Creating a Local Affordable Housing Plan

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Overview

- Suburban community
- ~ 1 hour from NYC
- 95% residential zoning
- 62,000 population
- 22,000 housing units
- 80% single-family
- Median Sale Price $810K
- Sales < $300K = 0.6%
- 2.8% affordable
• Fairfield establishes in 1985 a Special Task Force on Housing to study rising housing costs and develop recommendations

• The Task Force developed the Town’s first Affordable Housing Plan in 1988

• A “permanent” Affordable Housing Committee was established in 2007

• AHC produced an updated plan in 2014
2014 Plan Outcomes

- Develop Inclusionary Zoning (Aug 2015)
- Create Model Affordability Plan (Jun 2016)
- Establish a Housing Trust Fund (Mar 2018)
- Adopt an Inclusionary Zoning Fee (Oct 2018)
- Update ADU Regulations (Feb 2021)
- Create 100 new Affordable Units (150+)
Affordable Housing Examples

- Assisted Housing: FHA Pine Tree
- Duplex: Parkview Commons
- Set Aside Development: Fairchild Apartments
- Inclusionary Development: Anchorage
Housing Production

- 1-Unit
- 2-Unit
- 3-4 Units
- 5+ Units

Year: 2007 to 2021

Production Count:
- 2007: 100
- 2008: 50
- 2009: 20
- 2010: 10
- 2011: 5
- 2012: 2
- 2013: 1
- 2014: 1
- 2015: 1
- 2016: 1
- 2017: 1
- 2018: 1
- 2019: 1
- 2020: 1
- 2021: 1
Development Impacts

333 Unquowa Road
TPZ Approved – 4/10/18
90 units/10 BMR units
3.22 acre – 27.95 units/acre
170 parking spaces – 1.89 spaces/unit
13.5 HUEP
$7,441/unit in taxes

1645 Black Rock Turnpike
TPZ Approved - 1/10/17
29 units/9 BMR units
0.66 acre – 43.9 units/acre
38 parking spaces – 1.31 spaces/unit
21 HUEP
$2,872/unit in taxes
Planning Timetable

Dec 2020  AHC Allocates Funds
Jan 2021  BOS Issues Charges/Approves Funds
Feb 2021  Town Issues RFQ
May 2021  Consultant Selected
Jun 2021  AHC Conducts Resident Survey
Oct 2021  Joint AHC/TPZ Workshop
Nov 2021  Community “Road Shows”
Dec 2021  AHC Refines Framework/Strategies
Mar 2022  Joint AHC/TPZ Workshop #2
May 2022  Public Hearing/AHC Adopts Plan
May 2022  Town Submits Plan to OPM
Community Outreach:

- Elected/Appointed Officials
- Housing Providers & Advocates
- Civic Groups
- Faith Leaders
- Local Realtors
- Other Stakeholders

- Service Organizations/Clubs
- Local Non-Profits
- Major Employers
- Neighborhood Associations
- Regional Planning
- Public at Large
Key Strategies:

- Increase Affordable Set Aside Requirements
- Amend Designed Residence District Overlay Zone to Support Higher Density
- Strengthen Design Guidelines
- Identify Opportunities to Create “Missing Middle” Housing
- Support Housing Authority in Efforts to Create New Housing Opportunities
Key Takeaways:

- Secure Commitment of Leadership/Local Champion
- Identify Key Stakeholders/Influencers
- Create Inclusive Process/Community Engagement
- Frame the Issue/Identify the Problem
- Provide the Necessary Resources
- Emphasize Action-Oriented Plan
Thank You!

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