

**Town of Fairfield
Affordable Housing Committee
Final Minutes of July 17, 2013**

The Affordable Housing Committee of the Town of Fairfield held a meeting on July 17, 2013 at 7:00 p.m. in the 2nd Floor Conference Room of Old Town Hall, 611 Old Post Road.

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

Also Present: Mark Barnhart, Director of Community and Economic Development; Vincent Maiolo; Jan Reber; Carol Pontrelli; Michael Greene; Ellen Jacobs; Gaylord Meyer; Ruth Smey; Amy Mezzoff; Kathryn Braun

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

Minutes

The minutes of June 18, 2013 were approved, as amended.

Connecticut State Regulation 8-30g

Mr. Grathwohl said he met recently with some members of the RTM to review 8-30g in relation to affordable housing in Fairfield. Mr. Barnhart said there is a point system that is important in determining a town's compliance with the law. His department is compiling statistics to document Fairfield's current status.

Strategic Planning for Update of Affordable Housing Plan

Mr. Barnhart said Fairfield has applied to the state for a \$20,000 technical assistance grant to aid in the development of an update of the 1988 Affordable Housing Plan. He is confident that Fairfield is in a good position to receive such funds. If received, uses of the funds could include a public survey of the needs of the town; assessment of needs from current employers; development of means of disseminating information about affordable housing.

The video with Mr. Tetreau is not ready yet.

Draft Letter Re: Metro Center Housing

Mr. Grathwohl welcomed discussion by the Commissioners and members of the public related to the introduction of a proposal for housing on the site of the Metro Center. The owner of the development, Blackrock Realty, is working on a plan to build an apartment building in lieu of a retail facility on one of the parcels on site. The plan is currently before the Inland Wetland Commission.

Mr. Grathwohl said the proposed AHC letter would express support for the concept of housing on the site, provided that it includes sufficient affordable units. Mr. Briks added his support to the concepts expressed in the letter and that his experience indicates that the demand for office space in the foreseeable future is soft. He said the proposal should be given consideration based on the fact that it is rare for a developer to include affordable units in a project. Ms. Hroziencik said she would suggest narrowing the focus of the AHC position. She said this is a good location for housing because of the access to transportation. Mr. Stuhlman stressed that the AHC is interested in promoting discussion of the proposal. Mr. Barnhart said a letter could be sent to the papers from the AHC as a 'position' paper in order to initiate consideration of the need for affordable housing in town.

Members of the public questioned the capacity of the existing sewer system to service a housing development such as is being proposed. Also raised was the question of the degree of remediation of the site as it would relate to residential use. Mr. Barnhart said there are good records to support the quality of

the remediation. There was expressed the thought that Fairfield's Master Plan should be a deciding factor in the consideration of the proposal.

The meeting adjourned at 9:00 p.m.

The next regularly scheduled meeting will be Wednesday, August 21, 2013 at 7:00 p.m.

Respectfully submitted,

Gretchen Goethner