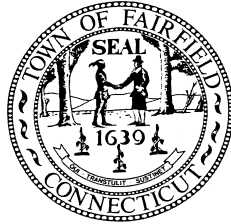


2021 ANNUAL REPORT



Affordable Housing Committee Town of Fairfield

Stephen Grathwohl, Chair
Cynthia Sammarco, Vice-Chair
Joanne Csonka
Helene Daly
Carrie Makover
Sheila Dravis
Nancy Lyons
Gretchen Goethner, Recording Secretary

February 2021

2021 ANNUAL REPORT
Affordable Housing Committee

The mission of the Affordable Housing Committee (AHC) is to promote a full range of housing choices for households of all incomes and ages in the Town of Fairfield.

Overview

During this past year, the Affordable Housing Committee:

- Reviewed and submitted comments on the proposed text amendment for the planned development at Fairfield Metro Center, advocating for an increase in the inclusionary set aside from ten (10%) to fifteen percent (15%).
- Approved an allocation of up to \$295,000 from the Housing Trust Fund to purchase 350 Quincy Street to facilitate the future redevelopment of Parkview Commons.
- Prepared an application process and form to consider future funding requests from the Housing Trust Fund.
- Worked with the Fairfield Senior Advocates and FairPlan to introduce a proposed text amendment to further the development of accessory apartment dwelling units (ADUs). As of this writing, a decision on the proposed amendment is still pending before the Town Plan & Zoning Commission.
- Recommended an allocation of \$15,000 from the Housing Trust Fund to enable the Affordable Housing Committee to update the Town’s Affordable Housing Plan in accordance with CGS 8-30j.

<u>Key Statistical Data</u>	2000	2010	2020	% Chnge ¹
Population	57,340	59,404	61,740	3.9%
Average Household Size	2.61	2.69	2.8	
Median Household Income	\$83,512	\$106,767	\$139,122	30.3%
Median Sales Price of a SF Home	\$343,750	\$520,000	\$675,000	29.8%
Sales Price to Income Ratio	4.1	4.9	4.9	
Number of Residential Sales	795	605	1,089	80.0%
Number of Residential Sales < \$300,000	272	61	31	(49.1%)
% of Residential Sales < \$300,000	34.2%	10.1%	2.8%	
Total Number of Housing Units	21,029	21,648	22,160	2.3%
Percentage of Affordable Units (DECD) ²	2.71%	2.21%	2.47%	

¹ This column measures the percentage change between 2020 and 2010.

² In developing the Affordable Housing Appeals List, the Department of Economic & Community Development (DECD) counts only governmentally assisted housing, rental housing occupied by persons receiving rental assistance, housing financed by the CT Housing Finance Authority (CHFA) and deed-restricted properties. For a complete description of this program or to see how other towns rank in comparison to Fairfield, please see <http://www.ct.gov/ecd>.

Moratorium Status

	HUEP Required	Estimated HUEP	GAP
Dwelling Units per Census = 21,648	433	374.75	58.25
	Existing	In Progress	Total
Governmentally Assisted	134.00	0.0	134.00
Deed Restricted Ownership	44.50	0.0	44.50
Deed Restricted Rental	50.00	0.0	50.00
Set Aside Developments	103.75	100.25	204.00
Inclusionary Zoning Units	42.50	28.50	71.00
Total HUEP	374.75	128.75	503.50

“In Progress” includes projects either under construction or approved, which are expected to go forward, including a 92-unit set aside development at 92, 140 Bronson Road that was decided on appeal. Added to the Town’s inventory this year are a set aside development at 1675 Post Road (Post Road Lofts) and the mixed use development at 1401 Kings Highway (Alto Fairfield). Only units constructed or newly deed restricted after July 1990 can count toward a moratorium application, and only after a certificate of occupancy has been issued.

Housing Trust Fund

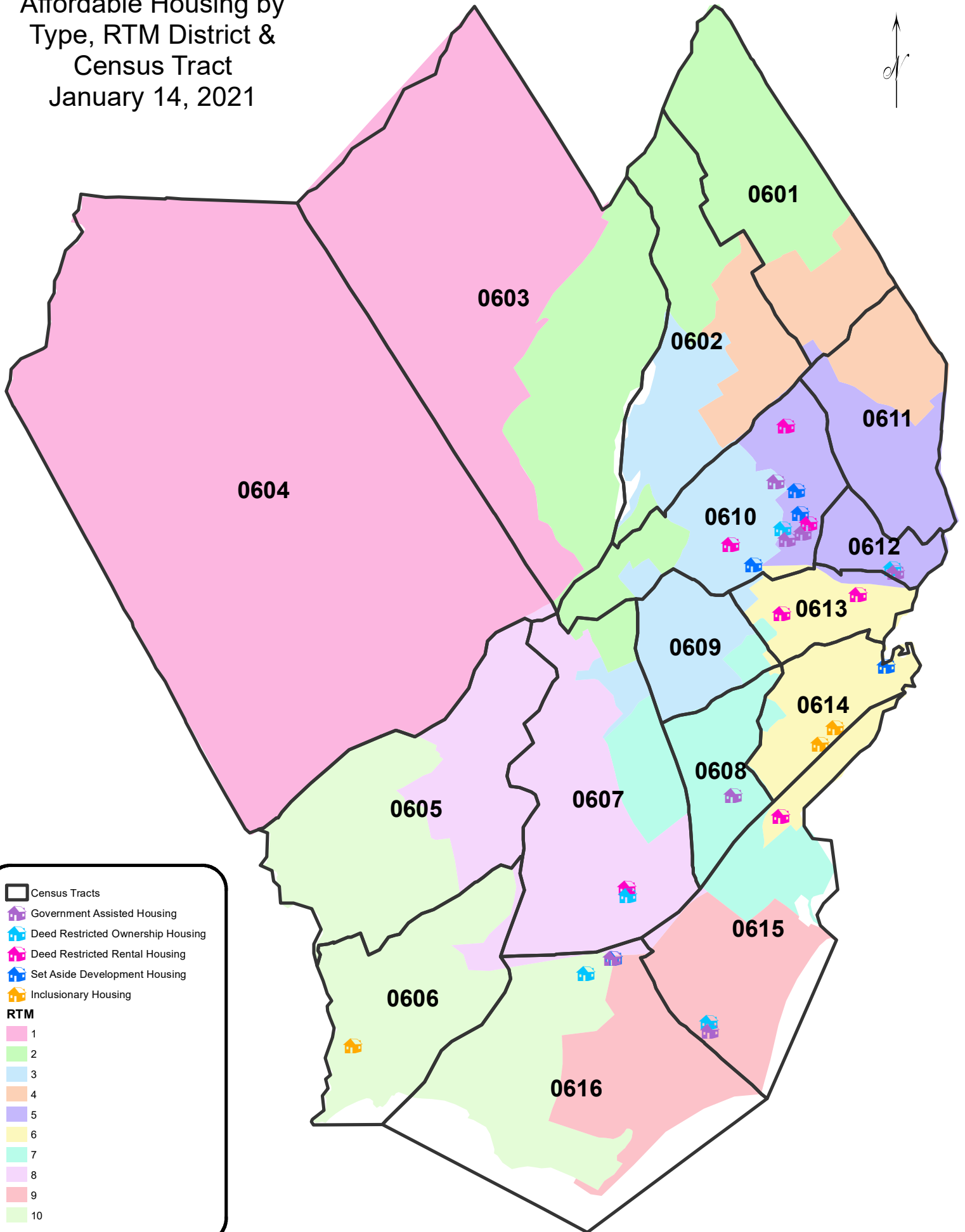
The Housing Trust Fund was established by ordinance in March of 2018. As of December 31, 2020, the Housing Trust Fund had a balance of \$561,756.43. The Affordable Housing Committee approved \$295,000 from the Fund to purchase 350 Quincy Street to further the redevelopment of Parkview Commons. The Committee also approved an allocation of \$15,000 toward the cost of updating the Town’s Affordable Housing Plan as required by CGS 8-30j, which is not reflected in the statement of fund balance presented below.

Balance as of 12/31/2019	\$ 673,870.39
Income-Fees	\$ 176,970.25
Disbursements	
350 Quincy Street	\$ 289,084.21
Balance as of 12/31/2020	\$ 561,756.43

**Affordable Housing Plan
Progress Report**

#	Status	Action Item/Recommendation	What's Been Done	Present Status
1	Completed	Create at least 100 newly affordable housing units in Fairfield by 2024.	100 units of affordable housing have been built since the plan was adopted.	There are an additional 151 units of affordable housing either approved or already under construction.
2	Progressing	Obtain an initial moratorium from CGS 8-30g by 2018.	433 HUPEP are required. The Town has amassed an estimated 374.75 HUPEP as of 12/28/20, an increase of 250.75 HUPEP or 202% from plan adoption.	On-Going. Several projects totalling 49 HUPEP are either under construction or scheduled to break ground, with more in the pipeline. Only projects built and occupied qualify.
3	Complete	Establish a "Housing Fund" in 2015.	The RTM established a Housing Trust Fund by ordinance on 3/26/18	Completed. The AHC committed funds for its first project (Parkview Commons). The AHC is finalizing an application process for outside entities seeking funds. The Fund has a balance of \$561,756 as of 12/31/20.
4	Complete	Adopt an "inclusionary zoning" fee in 2015.	The TPZ adopted an inclusionary zoning fee of .005% on new construction & building additions, which took effect on 10/1/18	Completed. The fee has generated nearly \$900K since it took effect.
5	Complete	Establish a model housing "affordability plan" and a model deed restriction in 2015	The AHC prepared a model plan, annual compliance report and deed restriction, which were presented to the TPZ on 6/10/16.	Completed. The model plan and compliance reports are in use. The CED Office reviews annual compliance reports submitted to TPZ.
6	Progressing	Update accessory apartment regulations in 2015	The AHC proposed zoning amendments in September 2020, which is currently pending before TPZ. There are 150 legal ADUs, though none have recorded deed restrictions.	The AHC initially prioritized other actions deemed to be more impactful, but has worked with Fairfield Senior Advocates and FairPlan to propose regulatory changes earlier this year.
7	Complete	Adopt an "inclusionary zoning" regulation in 2016.	The TPZ adopted an inclusionary zoning regulation on 8/25/15 requiring developments with more than 10 housing units to set aside 10% of the units as BMR units.	Completed. Since its adoption, the TPZ has approved thus far seven projects totalling 91 BMR units
8	Complete	Adopt an "Incentive Housing Zone" in 2016.	The TPZ made minor changes to its regulations to reduce the threshold needed to qualify for a 50% density bonus if the development was creating affordable units.	Completed. The AHC is recommending that TPZ increase the set aside requirements in the TOD zone and revisit DRD density requirements as part of a plan update.
9	Progressing	Investigate the opportunity to create affordable housing through a tax relief or other program by 2017.	Monitored discussion/updates to Town's tax relief programs at RTM	On-Going. The AHC has considered providing special financing or some other type of inducement to incentivize owners to deed-restrict accessory dwelling units.
10	Incomplete	Obtain a subsequent moratorium from CGS 8-30g.	The Town is progressing towards an initial moratorium; however, only units built and occupied count toward the moratorium.	Not Applicable.
11	Progressing	Continue to educate Fairfield residents on the need for affordable housing	The AHC has conducted or sponsored numerous workshops or forums on housing choice and CT's affordable housing laws (CGS 8-30g)	On-Going.

Affordable Housing by Type, RTM District & Census Tract January 14, 2021



	Census Tracts
	Government Assisted Housing
	Deed Restricted Ownership Housing
	Deed Restricted Rental Housing
	Set Aside Development Housing
	Inclusionary Housing
RTM	
	1
	2
	3
	4
	5
	6
	7
	8
	9
	10