Plan of Conservation and Development (POCD) Update

State Statute Requirements

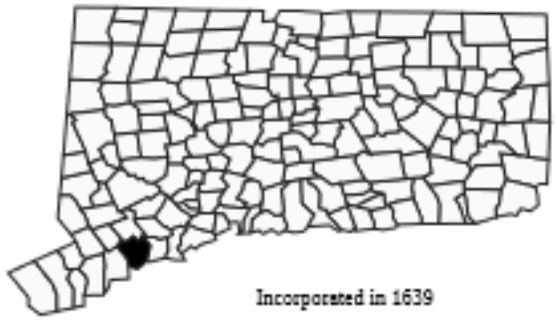
- Every 10 years
- Local Statement of Policy and Goals for Physical and Economic Development
- Housing, Transportation, Development Areas, Conservation Areas, Infrastructure, Capital Improvements
- Public Hearing Process/Local P&Z and Legislative Approval

Fairfield, Connecticut

CERC Town Profile 2018 *Produced by The CT Data Collaborative*

Town Hall
611 Old Post Road
Fairfield, CT 06430
(203) 256-3030

Belongs To
Fairfield County
LMA Bridgeport - Stamford
Metropolitan Planning Area



61,000 residents
10,000+ School Kids
Median Age - 41

$122,306 Median Income

20,333 households
21,359 units

<u>$589,500 - MEDIAN HOME SALES PRICE</u>

REQUIRES $115,000+ DOWN PAYMENT

- $3,473 MONTHLY FOR MORTGAGE + TAXES + INSURANCE + AVERAGE UTILITIES
- $41,678/HOUSING COSTS PER YEAR
- AT LEAST $125,000 NEEDED FOR ANNUAL SALARY

Fairfield CONNECTICUT

59%

of **all U.S. households** contain just one or two persons.

65%

in the **Town of Fairfield**.

Only

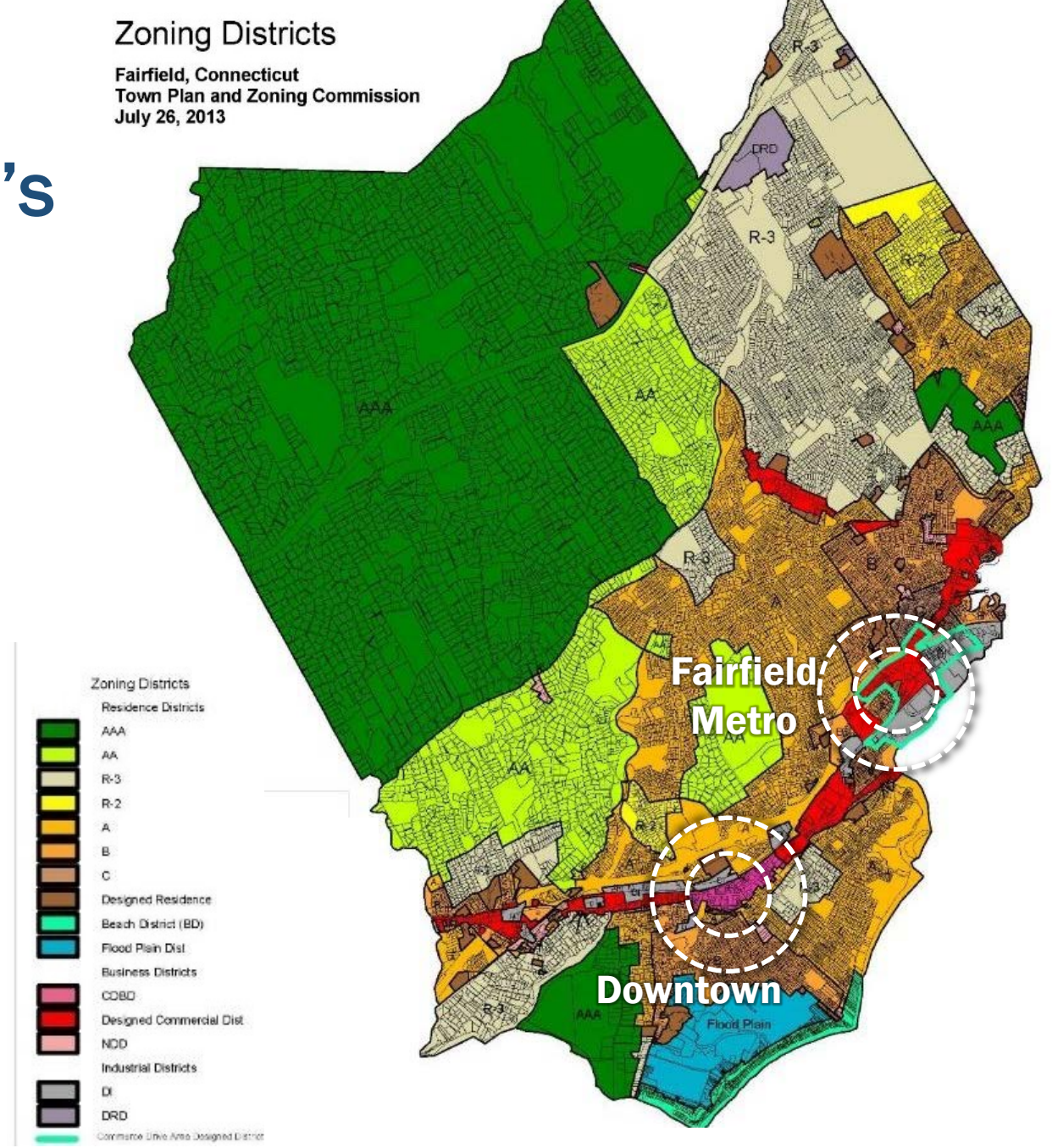
35%

of Fairfield households are **families with children**.

Housing:

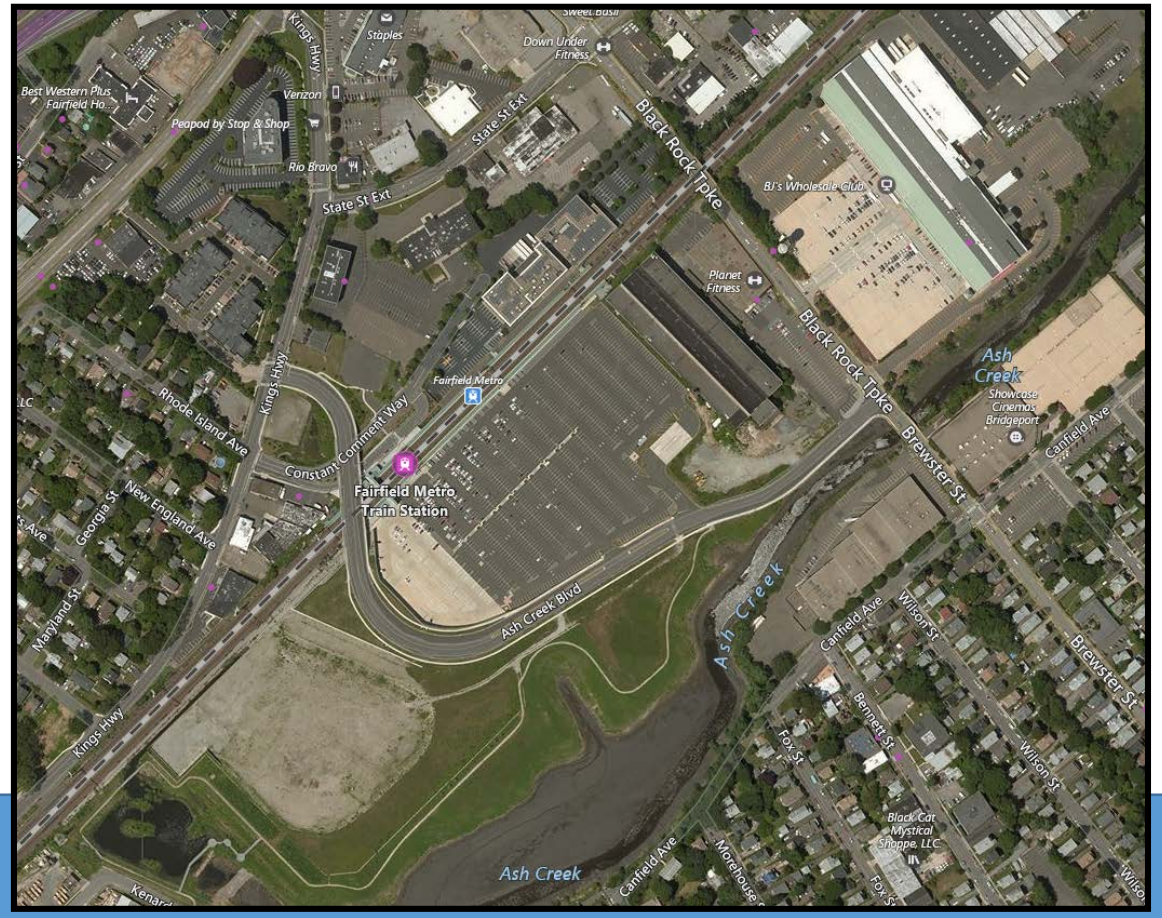
TWO STATION AREAS: Important places in Fairfield's future

- **9%** of Town land area
- **27%** of property tax revenue
  - **22%** Downtown
  - **5%** Fairfield Metro
- Just **4.5%** of Town land is viable for commercial use – and much of it is in these study areas



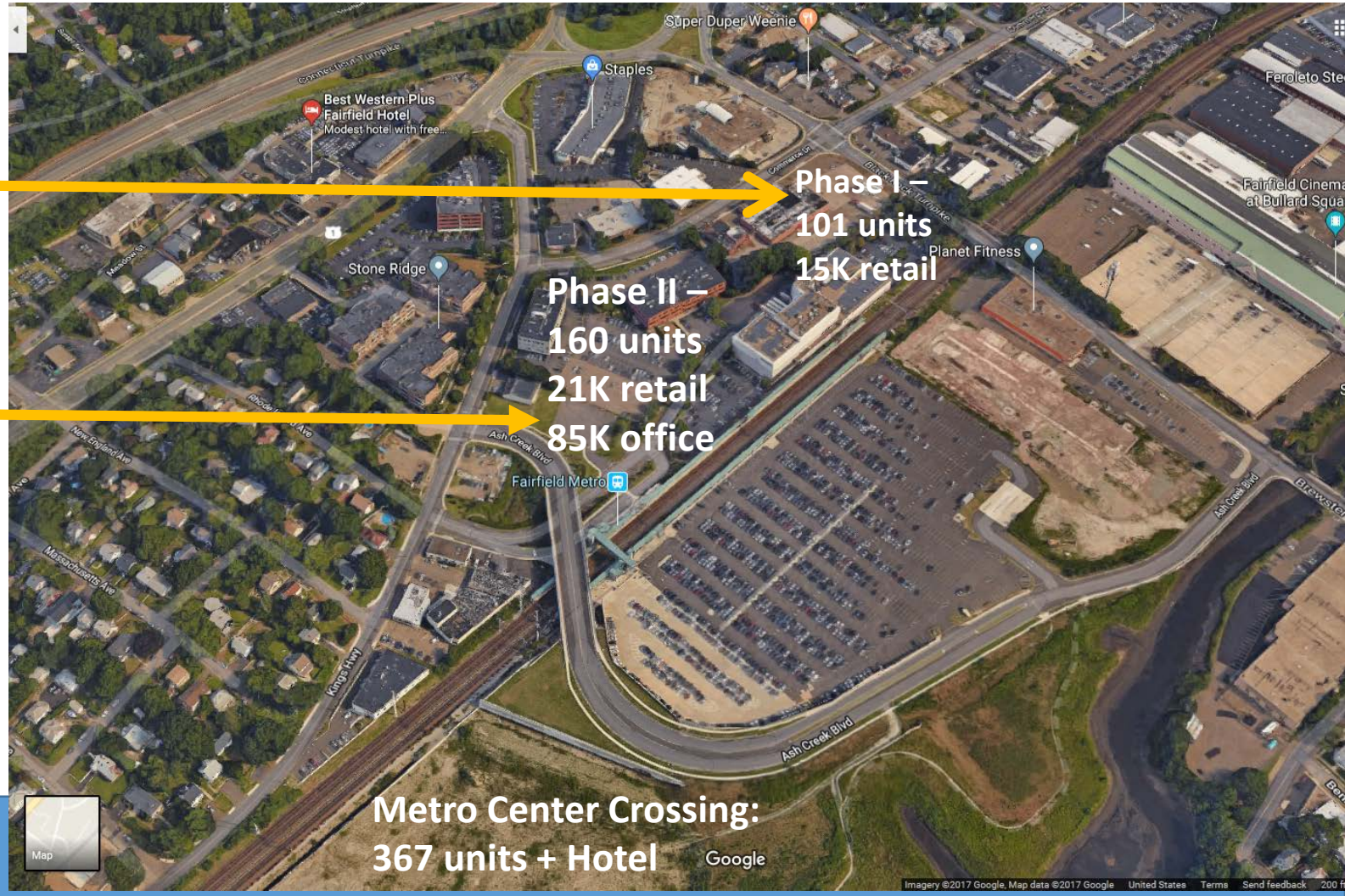
Identify TOD/Mixed–Use Development

- Fairfield Metro/Commerce Drive
- Fairfield Station/Downtown
- Southport Station (Limited)



Fairfield CONNECTICUT

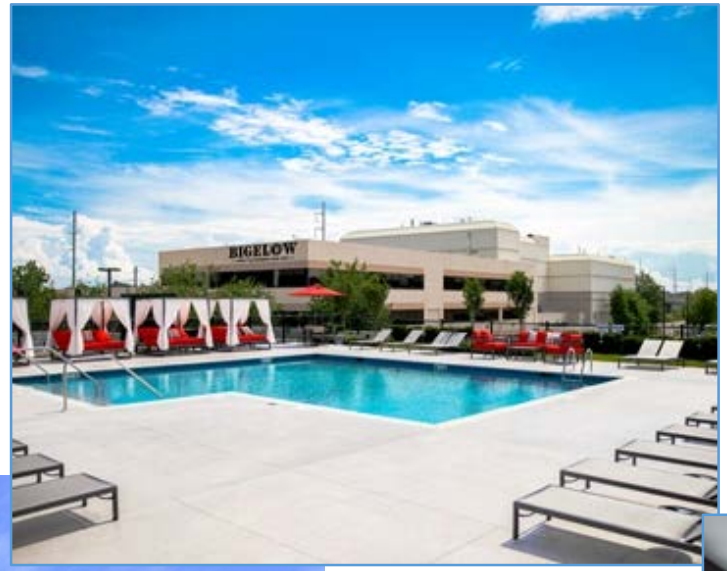
Commerce Drive/Fairfield Metro

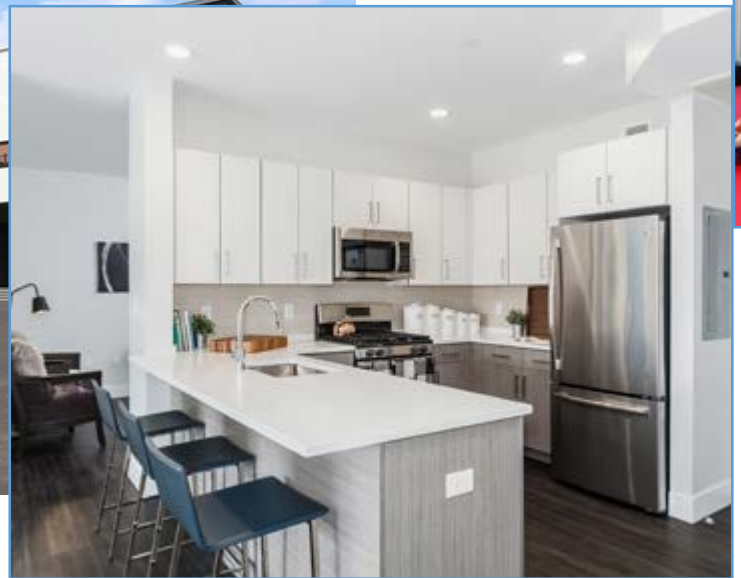


Fairfield CONNECTICUT

Trademark (Phase I)

- **Unanimously** Approved in July 2015
- Completed June 2017





Trademark (Phase II)

Trademark II: Proposed Rendering (corner of Kings Highway & Commerce Drive)

Standard	Transit-Oriented Development Park Overlay Zone
Site Size	4.66 acres
Stories	5: 1st story retail with 2nd -5th story residential
Residential	160 units: 20 studios, 84 one-bedroom, 56 two-bedrooms with 16 units affordable (10%)
Commercial	2 existing offices with 84,696 SF; 13,109 SF ground floor retail/new building; add 8,557 SF retail to existing office
Parking	617 total – 517 structure and 100 surface
Building Amenities	Fitness Center, Lounge, Game Room, Rooftop Deck, Urban Garden, BBQ Grill, Covered parking and Bike Storage
Public Amenities	Pedestrian walkways and tunnels, outdoor plazas, benches, and bike racks

SCENARIO C

Public-Private Partnership for a New District Center

Merritt Parkway: 8-30g Affordable Projects

5545 Park Avenue
99 units (1 Building with 1-, 2-, & 3-bedrooms)
Status: Department Code Review

4221 Black Rock Turnpike
204 units (3 buildings + clubhouse)
Status: WPCA Review Only

4480 Black Rock Turnpike
150 units (Building/unit mix TBD)
Status: WPCA Review Only

8-30G Affordable Unit Requirements

- Thirty percent (30%) of the units deeds restricted affordable
- Not to exceed housing for which families pay thirty percent (30%) or less of their annual income
- In-come is less than or equal to eighty percent (80%) of the area median income (AMI).
- Fifteen percent (15%) shall be sold or rented to persons and families whose income is less than or equal to sixty percent (60%) of the median income.

Fairfield Inclusionary Requirement

- All developments over 10 units, provide 10 percent (10%) of the units as deed restricted affordable
- Housing for which families pay thirty percent (30%) or less of their annual income,
- In-come is less than or equal to eighty percent (80%) of the area median income (AMI).

Fairfield Inclusionary Fee

- All new construction and additions (except with affordable units and accessory structures)
- $5 per $1,000 cost of construction

Fairfield 8-30G Affordable Unit Pricing

	60%AMI	80%AMI	50%AMI	30%AMI
1. Use Lessor of Statewide and Area Median Income by HUD*	$ 93,800.00	$ 93,800.00	$ 93,800.00	$ 93,800.00
2. Family Size Calculation (1.5 persons x number of bedrooms/unit)	1.5	1.5	1.5	1.5
3. Family Size Adjustment Factor per HUD (75% of AMI)	$ 70,350.00	$ 70,350.00	$ 70,350.00	$ 70,350.00
4. Calculate 60% of Adjusted AMI	$ 42,210.00	$ 56,280.00	$ 35,175.00	$ 21,105.00
5. Maximum Amount reserved for Housing Costs (30%)	$ 12,663.00	$ 16,884.00	$ 10,552.50	$ 6,331.50
6. Maximum Monthly Housing Costs	$ 1,055.25	$ 1,407.00	$ 879.38	$ 527.63
7. Use Lessor of FMR or Housing Cost Calculation	$ 1,055	$ 1,212	$ 879	$ 528
8. Monthly Utility Costs for which Tenant is Responsible	$ -	$ -	$ -	$ -
9. Maximum Rent	**$ 1,055**	**$ 1,212**	**$ 879**	**$ 528**

*Bridgeport PMSA AMI

Provided by Mark Barnhart, Economic Development Director (as of 3/2019)

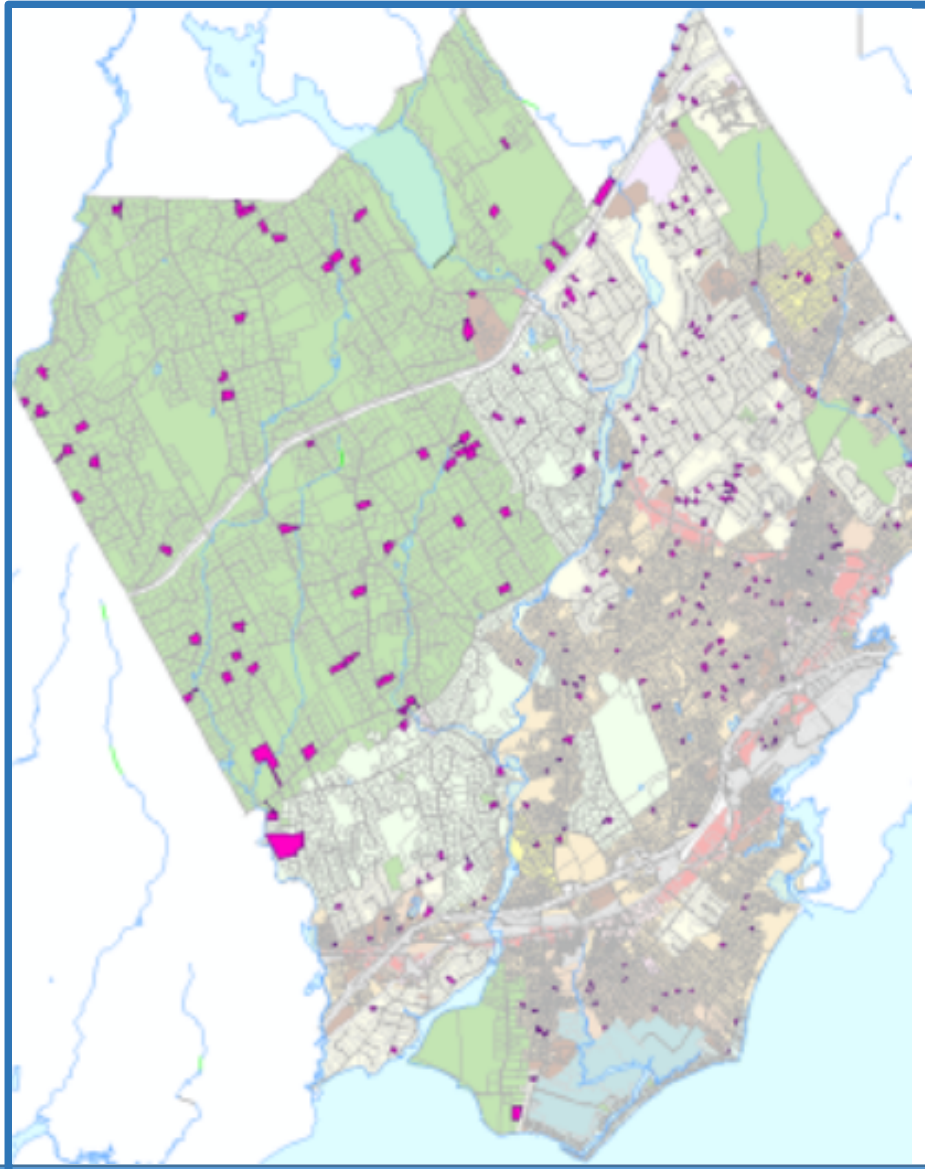
Fairfield 8-30g Moratorium Progress

Multi-family Status	Total Units	Affordable Units
Built/Occupied	368	192
In Development (approved/under construction)	295	36
Approved, but delayed	81	14
	744	242

Provided by Mark Barnhart, Economic Development Director (as of 3/2019)

Fairfield Housing Authority: 980 High Street

40 units
Acres: 2.48
Status: Design Development

Accessory Units

- Must be owner-occupied homes
- Only in AAA, AA, A, R-3 and R-2 zones
- Part of existing homes only: Minimum 450 square feet/Not more than 40% total
- No more than 2 people
- Shared address, mailbox & utilities
- 265 total units
- Well distributed throughout Fairfield