

**CITY OF NORWALK
ORDINANCE COMMITTEE
SPECIAL MEETING
OCTOBER 30, 2023
VIA TELECONFERENCE**

ATTENDANCE: Lisa Shanahan, Chair; Ed Camacho; James Frayer; David Heuvelman;
Nora Niedzielski Eichner

STAFF: Brian Candela, Corporation Counsel

ROLL CALL

Ms. Shanahan called the meeting to order at 7:03 p.m. and called the Roll as indicated above. A Quorum was present.

PUBLIC HEARING

Discuss and Vote on the Affordable Housing Ordinance

Public participation comments are not verbatim and represent a summarization of statements unless otherwise noted. Speakers are Norwalk residents unless otherwise noted.

Ms. Diane Cece asked the Committee members if there would be a presentation of the Affordable Housing Ordinance prior to the hearing. Ms. Shanahan said they do not do a presentation prior to the hearing. Ms. Cece said she assumed the version in the Legal Notice as the one they would be voting on. Ms. Shanahan said that Ms. Cece was correct.

Ms. Cece noted that with other City business, there is generally a presentation to the public and said it would benefit the public to have a brief overview and direct people to where they could read the Ordinance. She pointed out the published Legal Notice and said a lot of the bullet points were dropped from the Legal Notice. She said that needs to be corrected. Ms. Cece said that the Ordinance is referred to as affordable, but it is not an affordable housing plan and she does not see any cross reference to a City wide affordable housing plan.

Ms. Cece suggested dropping all the bullet points, except for the last one, under the definition of qualified expenditures. She said that no where does it talk about labor and priority being given to local contractors or residents. In addition, it does not talk about prevailing and/or living wages

or take into account if any of the funds go toward labor. Under 1-6, Ms. Cece asked if the Ordinance will still be in effect, if it is not approved by the Common Council. Under the second bullet, she said she was not sure if the vetting was done by the Director of Planning and Zoning and if what they recommend will go to the Common Council.

Under 1-7, Ms. Cece said she was overly concerned about this and would rather see a definite date so the public can track it and tie it into the City's budget. She suggested December or January. She said she also wanted to understand if the intent is to advance the funding ahead of any project or do they get a preliminary approval and then get reimbursed. Ms. Cece said that if it gets approved and awarded in advance, who is doing a post mortem on the projects. She said she understands this is an existing fund that is being codified.

PUBLIC HEARING DISCUSSION

Ms. Shanahan said they went through a number of drafts of this Ordinance along with the Ad Hoc Affordable Housing Committee. Ms. Niedzielski Eichner explained that this Ordinance allows the City to spend the money they received from the developers of the past years. She added that a majority of the questions being asked by Ms. Cece would be answered by the applicant. An Affordable Housing Committee will be established and they will review the applications and forward them to the Common Council with their recommendation. She said the line about the Common Council being able to vote on a project is to make clear the Common Council can't pick and choose projects.

Mr. Frayer said there does not seem to be anything that puts a time line for spending the money if the application is approved. Ms. Niedzielski Eichner explained that would need to be left to the criteria to have the maximum flexibility.

Mr. Heuvelman corrected 1-6- B, 4th line to be plural. He said he was concerned about a cadence. He said he was not sure the preamble belongs in the Ordinance and said it is something to think about.

**** MR. CAMACHO MOVED TO APPROVE THE AFFORDABLE HOUSING
ORDINANCE AS AMENDED AND MOVED TO THE FULL COMMON
COUNCIL
** MOTION PASSED UNANIMOUSLY**

PUBLIC COMMENT

There were no members of the public who wished to comment this evening.

ACCEPTANCE OF MINUTES

October 17, 2023 Regular Meeting of the Ordinance Committee

**** MR. HEUVELMAN MOVED TO APPROVE THE MINUTES AS PRESENTED
** MOTION PASSED UNANIMOUSLY**

OLD BUSINESS

There was no old business discussed this evening.

NEW BUSINESS

There was no new business discussed this evening.

DISCUSSION ITEM

There was no further discussion this evening.

ADJOURNMENT

Ms. Shanahan thanked Mr. Camacho and Mr. Heuvelman for their service on the Committee and said she would miss their wisdom. She said the tradition is that when a Council member is leaving the Common Council, they will make the motion to adjourn.

**** MR. CAMACHO AND MR. HEUVELMAN MOVED TO ADJOURN
** MOTION PASSED UNANIMOUSLY**

The meeting was unanimously adjourned at 7:25 p.m.

Respectfully submitted,

Rosemarie Lombardi
Telesco Secretarial Services