



SPECIAL MEETING – AD HOC AFFORDABLE HOUSING COMMITTEE AGENDA

**JANUARY 23, 2025, 6:00 PM
BY ZOOM VIRTUAL MEETING**

To allow public access, anyone may access a meeting by telephone and/or Zoom, or a recording in the City of Norwalk YouTube channel. Specific instructions and links can be found at norwalkct.gov/meetings.



Members of the public may call in to participate. Callers will not be able to see the meeting participants. All participants will be muted upon entering the meeting. To speak, dial *9 on the phone and you will be called on by the host of the meeting during the public comment section. All speakers must state their name and address. Comments must be on a topic on the agenda, and are limited to three minutes. Anyone disrupting the orderly conduct of the meeting, including by using threatening, hateful, or sexually-explicit language, will be removed. Please find the information using the link above.



Members of the public who wish to provide "live comments" may also use the Zoom meeting platform. All participants will be muted upon entering the meeting. To speak, click the "raise your hand indicator" and you will be called by the host of the meeting during the public comment section. All speakers must state their name and address. Comments must be on a topic on the agenda, and are limited to three minutes. Anyone disrupting the orderly conduct of the meeting, including by using threatening, hateful, or sexually-explicit language, will be removed. Please find the information using the link above.



Members of the public who wish to provide public comment are encouraged to submit those via email in advance of the meeting. For these comments to be included into the record, they must be submitted by 12:00 p.m. the day of the meeting. Please email Michelle Andrzejewski at mandrzejewski@norwalkct.gov with the subject line "Public Comment" to provide written public comment prior to the meeting.

- I. **CALL TO ORDER**
- II. **ROLL CALL**
- III. **ACCEPTANCE OF MINUTES**
 - A. February 28th, 2024 Minutes
- IV. **PUBLIC PARTICIPATION**
- V. **OLD BUSINESS**
- VI. **NEW BUSINESS**
 - A. Presentation on [Community Land Trusts](#) by John Emmeus David (informational only)

VII. DISCUSSION

VIII. ADJOURNMENT

**CITY OF NORWALK
NORWALK COMMON COUNCIL
AD HOC AFFORDABLE HOUSING COMMITTEE MEETING
FEBRUARY 28TH, 2024**

ZOOM conferencing

ATTENDANCE: Jalin Sead, Chairperson; Greg Burnett, Nicol Ayers, Nora Niedzielski-Eichner

OTHERS: Michelle Andrzejewski (P&Z)

CALL TO ORDER

Councilperson Sead called the meeting to order at 6:02PM.

ROLL CALL

Councilperson Sead called the roll call. A quorum was present.

PUBLIC PARTICIPATION

Diane Lauricella, made comments on the survey provided by the Redevelopment Agencies. Brought up concerns about the term affordable housing and the model building in the survey is not affordable.

Nicole E’addy, 8 Norden Place, echoed what Diane Lauricella stated. That the survey that went out wasn’t what initially was going to be sent out that surveys were combined.

Diane Cece, Olmstead Place, speaking as a resident not ENNA. Also echoed what Diane and Nicole stated. She continued with saying she is struggling with the definition of affordable housing. Then stated she had issues with the Redevelopment survey.

STATUS ON AFFORDABLE HOUSING PLAN

Michelle Andrzejewski presented the process and where the plan stands. The heart of the needs assessment has been primarily community outreach efforts and interviewing stakeholder which is commencing shortly. Then this needs assessment will guide policies on how to reach the gaps in the housing needs.

Councilperson Ayer, made comments on how the committee was formed based on building the housing trust however, this committee has not had the opportunity to start working on item outside of the trust which is the next chapter.

Councilperson Niedzieski-Eichner, added the next steps that the committee committed was after the completion of the housing account ordinance (“trust”) that this committee will make comments to Planning & Zoning on the workforce housing and deed restricted regulations. With

a primary concern on deed restricted unit and the sale of these units that prohibited equity building. Second, she wanted to mention the ordinance the committee created they used 60% of the state median income as the measure of affordability. Lastly, agree with the public comments that she has relayed some and more comment to Brian Bidolli of the Development Agency of these concern within the survey.

Councilperson Sead, said an important part is getting everyone together on the same page regarding everyone efforts towards affordable housing. That we cant work in silos that there isn't one solution to affordable housing.

Michelle Andrzejewski, added reasoning for the collaborating the surveys with Redevelopment Agency was due to the concern of outreach fatigue on the public and avoiding launching two surveys at the same time.

Councilperson Burnett, wanted to follow up on Councilperson Ayers initial comments tonight. That the goals of the start of the ad hoc committee was to focus on the ordinance which has since been completed. Now the committee must come up with actionable items to work on. Affordable housing is so broad and involves so many people that this committee needs to define what they are going to work on.

Councilperson Sead, agrees with Councilperson Burnett. They a possible action item is this committee continuing it support to the affordable housing plan by leading conversation within the community with certain groups they are involved in. As well as understanding how the committee can support these entities working on affordable housing items like Redevelopment Agency and Planning & Zoning to get a better understanding of more actionable items.

Councilperson Ayers, added the committee should also have conversations about ways to retrofit commercial buildings to affordable unit or support to tiny homes.

Councilperson Sead, agrees with Councilperson Ayers. There a lot of work to do and well start working on these next steps.

ADJOURNMENT

****COUNCILPERSON SEAD MADE MOTION TO ADJOURN**

****THE MOTION PASSED UNANIMOUSLY**

Sincerely,
Michelle Andrzejewski