

**Town of Fairfield
Affordable Housing Committee
Minutes of June 18, 2013**

The Affordable Housing Commission of the Town of Fairfield held a meeting on June 18, 2013 at 7:00 p.m. in the Old Town Hall Conference room.

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

Also Present: Mark Barnhart, Director of Housing and Economic Development; Vincent Maiolo; Sally Parker; Carol Pontrelli; William Taylor; Jan Reber; Mark Corcoran; Ellen Jacob; Linda Snelham-Moore

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

Minutes

The minutes of May 15, 2013 were approved.

Annual Report

Mr. Grathwohl said the format of the report to the RTM would be the same as the 2011 presentation. Among the findings are that the gap between affordable housing available and the incomes of those who need homes in Fairfield has widened. Mr. Barnhart said the annual CDBG award from HUD was increased by \$5000. Some of these funds will be used for down payment assistance and single-family rehab work. Mr. Stuhlman suggested adding a reference to the video that was made with Mr. Tetreau regarding the AHC plan. Commissioners may send additional comments about the report to Mr. Barnhart and Mr. Grathwohl. The report will be presented to the RTM on June 24th.

A motion was made and adopted to accept the 2012 Annual Report as amended and forward it to the RTM.

Update of Affordable Housing Plan

Mr. Barnhart said his department has applied for a state grant that would support the work of updating the Affordable Housing Plan. Mr. Gribko commended the report and said it brings the idea of inclusionary zoning to public attention.

Mr. Barnhart said an intern, graduate student Kelsey Smith, is compiling a power point presentation regarding Affordable Housing in Fairfield. He showed some segments of the work-in-progress. Some statistics included: 2.62 % of housing in Fairfield is considered "affordable"; there are 181 rental assistance units and 116 deed restricted units. Mr. Maiolo asked if there was an inventory of land that might be used for affordable housing. Mr. Barnhart said not much qualifies under existing zoning regulations.

A question was raised as to who needs affordable housing in Fairfield. The categories of potential residents include the elderly, non-traditional families, Baby Boomers, and workforce families.

What will work for these populations?

Ms. Hroziencik suggested highlighting the housing the town already has that fits in these categories and describing various ways new housing units can be provided. She asked that the plan include explanations of terms such as 'deed restricted.'

Mr. Stuhlman proposed using the next three months to meet with various town boards and commissions to inform them of the needs and the desirability of having authority to act on recommendations. He would like to see this issue before the public before the fall elections.

Ms. Pontrelli asked if the AHC would be trying to establish a goal in numbers of units. Mr. Grathwohl said the previous plan did not have that kind of goal but he would like to see a goal in this plan.

The meeting adjourned at 9:10 p.m.

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

Respectfully submitted,

Gretchen Goethner