

**Town of Fairfield
Affordable Housing Committee
Minutes of May 15, 2013**

The Affordable Housing Committee of the Town of Fairfield held a meeting on May 15, 2013 at 7:00 p.m. in the 2nd Floor Conference Room of Old Town Hall, 611 Old Post Road.

PRESENT: Steve Grathwohl, Chair; Jill Hroziencik; Sol Briks; Gerry Stuhlman

Present: Mark Barnhart, Director of Housing and Economic Development; Vincent Maiolo; Sally Parker; League of Women Voters members: Jean Sturges; Sandra Blum; Pat Reilly; Brya Perry; Pam Ritter; Black Rock Realty: Kurt Wittek; Steve Curtin

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

Minutes

The minutes of March 20, 2013 and April 24, 2013 were approved.

Osprey Landing

Mr. Barnhart said the application for condominiums on the Thorpe Street property had been rejected by the P & Z. He expects the developer to re-apply.

130 Fairchild Avenue

Mr. Barnhart said this development was approved on appeal. The T P & Z authorized a settlement with the builder. A building permit has been issued to Garden Homes Management.

AHC Annual Report

Mr. Grathwohl said the draft annual report is available for comment. The final version will be presented to the RTM on June 24, 2013.

BlackRock Realty

Mr. Curtin gave a power point presentation regarding the proposed residential building for the Train Station property. The plan is for 197 apartments. He expects the tenants will be millenials and people who wish to downsize. The appealing attributes of the project are the accessibility of transportation options, the potential for retail and restaurant uses and the walkability of the area. BRR plans to add state-of-the art amenities and develop the area as a neighborhood. 10% of the units will be affordable. Of the 197 units, 1/3 will be 2 bedroom, 2/3 will be 1 bedroom. Mr. Wittek said the proposal is in compliance with Fairfield's Master Plan. The completed project will

generate about \$800,000 a year in taxes. When asked what he would like from the AHC, Mr. Wittek said he is asking for support for this development for this part of town.

League of Women Voters/Affordable Housing Plan

Mr. Grathwohl asked the members of the League of Women Voters for suggestions as to how the AHC can get support for a revised Affordable Housing Plan for the town. Among the suggestions:

- Sponsor one or more panel discussions on the topic.
- Use Fair TV to encourage discussion.
- Involve other town organizations (Operation Hope, Brown Bag Lunches, Board of Education, PTA Council, Religious Leadership, Library, Realtors, Lenders, Better Business Bureau, Chamber of Commerce, Coalition of Neighborhood Associations, Senior Center)
- Produce articles for local publications (why is affordable housing good for the community?)

A suggestion was made that a graduate student from one of the local universities would help in developing materials for distribution.

The League will aim to put the conversation on the Brown Bag Lunch schedule for the fall of 2013.

Mr. Stuhlman suggested having a forum with the League of Women Voters geared toward those seeking elective office.

Mr. Barnhart said he saw education as the first priority with the promotion of specific goals the second priority.

The meeting adjourned at 9:30 p.m.

The next regularly scheduled meeting will be Wednesday, June 19, 2013 at 7:00 p.m.

Respectfully submitted,

Gretchen Goethner