep them abreast of the work and concerns of the AHC: Land Acquisition, Planning and Zoning, Fire and Police Departments and Commissions, Senior Citizens (through the Senior Center), Teachers' Association. He stressed that it is important to develop a base of support for affordable housing/inclusionary zoning quickly. The following individuals were suggested as contacts: Carol Landsman (FHA); Harry Ackley; Doug Defaux (Human Services); Alicia Israel. Mr. Barnhart said that the former Fairfield Lumber property on Thorpe Street is being considered for development and attention should be paid to the proposals.

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.

CDBG Program

Mr. Barnhart said the town would be receiving \$608,000 for the next fiscal year. This is an increase over the previous allocation. He said there would be a public hearing on the plan on May 11, 2010

Navy Housing

Mr. Barnhart said the home at 377 Quincy Street was under contract at \$192,000. He said his department is doing some work on other units such as installing new boilers, and refinishing interior doors in order to prepare them for market.

The meeting adjourned at 8:58 p.m.

The next meeting will be Wednesday, May 19, 2010 at 7:00 p.m.

Respectfully submitted,

Gretchen Goethner