

**Town of Fairfield
Office of Community & Economic Development
Affordable Housing Commission
September 21, 2011**

The Affordable Housing Commission of the Town of Fairfield held a meeting on September 21, 2011 at 7:00 p.m. in the Conference Room in Old Town Hall.

PRESENT: Steve Grathwohl, Chair; Lisa Winjum; Nan Jackson

Also Present: Mark Barnhart, Director of Housing and Economic Development; Sally Parker

Mr. Grathwohl called the meeting to order at 7:06 p.m.

Minutes

Approval of the minutes of June 15, 2011 was postponed due to lack of a quorum.

Affordable Housing Network

Mr. Grathwohl said that he and Ms. Parker had attended a meeting of the Fairfield County Affordable Housing Network. The attendees, from smaller communities in the area, shared problems and possible solutions. He said there would be a follow-up meeting.

Black Rock Train Station

Mr. Barnhart said the train station project is nearing completion. Brownfield remediation is continuing. The original developer, Wittek, is in discussion with the state to build a deck to serve the potential office building. He expects the station to be finished by the end of October. Ms. Parker asked if there would be a pedestrian bridge from Fox Street to the property. Mr. Barnhart said it would most likely be a long time before this happened.

Commerce Drive

Mr. Barnhart said the Commerce Drive overlay zone is now in effect. It will allow for 50 bedrooms per acre with 10% of the units to be affordable. He said Mr. Wittek is considering the possibility of building some residential units. Two sites, 81 Black rock Turnpike and the former Fitness Edge building were discussed as development sites. Mr. Barnhart said there were infrastructure problems in this area.

Bridgeport + Green Affordable Housing Tour

Mr. Grathwohl said he was going to attend a fund-raiser for the Bridgeport Neighborhood Trust later in October. He will send information to the commissioners.

Elderly Housing and Accessible Unit Zoning Regulations

Mr. Grathwohl asked the commissioners to consider whether they wished to revisit the question of zoning for accessory units. Ms. Parker suggested it might be worth trying again to have changes accepted by the TPZ. It was mentioned that Fairfield University is buying houses and using them for student housing.

Recent/current Town Planning, Zoning and Development Issues

Mr. Barnhart said an apartment development has been proposed for Fairchild Avenue. The project is before the code review committee. It would be comprised of 12 one-bedroom units and 32 studios. 15% would be affordable and 50% would be deed restricted. Garden Homes Management is the proposed developer. Mr. Barnhart will invite someone to come to the October AHC meeting from GHM.

CDBG

Mr. Barnhart said that under this grant, heating units at the Fairfield Housing Authority sites are being replaced as well as the roof on McKinney Housing. Operation Hope has also received some funding for supportive housing. Mr. Grathwohl suggested that these uses were good material for PR for the department.

The meeting adjourned at 8:15 p.m.

The next regularly scheduled meeting will be Wednesday, October 19, 2011 at 7:00 p.m.

Respectfully submitted,

Gretchen Goethner