

**Town of Fairfield
Affordable Housing Committee
Final Minutes of December 16, 2013**

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

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

Also Present: Mark Barnhart, Director of Community and Economic Development

Mr. Grathwohl called the meeting to order at 7:00 p.m.

Minutes

The minutes of November 20, 2013 were approved.

Meeting Calendar

The Committee approved the calendar for 2014. The meetings will be held on the second Wednesday of the month at 7:00 p.m.

Strategic Planning for Update of Affordable Housing Plan

Mr. Barnhart said the State grant had been approved.

Mr. Barnhart said Mr. Chalder has requested information-gathering meetings with people whose input is considered key to the development of the new plan. So far, 10 of the 12 on his list have agreed to meet with him. Mr. Barnhart has suggested additional people with whom he should speak. The information and data obtained from these interviews will be evaluated and presented to the AHC. Mr. Grathwohl asked if the project will be completed by May or June. Mr. Barnhart said this seemed reasonable.

8-30 g Applications

Mr. Barnhart said the Town has received two applications for housing development that rely on this legislation. One is in Southport near Southport Brewing Co., and the other is on Fairchild Avenue across the street from the project going up now. Ms. Hroziencik asked if these additional units would affect the percent of affordable housing qualifying to satisfy the 8-30g stipulation. Mr. Barnhart said it would have some effect, but that the total number of housing units would also increase.

AHC Membership

Mr. Grathwohl will ask the First Selectman's Office to forward names of anyone interested in serving. Commissioners are asked to forward names of potential members to him or the First Selectman's office.

Other Business

Mr. Barnhart said that he has been attending the Connecticut Housing Academy with people representing the Fairfield Housing Authority. Ms. Hroziencik suggested the AHC find ways to support the FHA in their applications for this project. This will likely be an 8-30g application.

Fair Housing/HUD.

Mr. Barnhart said no date has been set for a meeting with HUD.

Fairfield Metro/Black Rock Train Station

Mr. Barnhart said that the Inland Wetlands Commission had determined that the proposed new residential building would not require a new wetlands application. The Inland Wetlands Commission also agreed to permit an encroachment into the conservation easement area to facilitate construction. The proposed residential building still needs Town Plan & Zoning approval.

Fairfield Motor Inn

Mr. Grathwohl said this property was on the market. He thinks that it is about 5 acres. He asked what the Town would like to see in this spot. Mr. Stuhlman said this could be a chance for the Town to be pro-active in considering the long-term value of the property. He asked if there was a way to incentivize a developer to build affordable housing. Mr. Grathwohl suggested this would make a good topic for a joint TP & Z/AHC meeting. Mr. Barnhart said that the EDC would also be interested in the development of this site.

The meeting adjourned at 8:22 p.m.

The next regularly scheduled meeting will be Wednesday, January 8, 2014 at 7:00 p.m.

Respectfully submitted,

Gretchen Goethner