

**CITY OF NORWALK
AD HOC AFFORDABLE HOUSING COMMITTEE
REGULAR MEETING MINUTES
SEPTEMBER 18, 2025
VIA ZOOM VIRTUAL MEETING**

ATTENDANCE: Nora Niedzielski-Eichner (Chair), Nicole' Eaddy, Heather Dunn, Nicol Ayers.

STAFF: Michelle Andrzejewski, Steve Kleppin.

I. CALL TO ORDER

Ms. Niedzielski-Eichner called the meeting to order at 6:30 PM.

II. ROLL CALL

A roll call of those present was conducted.

III. ACCEPTANCE OF MINUTES

A. Regular Meeting: July 24, 2025

**** MS. AYERS MOVED TO APPROVE THE MINUTES OF THE REGULAR MEETING OF JULY 24, 2025.**

**** THE MOTION PASSED WITH ONE (1) ABSTENTION (MS. DUNN).**

IV. PUBLIC PARTICIPATION

There was no public participation.

V. OLD BUSINESS

A. Status on Affordable Housing Tracker

Ms. Andrzejewski reviewed prior accomplishments, including zoning amendments. These included allowing a 5% density increase for developments over ten units if the added units are restricted to households earning 80–90% of the state median income. The Affordable Housing Plan also recommended more family-sized units, with three-bedroom units now counting as two workforce units, an incentive developers are showing interest in. She added that while program participants may increase their income, those units would no longer count toward the city's affordable housing percentage, which must remain above 10%.

Ms. Andrzejewski also reported on legislative proposals being developed with Mr. Kleppin and the law office, including measures to encourage condominium construction, incentives for grocery stores in areas like South Norwalk, and granting the Norwalk Housing Authority right of first refusal in tax sales of delinquent properties.

Ms. Niedzielski-Eichner asked for updates on the status of these proposals.

Mr. Kleppin replied that although the intent was to bring the proposals forward in the fall session, they did not want to rush or risk being overshadowed by the broader housing bill. A memo was circulated to Planning and Zoning, the Mayor's Office, and Mr. Habansky, after which further review was requested by the law department and other departments. He said the next step is to confirm positions internally and aim to advance by November with support from the state delegation.

Ms. Niedzielski-Eichner noted the importance of grocery access, especially for residents without cars. Ms. Dunn added that pharmacies are also critical, particularly if integrated into community centers, and suggested prioritizing them on ground floors of new developments.

Mr. Kleppin said it would be useful to understand what criteria retailers such as CVS or other chains use when selecting urban sites and referenced past outreach to Trader Joe's.

Ms. Dunn observed that smaller pharmacies could also serve neighborhoods effectively, citing examples in nearby towns, and encouraged looking beyond national chains.

Ms. Ayers suggested moving away from large box stores and supporting smaller, women-owned and minority-owned businesses. She noted some cities develop specialty districts and proposed a similar approach to highlight diverse, local businesses and avoid a "cookie cutter" model.

Some members of the public were unable to access the virtual meeting. To ensure full public participation, the members unanimously agreed to adjourn the meeting and reschedule it for a later date.

VI. ADJOURNMENT

**** MS. EADDY MOVED TO ADJOURN THE MEETING.**

****THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at approximately 6:46 PM.