

**Town of Fairfield
Office of Community & Economic Development
Affordable Housing Commission
October 26, 2011**

The Affordable Housing Commission of the Town of Fairfield held a meeting on October 26, 2011 at 7:00 p.m. in the Conference Room in Old Town Hall.

PRESENT: Steve Grathwohl, Chair; Nan Jackson

Also Present: Mark Barnhart, Director of Housing and Economic Development; First Selectman, Michael Tetreau; Sally Parker; Michael McQuade; Mark Corcoran; Richard Freedman, Garden Homes Management Corp.

Mr. Grathwohl called the meeting to order at 7:02 p.m.

Distributions:

Minutes from meeting of September 21, 2011; Information from Garden Homes Management

Minutes

Approval of the minutes of June 15, 2011 and September 21, 2011 was postponed due to lack of a quorum.

Recognition of Nan Jackson

Mr. Tetreau read a proclamation from the Town of Fairfield recognizing the many contributions Ms. Jackson has made to the cause of affordable housing in town over many years. Mr. Grathwohl thanked her for the work she has done on the Affordable Housing Commission and invited her to return to its discussions at any time.

130 Fairchild Avenue

Mr. Freedman presented his firm's plans for developing this site into affordable apartments. He sited the location as being one with few risks vis a vis neighborhood opposition and land use issues. A zoning change will be necessary, however. The building will be designed primarily for young people starting out in the work force. It will be 100% affordable per state statute. His company is refining the formula for the development so as to make it energy efficient. A tenant would need an income of \$35,000 a year to qualify for a 1-bedroom unit. There will be no basement but there will be a laundry room and a small fitness room for tenants' use.

Mr. Barnhart asked on what basis the developer expects the younger age group to be interested in the units. Mr. Freedman said their development in Darien appeals to just such a demographic.

Mr. Grathwohl asked if there would be any green space. Mr. Freedman said there would be a walking path and a sitting area. One half of the site is flood plain designated. About half the site will be covered by the building.

Mr. Barnhart asked in what areas the project exceeds the zoning regulations. Mr. Freedman said they would need greater density and parking spaces.

As to the business record of Garden Homes Management, Mr. Freedman said they had been in business 50 years and had been operating in Milford, Norwalk and Bridgeport for much of that time. He stressed that this project would be privately funded and would produce tax revenue for the town.

Mr. Freeman asked for comments from the commission. Mr. Grathwohl said he would like to see current GHM buildings; Ms. Jackson likes the concept was would like to see modifications to the exterior architecture. Mr. Grathwohl said he thought it would be a good addition to the town and would fill a niche.

Bridgeport + Green Affordable Housing Tour

Mr. Grathwohl showed a short video of the property on Holly Street in Bridgeport. This is a new, green, 2-family house.

The meeting adjourned at 8:50 p.m.

The next regularly scheduled meeting will be Wednesday, November 16, 2011 at 7:00 p.m.

Respectfully submitted,

Gretchen Goethner