



Proposed 2022-2027 Affordable Housing Plan

Town of Fairfield

Fairfield AH Plan – Revised Draft For AHC 2/15/22

FAIRFIELD

2022-27 Affordable Housing Plan



REVISED DRAFT
February 15, 2022

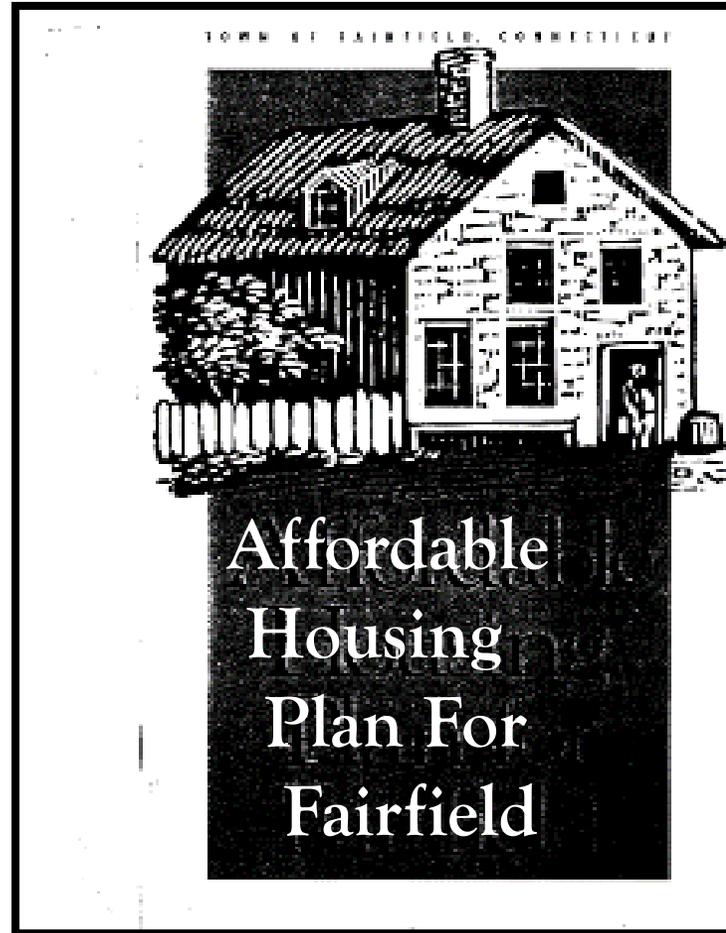
Affordable Housing Committee

Overview

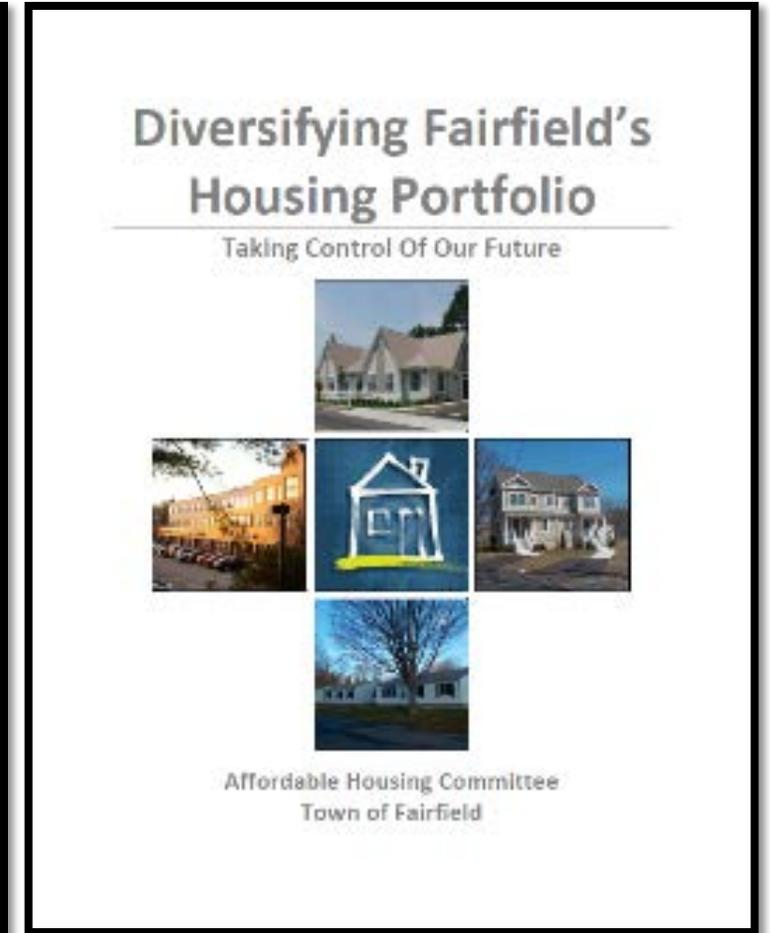
- CGS Section 8-30j requires that all Connecticut municipalities prepare an affordable housing plan by June 1, 2022
- The plan “shall specify how the municipality intends to increase the number of affordable housing developments in the municipality”
- The plan must be updated at least once every 5 years

History

Fairfield has a history of preparing affordable housing plans

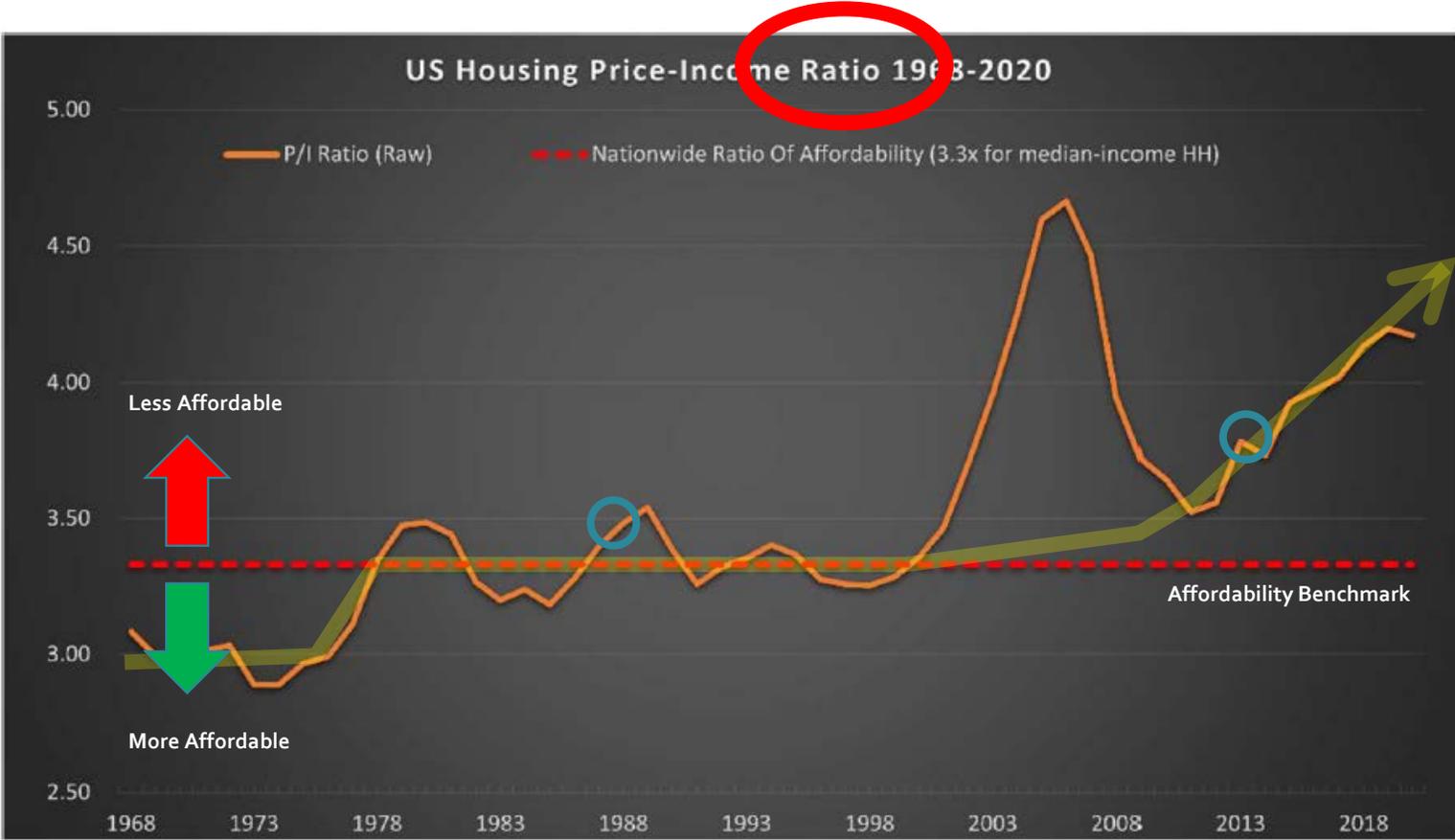


1988



2014

Overview



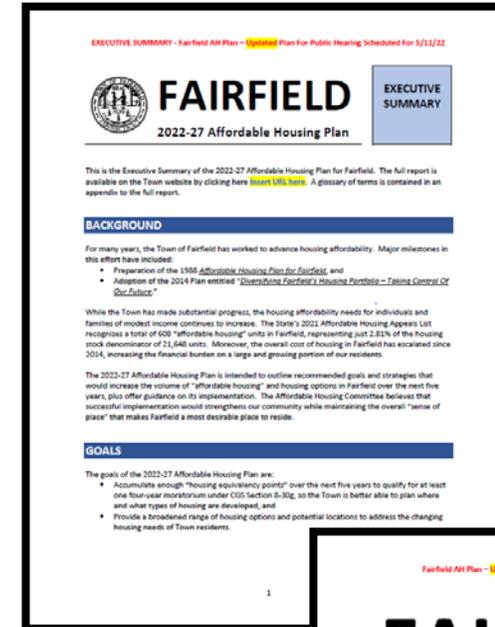
Background

- Fairfield is credited with having 608 ***dedicated*** affordable units (2.8%)
- Census data indicated that, ***in 2019***, over 6,500 Fairfield households were considered cost burdened
- The United Way reports that about 28% of Fairfield households meet ALICE criteria (asset-limited, income-constrained, employed)
- ***The need for housing which is more affordable far outstrips the supply***
- Fairfield is subject to the Affordable Housing Appeals Procedure (CGS Section 8-30g)

Goals

GOALS

- Accumulate enough “housing equivalency points” over the next five years to qualify for **at least one four-year moratorium** under CGS Section 8-30g, so the Town is better able to plan where and what types of housing are developed, and
- Provide a **broadened range of housing options and potential locations** to address the growing housing needs of Town residents.



Tier 1 Strategies

(highest impact)

- 1. ... increase the **affordability set-aside** requirements (perhaps to 15% or higher) in all zoning districts.

Goal = Produce 50 new additional affordable units over 5-year period

- 2. ... review/amend the **Designed Residence District** (DRD) zone regulations to increase its ability to provide housing options, increase the number of affordable housing units, and enable smaller housing developments, where appropriate, and increase housing options overall.

Goal = 100 new units and 20 new affordable units over 5-year period

- 3. Support the Fairfield **Housing Authority** in their work to create additional affordable housing units.

Goal = Produce 50 new additional affordable units over 5-year period

- 4. ... establish / strengthen **design guidelines and locational guidelines** for multifamily housing, mixed-use development, and other housing options to optimally support greater housing flexibility and opportunity.

Goal = More attractive design that better fits in with neighboring uses

Tier 2 Strategies

(moderate /
high impact)

- 1. ... amend Zoning Regulations to increase the term of the affordable housing set-aside requirements **beyond the State minimum of 40 years**.

Goal = Reduce / minimize the loss of existing/future affordable units to market prices as deed restrictions expire, thereby requiring additional affordable housing to be built

- 2. ... Expand ways to **deed-restrict ... existing housing** units so that they become State-recognized affordable housing.

Goal = Earn 50 additional housing unit equivalent points over 5-year period

- 3. Identify ways to **allow more types of housing** in more areas (e.g., “middle housing”).

Goal = Increase housing options and produce 50 additional affordable units over 5-year period

Key Supporting Actions

- 1. Create [staff capacity] to oversee the implementation of this Affordable Housing Plan.

Goal = Support existing Staff and enhance implementation of this and future Affordable Housing Plans.

- 2. Update standard documents for deed-restricted housing developments (including housing affordability planning and standard deed restrictions)..

Goal = Standardize provisions for management of affordable housing developments and avoid losing existing/future affordable units to market prices (as deed restrictions expire or through mismanagement), thereby requiring Town to build additional housing.

- 3. Require deed-restricted developments have an administrator approved by the Town.

Goal = Ensure that buyers and renters are eligible, verify sale prices and rental rates, document occupancy

- 4. Develop guidelines for the Housing Trust Fund.

Goal = Enable the Housing Trust Fund to be enhanced and deployed for maximum impact

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