

**Town of Fairfield
Office of Community & Economic Development
Affordable Housing Commission
November 14, 2012**

The Affordable Housing Commission of the Town of Fairfield held a meeting on November 14, 2012 at 7:00 p.m. in Roger Ludlowe Middle School.

PRESENT: Steve Grathwohl, Chair; Mary Galgota; Gerry Stuhlman; Lisa Winjun; Dick Gribko

Also Present: Mark Barnhart, Director of Housing and Economic Development; Michael Tetreau, First Selectman; Sally Parker; Carol Martin, Executive Director, Fairfield Housing Authority

Mr. Grathwohl called the meeting to order at 7:00 p.m.

Distributions: Minutes of September 19, 2012

Minutes: The minutes of September 19, 2012 were approved.

Election Results/Affordable Housing, Fairfield

Mr. Barnhart said he expects no increase in the CDBG funds allotted to Fairfield.

Discussion followed on the state regulation, 8-30(g). Mr. Grathwohl said he thinks the regulation has been misused in town. Mr. Tetreau said it is unrealistic to expect the 10% affordable housing goal to be met in Fairfield. He would like to see more senior friendly housing developed in town. Ms. Parker commented that she would like to see the P & Z addressing the problem by using overlay zones to encourage affordable housing. All agreed the cost of land was a major deterrent.

Ms. Martin asked who helps the P & Z decide on good sites for affordable housing. She said 10% may be an unrealistic goal but doubling the current stock to 4.6% might be obtainable. Ms. Parker said Ridgefield/Newtown/Trumbull have used accessory apartments to help meet the expected quota.

Ms. Martin said that the Fairfield Housing Authority is developing plans to expand the density on their existing property. They expect to seek a partner to build more project-based sec. 8 housing. The goal would be to have multi-story buildings with seniors on the first level and other eligible tenants on the upper floor.

Mr. Grathwohl thanked Mr. Stuhlman for developing a draft Affordable Housing Plan. He stressed that education and advocacy were the prevue of the AHC. He asked the commissioners to give their recommendations to Mr. Barnhart or himself. Mr. Tetreau suggested that having case studies of affordable housing developments in similar towns would be useful in explaining the concept to the town. In referring to page 3 of the draft, Mr. Barnhart said it is necessary to talk to

people on their own time and turf and to determine what they need to see in order to visualize the type of project that might be proposed.

Ms. Martin said she thought Rick Redniss would be an effective presenter to the P & Z as to what a workable plan would look like. Mr. Stuhlman said it would be important that the AHC decide on a specific goal to promote. Mr. Barnhart referred to February 2013 as the 25th anniversary of the plan developed during Jacky Durrell's tenure as First Selectman.

Black Rock Train Station

Mr. Barnhart said the developer has temporarily withdrawn his application for a residential development.

Exide Battery Site

Mr. Barnhart said the remediation plan should be available soon. A public hearing will follow.

185 Thorpe Street

Mr. Barnhart said the developers made a presentation to the Economic Development Commission recently. They plan to build 65 units of market rate housing. There are some remediation issues. Under current regs, there is no incentive to include some affordable units.

Turner Army Reserve

Mr. Barnhart said the reuse plan is very narrow. Mr. Tetreau asked if the recommendation made could be reconsidered. Mr. Barnhart said he would investigate the guidelines.

Other Business

Ms. Martin spoke about the developing plans of the Fairfield Housing Authority to put it a sound financial footing as well as to add some new units.

The meeting adjourned at 9:15 p.m.

Thee next regularly scheduled meeting will be Wednesday, December 19, 2012 at 7:00 p.m.

Respectfully submitted,

Gretchen Goethner