

**Town of Fairfield  
Affordable Housing Committee  
Minutes of March 20, 2013**

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

**PRESENT:** Steve Grathwohl, Chair; Gerry Stuhlman; Dick Gribko; Deb Owens; Jill Hroziencik

Also present: Mark Barnhart, Director of Community and Economic Development; Sally Parker; Carol Martin, Executive Director, Fairfield Housing Authority.

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

Mr. Grathwohl welcomed the new members: Ms. Owens, Ms. Hroziencik and Mr. Briks.

### **Osprey Landing**

Mr. Grathwohl said the developers of this property were going before the P & Z on March 26 with their plans for 65 condominiums. Commissioners suggested that the proposed letter from the AHC express their concerns in a more forceful manner. Mr. Grathwohl said he would redraft the letter. It will include a request for affordable units in exchange for variances as part of the plan.

### **Meeting With First Selectman**

First Selectman Tetreau made an appearance at Greenfield Commons in which he expressed the support of his office for the necessity of updating the Affordable Housing Plan for Fairfield. Reporting of the event should be available on Fair TV shortly. Ms. Hroziencik said it should be helpful if developers and attorneys were aware that there was official support for the development of more affordable units in town. Mr. Stuhlman suggested that the statement be used in conjunction with messages sent by the AHC to groups and commissions in town. Ms. Parker reiterated the advisability of adding overlay zones that would designate areas suitable for affordable housing.

### **Affordable Housing Plan**

Mr. Grathwohl and Mr. Barnhart attended a meeting of the RTM at which approval was given to the AHC to apply for a grant from Housing for Economic Growth. If awarded, this grant would provide aid in the development of an updated Affordable Housing Plan for Fairfield. First Selectman Tetreau will sign the application.

Mr. Grathwohl asked for suggestions as to how the commissioners would like to proceed toward the goal of presenting a new plan to the Board of Selectmen by January 2014. Mr. Stuhlman said he would put together a list of individuals and organizations

whose support should be enlisted. He suggested accelerating the development of an on-line resource for education and information. This would have links to position papers, fact sheets, etc. Ms. Hroziencik asked if the town had marketing resources that could be used. She stressed that the message should be uniform and clear. Mr. Gribko said the benefits to the town should be an important factor.

Mr. Barnhart said he has a commitment from the town web master to develop a page for this project. He asked the Commissioners to suggest content for the page.

Ms. Owens suggested that a survey of the town's residents be taken similar to one done in Westport recently. Ms. Martin said she thought this was available on line for reference. Mr. Gribko said it would be useful to have some 'case studies' of people who lived in affordable housing. Ms. Owens said she could write these up as well as a marketing piece.

Mr. Grathwohl suggested that two action steps be implemented soon: development of the web site and obtaining information on the survey used in Westport. Mr. Stuhlman advised that the AHC might need additional help to accomplish its goals by the end of the year. Mr. Grathwohl said there would likely be a need for additional meetings in order to make adequate progress.

### **Fairfield Housing Authority**

Ms. Martin said that Fairfield and New Haven counties should be receiving aid related to Storm Sandy. She is expecting some of those funds would be used for redevelopment at Pine Tree. Planned new construction there would bring the number of affordable units to 50. Mr. Barnhart said his department is currently trying to aid victims in town who have suffered great loss.

### **CDBG**

Mr. Barnhart said a meeting was held recently at which town groups for FY39 CDBG funds made requests. He expects Fairfield's allotment to be less than the previous year, especially due to the sequester. He said his office has sent a notice to municipal agencies regarding the Neighborhood Assistance Act Program. This program allows businesses to claim a State tax credit for cash contributions made to qualifying community programs.

The meeting adjourned at 9:05 p.m.

The next regularly scheduled meeting will be Wednesday, April 17, 2013 at 7:00 p.m.

Respectfully submitted,

Gretchen Goethner