

**Town of Fairfield
Affordable Housing Committee
Minutes of October 16, 2013**

The Affordable Housing Commission of the Town of Fairfield held a meeting on October 16, 2013 at 7:00 p.m. in the Old Town Hall Conference Room.

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

Present: Mark Barnhart, Director of Community and Economic Development; Sally Parker; Carol Martin, Executive Director, Fairfield Housing Authority; Mark Corcoran; Glenn Chalder, Planimetrics

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

Minutes

Approval of the minutes of August 21, 2013 and September 25, 2013 was postponed due to lack of a quorum.

Strategic Planning for Update of Affordable Housing Plan

Mr. Barnhart introduced Glen Chalder of Planimetrics, the firm selected to aid the AHC in developing the updated Affordable Housing Plan.

Although there has been no official announcement of the award of a \$20,000 state grant to aid in developing the plan, Mr. Barnhart said the town is proceeding on the assumption that this grant will be forthcoming.

Mr. Chalder distributed information defining the project, covering: the Possible Scope of Work, a Conceptual Schedule, 1988 Report-Main Elements, and Possible Approaches.

Mr. Grathwohl said he would like the final report to define goals for the number of units to be added to the housing stock of the town and the length of time to be encompassed.

Other possible actions mentioned by Commissioners include investigating how other similar communities have addressed the problem of affordable housing; developing a good definition of "affordable housing"; finding avenues to effectively reach elected officials; presenting the necessity for this plan to a broad section of the population of the town.

Mr. Chalder asked how close the town is to meeting the requirements of 8-30g in order to avoid mandated action by the state. Mr. Barnhart said that Fairfield has registered approximately 2.6% of its housing as 'deed restricted.' There will be some addition to the number when the Garden Homes development is completed.

Ms. Martin spoke about the plan of the Fairfield Housing Authority to develop new units at the Pine Tree apartment complex. The FHA has secured a redevelopment loan of \$240,000 to facilitate the project. Ms. Martin said the FHA is prepared with a vision, the tools to aid in advancing the concept of affordable housing, and contacts with other organizations to aid in furthering the fulfillment of these plans. The FHA is looking for other properties that would be usable for affordable housing. Mr. Barnhart said there are also other partners available to participate in expanding the variety and quantity of this type of housing.

Mr. Chalder asked for input from the Commissioners regarding the development of the new plan. Mr. Stuhlman mentioned that the town has a chance to control its destiny by being pro-active and not subjecting itself to 8-30g contests. He said it is time to re-invigorate the 1988 plan. Mr. Stuhlman and Ms. Hroziencik spoke about recognizing the growing number of elderly in town and the need to accommodate the non-traditional market as well as working families. Mr. Grathwohl emphasized the need to use inclusionary zoning and to propose legislation to promote its development.

Mr. Chalder said he wants to meet with town officials, and see potential site plans in order to look for opportune areas. He asked if it made sense to be geographically specific or is it better to speak in general terms. He suggested that the AHC sponsor two public meetings after the first of the year to explain the proposed program. Mr. Stuhlman suggested approaching members of the RTM who had voted against the grant to discuss their concerns.

Fair Housing/HUD

Mr. Barnhart said his meeting with HUD to discuss this issue was cancelled. He is trying to reschedule it.

The meeting adjourned at 8:55 p.m.

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

Respectfully submitted,

Gretchen Goethner