

Town of Fairfield  
Office of Community & Economic Development  
Affordable Housing Committee  
Minutes of February 20, 2013

The Affordable Housing Committee of the Town of Fairfield held a meeting on February 20, 2013 at 7:00 p.m. in Roger Ludlowe Middle School.

**PRESENT:** Steve Grathwohl, Chair; Gerry Stuhlman

Also Present: Mark Barnhart, Director of Housing and Economic Development; Vincent Maiolo; Cindy Sammarco; Sol Briks; Nancy Lyons; Sally Parker; Bob Frigo; Jill Hroziencik; Vince Hurley; Avira Sherbin

Mr. Grathwohl called the meeting to order at 7:05 p.m.

### **Osprey Landing**

Mr. Grathwohl said the developers of this property asked for a postponement of their presentation to the Committee. He said the plans are available for review on the town's website. A public hearing will probably be scheduled for March. Mr. Barnhart said the P & Z has adopted inclusionary zoning for the Commerce Drive area. Expanding this concept to other parts of town would enable P&Z to require developers to include affordable units as part of their development applications.

### **Affordable Housing Plan**

Mr. Stuhlman noted that the current Affordable Housing Plan for the Town of Fairfield dates from the administration of Jacky Durrell and has its 25th anniversary this year. This makes the time propitious for renewing and updating the plan. Mr. Grathwohl said that the AHC presented a resolution to the Board of Selectmen recently. The Board adopted the resolution that designated the AHC as the entity to research and write a new plan to be presented to the Selectmen by January of 2014. The Committee anticipates that Mr. Tetreau will take a leadership role in promoting the concept of Affordable Housing for Fairfield. Mr. Grathwohl said he plans to ask the RTM to endorse the concept so that the AHC can go to the state for some funding to support the needed research, pre-development funds and technical assistance.

### **8-30g State Regulation**

Mr. Maiolo reported that he attended a recent state legislative meeting in Hartford on the 8-30g regulations. The legislators' sentiment regarding changing the legislation was divided about 50-50 with the suburban representatives favoring change and the urban representatives leaning toward the status quo. Mr. Maiolo cited an opinion from Mr. Wendt of the P & Z that if 8-30 g were allowed to permit the subdivision sought on

Homeland Street, approximately 12,500 other properties could face similar development challenges.

Mr. Grathwohl stressed the need to develop a good plan for affordable housing in town and then mount an education program to promote the necessity of such housing and the advantages to Fairfield of addressing this need. Mr. Barnhart said Stamford's success in adding to its affordable housing stock has been due in part to the support of the business community. He said Fairfield must reach out to stakeholders such as the universities, medical facilities and GE.

Mr. Barnhart, Mr. Grathwohl and Mr. Stuhlman will develop a schedule to guide the AHC toward the goal of presenting a comprehensive plan to the Board of Selectmen by January 2014.

#### **CDBG FY 2014**

Mr. Barnhart said there would be a public hearing on February 26, at 6:00 p.m. at which interested parties could make presentations regarding potential grants through the CDBG program. The EDC suggestions for these grants will be provided to the RTM at the end of May 2013.

#### **Fairfield Housing Authority**

Mr. Barnhart said the FHA is working on some plans to add new housing units and refurbish the existing structures.

#### **Turner Army Property**

Mr. Barnhart said that the reuse plan approved for the Turner Reserve Center does not include any provision for affordable housing and the likelihood of amending the plan at this late date are very slim.

#### **Exide**

Mr. Barnhart said the DEEP would take comments on the plan to clean Mill River from the public through February 28. He said there is a link on the town website to information on this issue. He said the land site would need a zone change before it is redeveloped.

The meeting adjourned at 8:27 p.m.

The next regularly scheduled meeting will be Wednesday, March 20, 2013 at 7:00 p.m.

Respectfully submitted,

Gretchen Goethner