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

Incorporated in 1639

$589,500 - MEDIAN HOME SALES PRICE
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

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

$122,306 Median Income

20,333 households
21,359 units

$122,306 Median Income
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:
PROJECT GOALS

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)
Commerce Drive/Fairfield Metro

Phase I – 101 units
15K retail

Phase II – 160 units
21K retail
85K office

Metro Center Crossing: 367 units + Hotel
Trademark (Phase I)

- **Unanimously** Approved in July 2015
- Completed June 2017
Trademark (Phase II)

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

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

- More Intensive office, hotel, housing, retail development near station
- 3-story office
- Surface parking for new development
- 4-story multifamily housing with corner retail
- 3-story office

More Intensive office, hotel, housing, retail development near station
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
- Income 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,
- Income 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

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

*Bridgeport PMSA AMI

Provided by Mark Barnhart, Economic Development Director (as of 3/2019)
# Fairfield 8-30g Moratorium Progress

<table>
<thead>
<tr>
<th>Multi-family Status</th>
<th>Total Units</th>
<th>Affordable Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Built/Occupied</td>
<td>368</td>
<td>192</td>
</tr>
<tr>
<td>In Development (approved/under construction)</td>
<td>295</td>
<td>36</td>
</tr>
<tr>
<td>Approved, but delayed</td>
<td>81</td>
<td>14</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>744</strong></td>
<td><strong>242</strong></td>
</tr>
</tbody>
</table>

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