

**Town of Fairfield  
Office of Community & Economic Development  
Affordable Housing Commission  
September 9, 2020**

The Affordable Housing Commission of the Town of Fairfield held a special meeting via teleconference on September 9, 2020 at 7:00 p.m.

**PRESENT:** Steve Grathwohl; Cindy Sammarco; Carrie Makover; Nancy Lyons; Helene Daly; Sheila Dravis; Joanne Romano-Csonka

**ALSO:** Mark Barnhart, Director of Community and Economic Development

**CALL TO ORDER:** Mr. Grathwohl called the meeting to order at 7:05 p.m. He noted that due to the format of the meeting only members of the committee would be permitted to contribute.

**MINUTES:** A motion to accept the minutes of the August 20, 2020 special meeting was made by Ms. Makover and seconded by Ms. Lyons. The motion was approved unanimously.

**DISCUSSION OF PROPOSED AMENDMENTS TO THE TOWN'S ACCESSORY DWELLING UNIT REGULATIONS**

Mr. Barnhart submitted a proposed regulation amendment to TPZ in accordance with the motion adopted by the AHC at its meeting of July 20, 2020. Mr. Barnhart said that the proposed amendment would require a public hearing before TPZ, but the date of the hearing had not yet been scheduled. Ms. Makover reported that she had received a draft copy of Westport's ADU regulations. She compared them to those being considered by the Fairfield AHC and found that they were very similar. Ms. Makover said she is putting information about the amendment together to distribute to the members of the Fairfield Senior Advocates and the League of Women Voters.

**DISCUSSION OF THE AFFORDABLE HOUSING TRUST FUND**

Ms. Dravis said her committee had discussed the pre-application form and the kind of projects that would be funded by the AHTF. The committee will work on simplifying the application. Mr. Grathwohl said he would like to see applications distributed in the community to see what interest there is in using the fund.

**OLD BUSINESS**

Housing Trust Fund Balance: Mr. Barnhart reported that the current balance of the Housing Trust Fund is \$798,000.

Moratorium Status: Mr. Barnhart said there was little change from the July report. Mr. Barnhart noted that a proposed residential development on the former Plant Factory site is undergoing an internal code review. Fairfield is about 100 points short of achieving moratorium status. He emphasized that Certificates of Occupancy are required before properties can be counted.

Mr. Barnhart referenced several communications from Fairfield residents regarding the use of HTF monies.

Proposed Developments: Mr. Barnhart said there is a proposal for a mixed use development (retail/residential) at 15 Unquowa Road. As presently proposed, this development would be subject to the Inclusionary Zoning regulations.

### **PROPOSAL TO UTILIZE THE HTF TO ACQUIRE 350 QUINCY STREET**

Mr. Barnhart said that the owner of this property is interested in selling as she is planning to relocate. Mr. Barnhart said this is an opportunity to acquire this property and possibly several adjoining lots, as part of a redevelopment effort to preserve existing affordable housing but also to address long-standing FEMA flood compliance requirements. The Town may also be able to increase the number of affordable housing units as part of a future redevelopment plan. Under the existing restrictive covenants, the Town maintains a right of first refusal to re-purchase any of the units offered for sale. The Town has made a conditional offer to purchase the property for \$295K. Mr. Barnhart proposed using monies from the HTF to re-purchase the property with the provision that funds from the eventual sale be deposited back into the Fund.

Ms. Dravis asked if there was a possibility that other adjacent properties could be purchased as well; thereby allowing for a more extensive redevelopment. Mr. Barnhart said that is the plan, and that he was working with any homeowners who are interested toward realization of this goal.

After discussion, Ms. Romano-Csonka made a motion to authorize the use the Fund to purchase the property on behalf of the Town. The motion was seconded by Mr. Grathwohl. It was approved by additional committee members Sammarco, Dravis, Makover, Lyons, and Daly.

### **UPDATE ON 56 SHOREHAM TERRACE, 173 SAMP MORTAR DRIVE**

Mr. Grathwohl said he has spoken to the owner of these properties. While the sites are small, he will continue discussions with the owner to see if there is an opportunity to create more affordable units.

The meeting adjourned at 8:45 p.m.

Respectfully submitted,  
Gretchen Goethner