

THIS IS TO CERTIFY that the following is a true and attested copy of a resolution adopted by the Council of the City of Norwich at a meeting held on May 16, 2022, and that the same has not been amended or rescinded:

Relative to an amendment of the 2022-23 budget to adjust revenue estimates and increase Regional Animal Control Services.

RESOLVED, that the budget for Fiscal Year 2022-23, as tentatively adopted on May 2, 2022, be amended by the adjustments as listed herein.

General Fund			Page	2022-23 Tentatively Adopted	2022-23 Revised	Tax Levy Impact
10040000	43500	Revenue Sharing	49	3,564,304	2,745,863	818,441
10040000	41103	Current Motor Vehicle Taxes	49	7,605,088	8,460,458	(855,370)
10420100	58259	Police Regional Animal Control Services	74	124,000	134,000	10,000
		Total Tax Levy Impact				<u>(26,929)</u>
		Change in General Fund Mill Rate				(0.02)

Dated at Norwich, Connecticut this 17th day of May 2022.

ATTEST: 
Betsy M. Barrett
City Clerk

THIS IS TO CERTIFY that the following is a true and attested copy of a resolution adopted by the Council of the City of Norwich at a meeting held on May 16, 2022, and that the same has not been amended or rescinded:

Relative to amendment of American Rescue Plan Act allocations.

RESOLVED, that the American Rescue Plan Act allocations tentatively adopted on May 2, 2022 be amended as follows:

Round 2 – Tentatively adopted by City Council on May 2, 2022

Project Description	Change Description	Amount of Change
Norwich Human Services/ Recreation Community Engagement Coordinator and Facility Maintainer	Remove funding for Community Engagement Coordinator	(\$176,000)
Plan of Conservation & Development professional services	Add funding for professional services to assist with 10 year POCD process	50,000
Total Net Change - Round 2		<u>(\$126,000)</u>

Dated at Norwich, Connecticut this 17th day of May 2022.

ATTEST: 
Betsy M. Barrett
City Clerk

THIS IS TO CERTIFY that the following is a true and attested copy of a resolution adopted by the Council of the City of Norwich at a meeting held on May 16, 2022, and that the same has not been amended or rescinded:

Relative to reallocate funds from capital budget for the replacement of the City Hall Roof.

WHEREAS, the City has an opportunity to purchase roof materials which will be increasing in price in June 2022 and may become harder to obtain; and,

WHEREAS, there are funds available from previously approved capital projects which have been completed at less than their original appropriations or are determined to be less urgent than the projects to which the funds are being reallocated.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH, that \$147,448.37 be and hereby is reallocated from the Capital Improvement Fund projects listed in 1. to the projects listed in 2. below:

1. Projects to reallocate funds from:

Org	Object	Project	Description	Amount
36024151	57340	C2106	P&NS permit software	\$8,820.06
36024197	57330	C2009	Elections fireproof filing cabinets	7,097.60
36024201	57200	C2073	Police renovate supervisors locker room	1,091.94
36024201	57300	C2013	Police less lethal system	3,255.95
36024202	57220	C2113	Norwich Fire Parking lot sealing and repair	554.30
36024202	57300	C2116	Norwich Fire SCBA 30 Min Cylinders	305.25
36024202	57320	C2210	Norwich Fire Fire Marshal vehicle replacement	3,918.25
36024303	57300	C2238	PW Streets zero turn mower	96.00
36024303	57320	C2140	PW Streets plow/chipper truck	3,555.76
36024313	57320	C2253	PW bucket truck	12,834.26
36024417	57320	C2135	Senior Center minibus	5,789.00
36024516	59106	C2057	Dodd Stadium improvements	100,000.00
36024536	59107	C2249	Golf course roof replacement	130.00
Total				\$147,448.37

2. Projects to reallocate funds to:

Org	Object	Project	Description	Amount
36024305	57200	C2241	Roof maintenance	\$147,448.37
Total				\$147,448.37

Dated at Norwich, Connecticut this 17th day of May 2022.

ATTEST: 
 Betsy M. Barrett
 City Clerk

THIS IS TO CERTIFY that the following is a true and attested copy of a resolution adopted by the Council of the City of Norwich at a meeting held on May 16, 2022, and that the same has not been amended or rescinded:

WHEREAS, Connecticut General Statute § 8-30j provides that at least once every five years each municipality shall prepare or amend and adopt an affordable housing plan for the municipality which plan shall, among other things, specify how the municipality intends to increase the number of affordable housing developments in the municipality; and

WHEREAS, the City of Norwich, through its Departments of Community Development, Planning, Neighborhood Services, and Human Services in collaboration with the Norwich Housing Authority and the Southeastern Connecticut Council of Governments, has prepared a City of Norwich Affordable Housing Plan (Plan) for the council to consider for adoption and on April 8, 2022 caused a copy of the same to be filed with the Office of the City Clerk; and

WHEREAS, said Plan after adoption by the Council of the City of Norwich is to be filed with the Commissioner of Housing on or before June 1, 2022; and

WHEREAS, a municipality may hold a public informational meeting and/or public hearing to inform residents about the process of preparing the Plan provided a public hearing takes place at least 35 days after the filing of the draft copy of the Plan in the Office of the Town Clerk; and

WHEREAS, the second meeting of the Council of the City of Norwich for May 2022 is scheduled to be held May 16, 2022 and the Council finds it would be of assistance to it and to the residents of the City of Norwich to hold a public hearing prior to adoption of the Plan anticipating that the Council will consider and possibly adopt the plan at the May 16, 2022 council meeting.

NOW THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH that a public hearing to consider the proposed Affordable Housing Plan of the City of Norwich, copies of which are available at the Office of the City Clerk, be and hereby is scheduled for 7:30 pm in City Council Chambers on May 16, 2022 at the Council meeting; and

BE IT FURTHER RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH that a resolution adopting the Plan and authorizing and directing City Manager John Salomone and/or Director of Planning and Neighborhood Services Deanna Rhodes, to submit the City of Norwich Affordable Housing Plan in an appropriate and timely fashion be presented at the May 16, 2022 meeting.

City of Norwich Affordable Housing Plan



Adopted: 05/16/2022

Prepared by City of Norwich Community Development, Planning & Neighborhood Services, and Human Services Departments in collaboration with the Norwich Housing Authority and the Southeastern Connecticut Council of Governments.

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Introduction

What is Affordable Housing?

Generally, housing is considered *affordable housing* if its occupants are lower-income households who pay no more than 30% of their income toward housing costs, including mortgage, rent, property tax, and utilities. *Affordable housing* created or maintained under government subsidies or programs is usually intended for occupancy by households earning no more than 80% of median income, which funding programs often measure at the regional or state level. HUD’s calculations for the Norwich-New London area define a family of four earning up to \$79,990 per year as low-income under HUD’s 80% Area Median Income (AMI) calculations.¹

Households in the 50% to 80% AMI income bracket include teachers, carpenters, and office workers.²The 30% to 50% AMI income bracket includes people working in retail, as well as home health care aides, and in warehousing. The 30% AMI and under bracket includes cashiers, wait staff, and childcare workers, as well as retirees and the unemployed. Housing programs usually require that occupants pay 30% of their income towards their housing, with other funding sources covering the remaining operating costs. For a single person earning \$40,000 per year, an affordable housing payment would be \$1,000 per month, including utilities.

FY 2021 Income Limits Summary									
FY 2021 Income Limit Area	FY 2021 Income Limit Category	Persons in Family							
		1	2	3	4	5	6	7	8
Norwich-New London, CT HUD Metro FMR Area	Very Low (50%) Income Limits (\$)	\$36,050	\$41,200	\$46,350	\$51,450	\$55,600	\$59,700	\$63,800	\$ 67,950
	Extremely Low Income Limits (\$)*	\$21,600	\$24,700	\$27,800	\$30,850	\$33,350	\$35,800	\$40,120	\$ 44,660
Median Family Income \$88,600	Low (80%) Income Limits (\$)	\$55,950	\$63,950	\$71,950	\$79,900	\$86,300	\$92,700	\$99,100	\$105,500

¹ HUD FY 2021 Income Limits Summary for Norwich-New London, CT HUD Metro FMR Area (towns of Bozrah, East Lyme, Franklin, Griswold, Groton, Ledyard, Lisbon, Lyme, Montville, New London, North Stonington, Norwich, Old Lyme, Preston, Salem, , Sprague, Stonington, Voluntown, Waterford).

<https://www.huduser.gov/portal/datasets/il/il2020/2020summary.odn>

² Connecticut Department of Labor, Average Incomes by Occupation.

Affordable housing is either built with the support of government subsidies assisting in the cost of its construction and long-term affordability provisions, or in the case of some mixed-income set-aside developments, through profits earned through the development of market-rate units supporting the construction cost and long-term affordability provisions of the affordable housing units. Recent public investments in affordable housing in southeastern Connecticut include the Lofts at Ponemah Mills (new mixed-income apartments in a converted historic mill), Waterford's Victoria Gardens (mixed-income elderly apartments), and Groton's Branford Manor (capital improvements to existing 100% affordable apartments)³. Three Common sources of funding include the federal government's Low Income Housing Tax Credit Program and the State of Connecticut's Competitive Assistance for Multifamily Properties (CHAMP) program. Different funding programs can target different types of housing or affordability for households at different income levels. Most affordable housing developments that depend on government subsidies receive funding from multiple State of Connecticut or federal programs.

Why Plan For Affordable Housing?

Under Connecticut law, municipalities are delegated the authority to regulate the development and use of land by laws set forth in Title 8 of the Connecticut General Statutes. Local zoning regulations establish rules for the location and type of housing that can be constructed in Connecticut. State statutes specify the conditions under which municipalities may adopt local land use plans and regulations.

CGS § 8-23 establishes a requirement for municipalities to adopt local Plans of Conservation and Development, which document policies and goals for the physical and economic development of a municipality. CGS § 8-2 outlines the authorities municipalities are granted to adopt local zoning regulations. Both CGS § 8-23 (planning) and § 8-2 (zoning) direct

§ 8-30j(a): "At least once every five years, each municipality shall prepare or amend and adopt an affordable housing plan for the municipality. Such plan shall specify how the municipality intends to increase the number of affordable housing developments in the municipality."

Municipalities to consider the need for affordable housing, both locally and at the regional level, and to adopt zoning that encourages the development of multifamily dwellings and housing at different price points. CGS § 8-30j, added in 2017, established an additional obligation for municipalities to adopt Affordable Housing Plans that will specify how the municipality will increase the number of "affordable housing developments." The initial deadline for compliance with the requirement for an Affordable Housing Plan statute is June 2022, five years from the statute's effective date.

The § 8-30j requirement for Affordable Housing Plans was passed by the Connecticut General

³ CHFA 2019 Summary of Programs. https://www.chfa.org/assets/1/6/2019_CGS_8-37bb.pdf.

Assembly in recognition of increasing challenges for Connecticut residents in finding adequate affordable housing, especially outside of Connecticut's most urban communities. The share of Connecticut renters who pay more than 30% of their income towards housing rose from 37% in 2000 to 46% in 2019. Homeowners with mortgages also saw their budgets stretched, with 20% of homeowners housing cost-burdened in 2000 and 31% in 2019. **In Southeastern Connecticut, one in four households earns less than 80% of the area median income and is housing cost-burdened.**

The Affordable Housing Plan is an opportunity for municipalities to more closely examine housing needs and to review how existing housing inventories and land use policies do or do not address those needs. The planning process also prompts a review of potential actions that municipalities may take that would enable or promote the development of housing that is affordable and accessible to lower-income residents.

The 8-30j Affordable Housing Plan statute references the definition of *affordable housing developments* included in CGS § 8-30g, which defines them as *assisted housing* that receives government subsidies to provide affordable housing for low and moderate households, or a *set-aside development* where deed restrictions ensure that at least 30% of the housing units are occupied by low-income households at affordable rates for at least 40 years. This definition of housing would include any deed-restricted affordable housing created as part of a mixed-income development, as well as affordable housing built or preserved with the support of state or federal programs.

Plan Development Process

The development of an Affordable Housing Plan for the City of Norwich is being overseen by multiple city departments and the Norwich Housing Authority, with opportunities for members of the public to provide suggestions and feedback. Ultimately, the Plan will be considered and adopted by the Norwich City Council.

Housing Conditions in Norwich and Southeastern Connecticut

Current and Future Needs

A 2018 review of housing conditions in southeastern Connecticut prepared by the Southeastern Connecticut Council of Governments (SCCOG) in partnership with the Southeastern Connecticut Housing Alliance (SECHA) showed that demand in southeastern Connecticut is most acute for lower-cost housing and rental housing. The portion of southeastern Connecticut households that can afford the housing they live in has dramatically decreased in the last twenty years. Since 2000, the share of renters who cannot afford their housing, and are therefore housing-cost-burdened, increased from 31% to 46%. As previously mentioned, as of 2018, 29,000 households in southeastern Connecticut earned less than 80% of the area's median income and were housing cost-burdened, or one in four households.

The rise in housing challenges is linked to a growing mismatch between incomes and housing costs. Adjusted for inflation, income growth in the region has been stagnant, growing less than 1% between 2000 and 2019, while for-sale housing values and rents have increased 23% and 19%, respectively.⁴

SCCOG's projections of future housing needs estimate that based on the expected demographics of future southeastern Connecticut households, demand will continue to increase for lower-cost and multifamily housing. Of the approximately 7,000 additional households expected by 2030, more than half are expected to be low-income, partially due to growth in the number of senior citizens, as baby boomers continue to age into retirement, as well as young workers who typically earn lower wages. New housing production of a little more than 500 units per year would satisfy expected new need for housing, but not address existing unmet needs.

Existing Conditions

Median household income in Norwich approximately \$57,565, lower than the county median of \$75,831.⁵ As illustrated in Figure 1, nearly 62% of Norwich Households earn less than \$75,000 per year in 2020, and many of these households could qualify for affordable housing if it were available. Of the total Norwich population of 38,742 10.3% of the population live in poverty.⁶ Of that, 12.1% of children under the age of 5 live in poverty, and 10.8% of children under the 18 are in poverty. The share of Senior Citizens living in poverty is slightly lower, at 8.9 percent.

⁴ U.S. Census 2010 Decennial Survey and 2020 American Community Survey 1-Year Estimates.

⁵ Ibid.

⁶ U.S. Census American Community Survey 2020 5-Year Estimates.

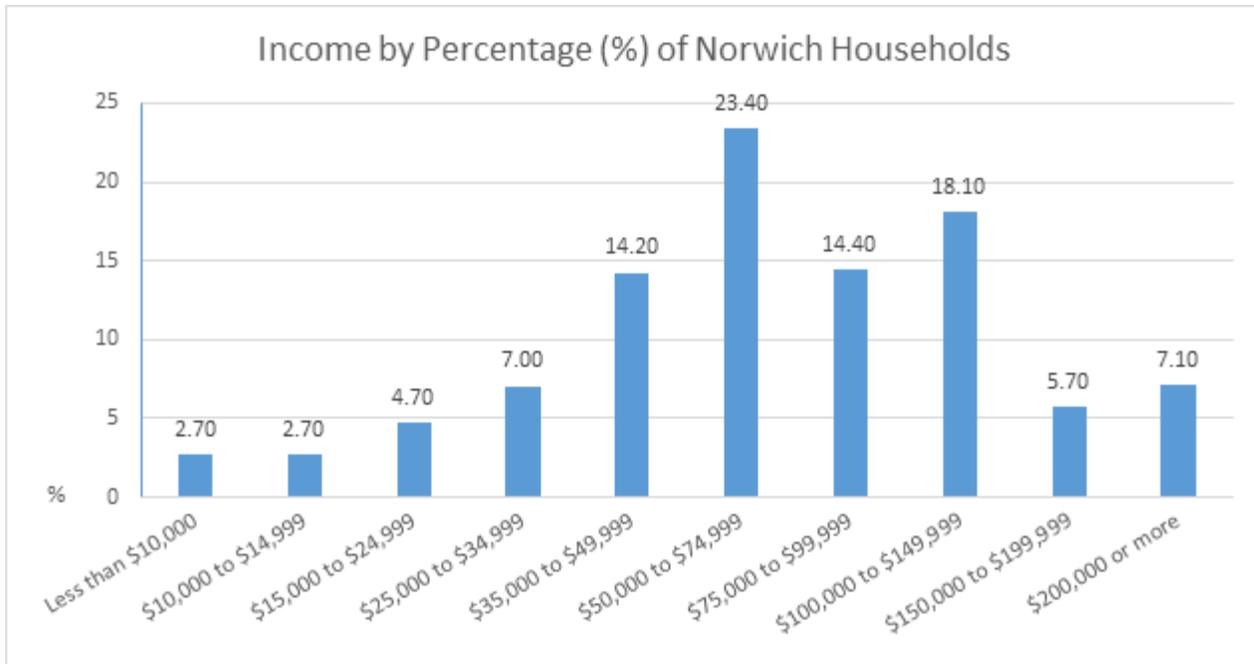


Figure 1. Household Incomes of Norwich Households in 2020. Source: 2020 American Community Survey 1-Year Estimates.

Norwich has 19,120 housing units, of which approximately 55% are owner-occupied. The median value of an owner-occupied home in Norwich is approximately \$170,800, significantly lower than the area median value of \$246,800.⁷

Norwich Housing Stock

According to census data, 47% (or 9,008) of Norwich's housing units are multifamily homes. This indicates that Norwich has more townhouses, two-family homes, and structures containing more than 3 units than most southeastern Connecticut towns. According to census data, the average rent in New London County is \$1,117 per month, which includes the rental of multifamily homes as well as single-family homes. Unlike most neighboring communities, Norwich's housing includes many attached single-family homes (townhouses) and two-family homes,

⁷ U.S. Census American Community Survey 2018 5-Year Estimates.
City of Norwich Affordable Housing Plan

A high percentage (perhaps more than half) of 2 or more family homes in Norwich are rented out by absentee landlords, based on assessor information. The over-all age of the housing is another factor where 38% of the housing stock was built prior to 1929; 29% prior to 1969 and 24% prior to 1999. The condition of these historic homes varies significantly, with some well maintained and others deteriorating due to lack of maintenance.

Local and Regional Housing Market

Housing in southeastern Connecticut’s suburban and rural municipalities skews toward larger single-family homes, while one-bedroom units are concentrated in the region’s urban centers. Many of the region’s suburban and rural communities have few alternatives to the single-family home, with single-family housing making up over 90% of housing in some communities. Homeownership is also more common in rural/suburban towns, with urban households slightly more likely to rent (54%) than own, and suburban/rural households much more likely to own their homes (80.1%).⁸

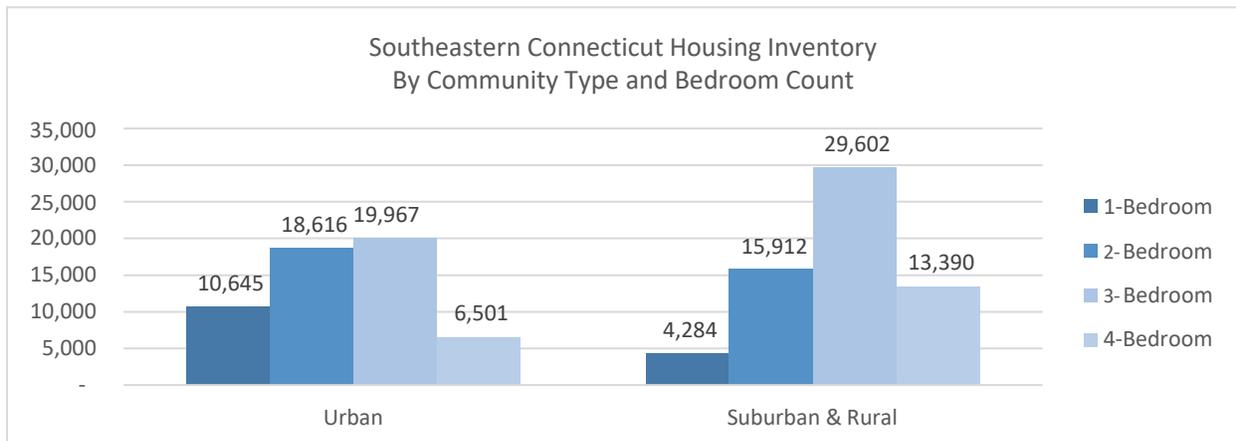


Figure 3. Housing in Southeastern Connecticut: Units by Number of Bedroom and Urban or Suburban/Rural Community Type. Additional 0-bedroom and 5+ bedroom units not shown. Source: U.S. Census American Community Survey (ACS) 2018 5-Year Estimates.

Housing construction in southeastern Connecticut has remained sluggish since the 2008 recession began, with annual production hovering around 300 units per year. Housing construction has traditionally focused on the production of single-family homes in suburban and rural municipalities (Figure 4). Recent spikes in multifamily construction in suburban/rural towns occurred in 2014 and 2015, but these levels were not sustained in 2016 and 2017. In comparative data reported by the U.S. Census indicates that housing units increased in Norwich by 810 units from the 2011-2015 estimates to the 2016 – 2020 estimates. The median sales price for a single-family home in Norwich was \$206,000, with 421 sales in 2021.⁹

⁸ Ibid.

⁹ New London County 2021 Sales by Town, Eastern CT Association of Realtors. City of Norwich Affordable Housing Plan

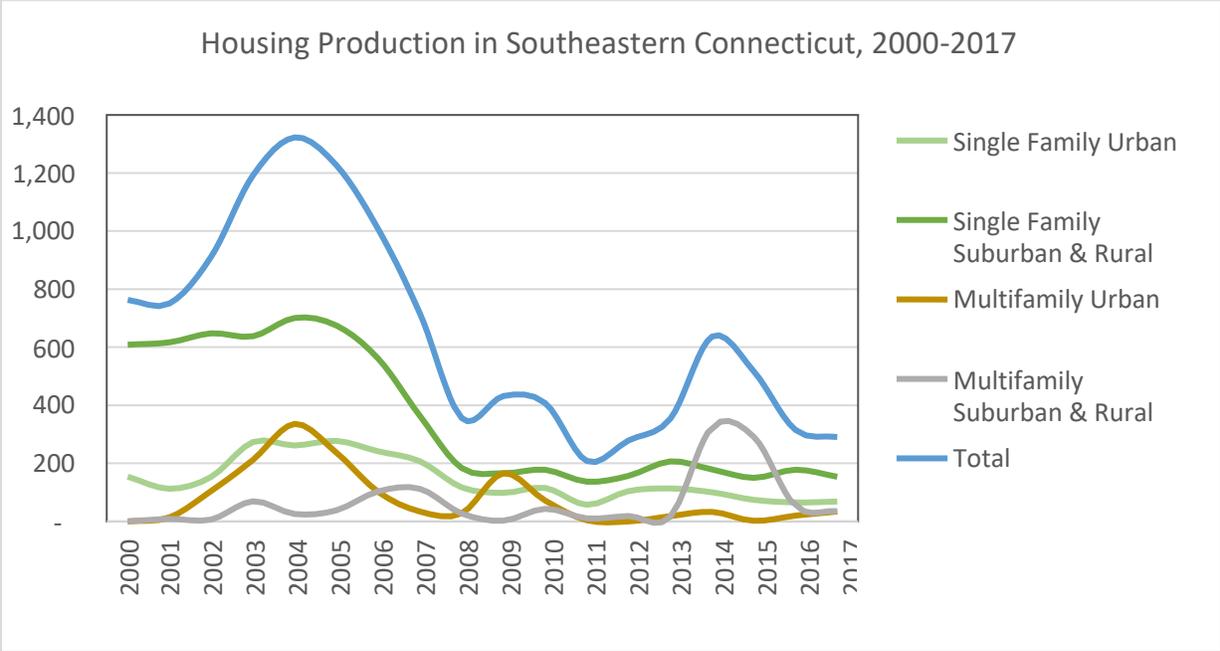


Figure 4. Housing Production Levels by Housing Type and Community Type, 2000-2017. Source: U.S. Census via Connecticut Department of Economic and Community Development.

State and Local Regulations Affecting Housing Production in Norwich

Municipal Zoning

SCCOG's 2018 Regional Housing Needs Assessment reviewed zoning regulations and the availability of vacant land in all of its member municipalities. The review revealed that large-lot, residential zoning is the most common in the region, based on overall land area. New opportunities for single-family homes exist in all towns, while 14 of the region's towns have opportunities for multifamily development on land in or close to sewer service areas and an additional four municipalities enable multifamily development in areas not served by sewer.

Summary of Norwich Housing Production Regulations (from 2018 Southeastern Connecticut Regional Housing Needs Assessment)

Single-Family: Permitted in all residential zones, accounting for most the town.

Two-family: Permitted in the Multi-Family (MF) zone, only.

Multi-Family: "Garden apartments" permitted in the MF zone allowed by Special Permit in the Neighborhood Commercial (NC), General Commercial (GC), Waterfront Development, and Chelsea Commercial (CC) districts. "High Rise" apartment complexes allowed by Special Permit in the MF, WD, and CC Districts.

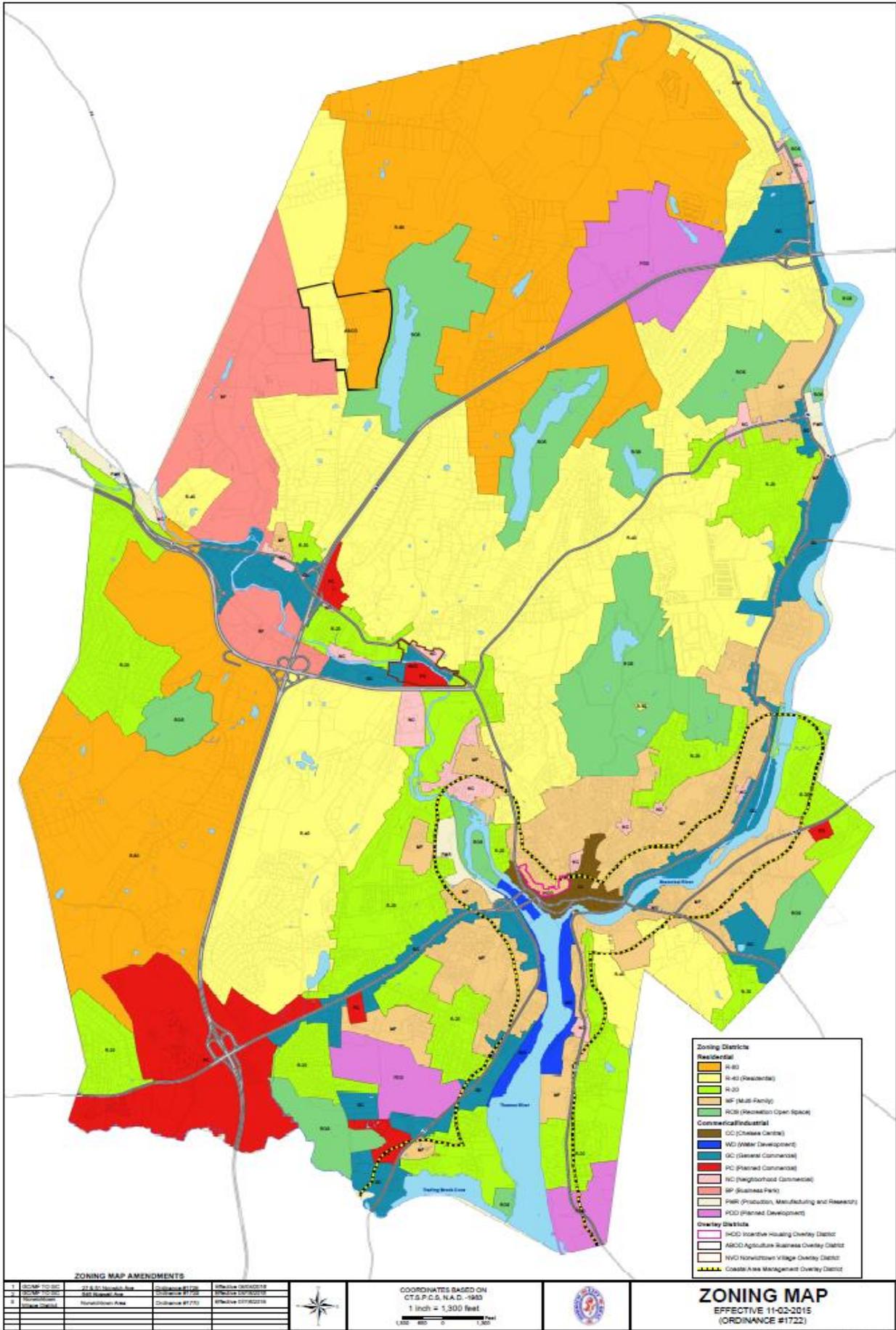
Mixed-Use: Permitted in the Planned Commercial (PC), NC, GC, WD, and CC districts. A Special Permit may be required, depending on the zoning district and the number of residential units.

Accessory Apartments: Require a Special Permit in all residential zones. Required to be deed-restricted to rents affordable for a person or family earning less than the Area Median Income.

Clustered Development: Allowed by Special Permit in single-family residential zones (R-80, R-40, and R-20).

Affordable Housing Opportunities: Incentive Housing Overlay District (IHOD). Requires 20% of all units to be deed-restricted at affordable rents or prices.

Other: The Mill Reuse Overlay District, Adaptive Reuse Overlay District, Neighborhood Redevelopment District are tools that may be used by developers to increase housing opportunities through creative reuse of deteriorating and/or historic properties and neighborhoods.



Municipal Plan of Conservation and Development

Norwich's Plan of Conservation and Development (POCD) was most recently adopted in August 2013. The Norwich POCD Committee began meeting in March 2022 to start the process of updating the plan for adoption in 2023.

In the POCD Chapter, "Grow Strategically", there is a section dedicated to supporting a range of housing opportunities and choices in appropriate locations to accommodate a variety of types and needs.

Promote Neighborhood Stability

Maintaining stable residential neighborhoods is a key strategy for the City. Since research indicates, that owner occupants help promote neighborhood stability and quality of life, the City will strive to promote home ownership and resident owners.

In addition, in order to provide a more organized and logical approach to creating multi-family housing opportunities, the City will consider modifying how it allows multi-family residential development. While a simpler approach (such as site plan approval only) may be appropriate in the downtown Chelsea Central District and other core areas, a more rigorous approval process would be appropriate in fringe areas and other outlying areas where the introduction of multi-family housing might have the potential to destabilize some single-family areas. A hierarchal permit structure should be considered to facilitate multi-family development in core areas while more carefully manage residential development in outlying areas.

Strategies

- 1. Promote neighborhood stability and quality of life.
- 2. Continue efforts to increase homeownership and property values.
- 3. Consider modifying where and how multi-family development is allowed:
 - Allow multi-family development in node "core areas" as a permitted use (site plan approval).
 - Require a special permit process for multi-family development in node "fringe areas."
 - Consider discouraging multi-family development in other areas outside node "core areas" and node "fringe areas" unless it meets other community objectives
- 4. Consider rezoning areas in the "MF" Zone which contain established single-family streets or sub-neighborhoods to a single family zoning district.
- 5. Review zoning regulations in regard to standards for multi-family housing (location, scale, design, density, off-street parking requirements, etc.)
- 6. Support the maintenance/improvement of the existing housing stock (establish a revolving loan program, enforce codes, encourage maintenance, support housing renovation/rehabilitation, support urban homesteading, support first-time homebuyers, etc.)
- 7. Implement a team approach to enforcing housing and other codes to help prevent or eliminate blight.
- 8. Support and expand the Neighborhood Revitalization Zone program (CGS 7-600) to help revitalize neighborhoods through a collaborative process involving residents, businesses, and government.

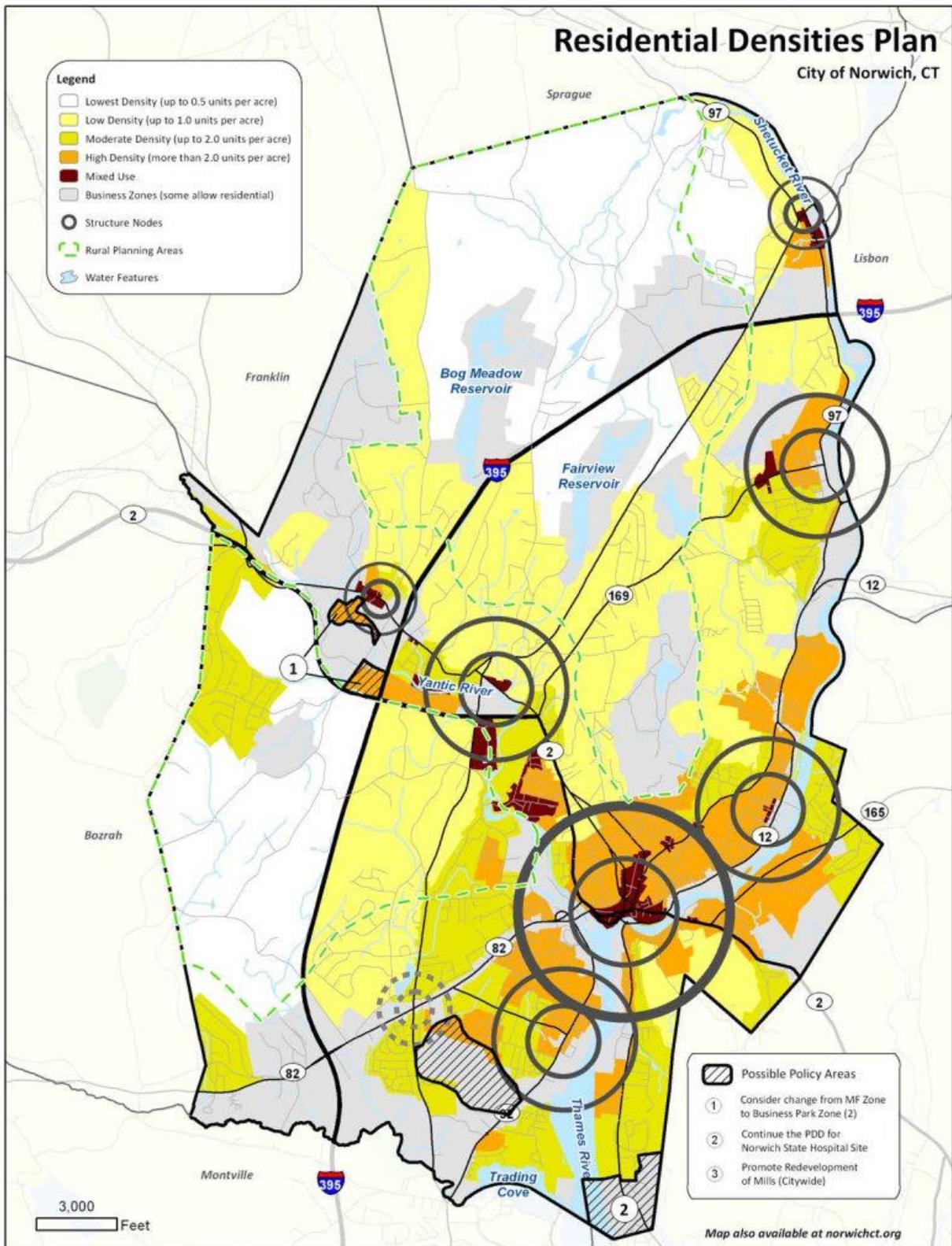
Guide Housing Development

As for economic development, residential development which is consistent with the desired overall physical structure of the City will also help enhance the overall quality of life in Norwich and help support long-term goals. This includes several components:

- Encouraging multi-family development in node “core areas” and node “fringe areas”
- Preserving areas for single-family homes
- Continuing to promote adaptive reuse of historic mills as multi-family housing, and
- Maintaining low density residential patterns in “rural” planning districts and encouraging “conservation design” of residential subdivisions in order to help preserve natural resources, open space, agricultural land, and community character

Strategies

- 1. Guide residential development in ways that support overall community structure.
- 2. Continue to promote adaptive reuse of historic mills as multi-family housing.
- 3. Encourage "conservation design" of residential subdivisions in rural planning areas in order to help preserve natural resources, open space, agricultural land, and community character.
- 4. Maintain low-density residential patterns in "rural" planning districts.
- 5. Continue to provide for the creation and maintenance of housing which is affordable.
- 6. Anticipate the potential housing needs of an aging population (assistance with maintenance, social services, etc.)



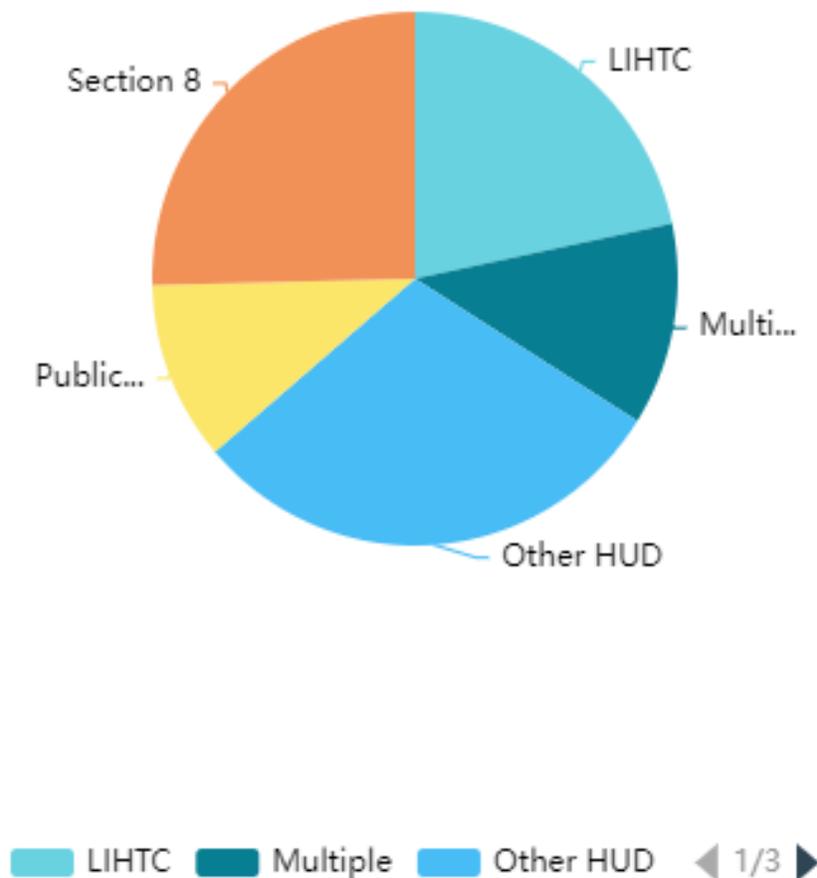
Affordable Housing Appeals Act (§ 8-30g)

Connecticut's Affordable Housing Land Use Appeals statute, C.G.S. § 8-30g, was established in 1997 to enable the development of affordable housing in municipalities where zoning regulations would otherwise prevent its construction. Municipalities are subject to § 8-30g of the Connecticut General Statutes when less than 10% of the municipal housing stock meets the statute's definition of affordable. The statute encourages development approvals for deed-restricted affordable housing by requiring that upon appeal of a development proposal for affordable housing that is rejected by a municipality with less than 10% affordable housing, the municipality must demonstrate that public interests in health, safety, or other matters clearly outweigh the need for affordable housing.

The State of Connecticut's 2019 Housing Appeals List shows that **19.34% of housing in Norwich counts as affordable housing** for the purpose of determining the applicability of the § 8-30g statute. In determining the percent of affordable housing present in a municipality, the CT Department of Housing counts:

- Assisted housing units or housing receiving financial assistance under any governmental program for the construction or substantial rehabilitation of low and moderate income housing that was occupied or under construction by the end date of the report period for compilation of a given year's list;
- Rental housing occupied by persons receiving rental assistance under C.G.S. Chapter 138a (State Rental Assistance/RAP) or Section 142f of Title 42 of the U.S. Code (Section 8);
- Ownership housing or housing currently financed by the Connecticut Housing Finance Authority and/or the U.S. Department of Agriculture; and
- Deed-restricted properties or properties with deeds containing covenants or restrictions that require such dwelling unit(s) be sold or rented at or below prices that will preserve the unit(s) as affordable housing as defined in C.G.S. § 8-39a for persons or families whose incomes are less than or equal to 80% of the area median income.

Of the 3,608 qualifying units in Norwich listed on the current Department of Housing list, 191 have single-family CHFA/USDA mortgages, 2,296 are government assisted, 796 receive tenant rental assistance.



As mentioned, municipalities that have 10% or more of their housing inventory falling into the above categories are exempt from § 8-30g appeals. Norwich is one of these communities. Municipalities may also be granted four-year temporary exemptions by demonstrating progress in facilitating new affordable housing. The threshold for achieving a four-year moratorium is new affordable housing created in the municipality earning “Housing Unit Equivalent” points equal to the greater of two percent of existing housing or 75 points (as of October 1, 2022). New affordable housing qualifies for between ½ and three Housing Unit Equivalent points based on the size of the unit (more bedrooms earn more points), restrictions on occupancy (senior-only housing earns fewer points), and the affordability level of the unit (affordability to lower income levels earns more points).

Action Plan

Connecticut municipalities have flexibility in determining how they act to improve access to affordable housing. Norwich's unique characteristics suggest the following strategies would be effective to increase access to quality affordable housing that meets the needs of residents of Norwich and southeastern Connecticut.

Actions Completed Since Passage of 2013 Plan of Conservation and Development

- Comprehensively amended the Zoning Regulations in 2015 to reflect recommendations of the 2013 Plan of Conservation and Development.
- Approved a 314 Units apartment complex (affordable and market-rate) within the historic north mill building at Ponemah Mills (aka the Lofts at Ponemah).
- Approved ARPA funds for Habitat for Humanity to assist in developing low-income homeownership opportunities and rehabilitation.

Continued Actions

- Historic housing in Norwich is important to Norwich's identity and provides a resource of existing lower-cost housing, but it is at risk of physical deterioration due to age. Preservation efforts could achieve several goals—preserving housing for future generations, addressing existing deferred maintenance, protecting housing from flood risks, and maintaining these homes as stable housing options for low-income households. Rehabilitating homes and preserving them would improve the safety and appearance of Norwich housing while stabilizing household costs for existing and future residents. Work with housing land trusts or other non-profits to acquire and rehabilitate existing housing for deed-restricted affordable housing.
- Consider utilizing CDBG funding for rehabilitation of existing housing occupied by low-income residents.
- Utilizing funds to stabilize at risk tenants/owners by providing temporary assistance allowing them to stay housed.

Support Opportunities for the Creation of Quality Lower-Cost Housing

- Encourage developers to set aside a percentage of units for affordable housing in the areas of the city where public transit is available.

Support First-Time Home-Ownership and Aging-In-Place

- Work with local realtor community to publicize availability of USDA and CHFA low-interest home loans.

Resources and Potential Partners

[Connecticut Housing Finance Agency \(CHFA\)](#): CHFA administers the Federal Low-Income Housing Tax Credit (LIHTC) program and the State Housing Tax Credit Contribution (HTCC) program. LIHTC 9% tax credit funds can subsidize 70% of an affordable housing project's cost, and are highly competitive. LIHTC 4% tax credits fund 30% of project cost and are often used for acquisition and rehabilitation of existing properties for use as affordable housing. Other CHFA programs finance construction and rehabilitation.

CHFA also administers low-interest home ownership loan programs. Homes financed with CHFA loans are considered affordable for the purposes of 8-30g exemption calculations.

[Habitat for Humanity of Eastern Connecticut](#): Habitat projects are new construction or rehabilitations made available for purchase to low-income households through subsidized mortgages. Funding comes from individual gifts, re-invested Habitat homeowner mortgage payments, and grants from private foundations and government agencies.

[H.O.P.E., Inc.](#): A 501(c)(3) based in New London that renovates deteriorated properties and makes them available to low- and moderate-income families to purchase or rent-to-own. Projects are supported with funding from state tax credits, financial institutions, and donations.



[LISC Connecticut](#): The local office of this national organization promotes neighborhood revitalization and affordable housing production by providing financial and technical assistance to local, community-based organizations working to build strong and sustainable communities. LISC manages the Housing Connections program, offering training and technical assistance to build capacity of suburban and rural organizations to carry out effective affordable housing development. This program is supported by the Connecticut Housing Finance Authority.

[Southeastern Eastern Connecticut Community Land Trust](#): This membership-based 501(c)(3) nonprofit charitable organization holds land for the development and stewardship of permanently affordable housing, land for food production, green space, and facilities for community organizations. The Trust completed the renovation and resale of first affordable homeownership project in 2019. It works in partnership with the SE CT Fund for Land Equity.

Historic Homes Rehabilitation Tax Credit: supports the rehabilitation of residential properties by new and existing owner-occupant homeowners through a 30% tax credit on rehabilitation costs, up to \$30,000 per dwelling unit. Homes benefitting from this program must remain owner-occupied for five years post-rehabilitation.

CT Historic Rehabilitation Tax Credit Program: establishes a 25% tax credit on rehabilitation of a Certified Historic Structure that is non-residential, mixed-use or multifamily residential (5 units or more). The available credit increases to 30% for projects incorporating dedicated affordable housing. This program can be combined with 20% Federal Historic Tax Credits.

Federal Historic Tax Preservation Tax Incentive: This tax credit is available to fund renovation of income-producing properties and is administered by the National Park Services, with the participation of CT SHPO.

USDA Rural Development Loan Programs: Low interest, fixed-rate homeownership and rehabilitation loans are provided to qualified persons directly by USDA Rural Development and private financial institutions, with no down payment requirements. Homes financed with USDA loans are considered affordable for the purposes of 8-30g exemption calculations. USDA Rural Development also offers competitive grants to public and private non-profit organizations for homeownership projects. Technical assistance grants are available to local organizations that assist families in accessing loans. Loans are also available for the development of new housing for low- and moderate-income families.

Dated at Norwich, Connecticut this 17th day of May 2022.

ATTEST: 
Betsy M. Barrett
City Clerk

THIS IS TO CERTIFY that the following is a true and attested copy of a resolution adopted by the Council of the City of Norwich at a meeting held on May 16, 2022, and that the same has not been amended or rescinded:

WHEREAS, Rosy Walk, LLC has requested permission to hold various events as part of the Rose Arts Festival on Chelsea Parade on Saturday, June 25, 2022, the events on Chelsea Parade to run from 11:00 a.m. to 7:00 p.m.; and

WHEREAS, Rosy Walk, LLC proposes to sell and serve beer and wine on Chelsea Parade during the Rose Arts Festival with this service provided by a vendor holding an off-premises vendor liquor permit.

NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH, that Rosy Walk, LLC be and hereby is permitted to use Chelsea Parade to conduct the Rose Arts Festival as described on Saturday, June 25, 2022; and

BE IT FURTHER RESOLVED BY THE COUNCIL OF THE CITY OF NORWICH, that, pursuant to § 13.14.2 of the Norwich Code of Ordinances, City Manager John L. Salomone be and hereby is authorized and directed to grant the Rosy Walk, LLC permission to sell beer and wine at this event as well as permission to use the premises as described herein, for the sale of beer and wine, permission being subject to satisfactory proof that said sales are conducted by a vendor holding an appropriate liquor license and permit for such sales; that such sales be limited to the hours when such sales are permitted pursuant to the Connecticut General Statute and the applicable regulations of the state liquor commission; that identification will be mandatory from each person purchasing beer and wine at the event; and that insurance satisfactory to the city manager be obtained and maintained by Rosy Walk, LLC and the vendor.

Dated at Norwich, Connecticut this 17th day of May 2022.

ATTEST: 
Betsy M. Barrett
City Clerk

THIS IS TO CERTIFY that the following is a true and attested copy of a resolution adopted by the Council of the City of Norwich at a meeting held on May 16, 2022, and that the same has not been amended or rescinded:

WHEREAS, Janice “Jan” Alberta Stewart dedicated herself to service to her family, her church, many organizations, and to the city and citizens of Norwich; and

WHEREAS, in 1975, she became associated with the Rose City (Norwich) Senior Center, then located in a storefront on Main Street, becoming the Senior Affairs Director in 1977 and holding this position until her retirement in 2000; and

WHEREAS, in 1977 Janice Stewart supervised the move of the Senior Center to new quarters in the Buckingham Memorial Building from which location its programs and operations were conducted for 17 years; and

WHEREAS, Janice Stewart through her work, reputation, perseverance and ability to persuade greatly assisted in obtaining state funds for a new Senior Center location built on Mahan Drive and opened in 1994, where facility, staff and clientele remained under her direct care until her retirement in 2000; and

WHEREAS, in recognition for her work with the elderly, and her dedication to the clientele of the senior center and seniors generally, Janice Stewart received many recognitions and awards including the Dr. Singer Award from Prevent Blindness Connecticut and the Board of Education and Services for the Blind, the President’s Volunteer Action Award from President Ronald Reagan, the Congressional Record by U. S. Representative Sam Gejdenson and a citation arranged by State Senator James J. Murphy for her involvement with the Senior Citizen Job Bank; and

WHEREAS, after retirement she continued and expanded her commitment to multiple organizations often in leadership positions, including a long association with the Norwich Senior Affairs Commission; and

WHEREAS, the Council of the City of Norwich would like to recognize her efforts on behalf of the city and its citizens particularly those who are or will become senior citizens

NOW THEREFORE, BE IT RESOLVED, BY THE COUNCIL OF THE CITY OF NORWICH that the skills and efforts of Janice Stewart and her long service to and leadership of the Rose City Senior Center be publicly honored, whereby it recommends that the sign located to the right of the main entrance of the Senior Center which now reads “Rose City Senior Center”, be expanded to add the name “Janice A. Stewart” and that a plaque or other acknowledgement be located within the Senior Center in a public location acknowledging this resolution and Janice Stewart.

Dated at Norwich, Connecticut this 17th day of May 2022.

ATTEST: 

Betsy M. Barrett
City Clerk

THIS IS TO CERTIFY that the following is a true and attested copy of a resolution adopted by the Council of the City of Norwich at a meeting held on May 16, 2022, and that the same has not been amended or rescinded:

WHEREAS, the City Manager John L. Salomone has appointed with Councils approval as a **regular member** to the Youth Service Advisory Board for a term to expire on 2/01/23 or until a successor is appointed;

Caralynn Turner (D)

NOW, THEREFORE, BE IT RESOLVED that the Council of the City of Norwich hereby acknowledges the appointment of the above named to the Youth Service Advisory Board.

Dated at Norwich, Connecticut this 17th day of May 2022.

ATTEST: 
Betsy M. Barrett
City Clerk

THIS IS TO CERTIFY that the following is a true and attested copy of a resolution adopted by the Council of the City of Norwich at a meeting held on May 16, 2022, and that the same has not been amended or rescinded:

WHEREAS, the City Manager John L. Salomone has appointed with Councils approval as a **regular member** to the Harbor Management Commission for a term to expire on 12/5/23 or until a successor is appointed;

David Bishop (U)

NOW, THEREFORE, BE IT RESOLVED that the Council of the City of Norwich hereby acknowledges the appointment of the above named to the Harbor Management Commission.

Dated at Norwich, Connecticut this 17th day of May 2022.

ATTEST:



Betsy M. Barrett
City Clerk

THIS IS TO CERTIFY that the following is a true and attested copy of a resolution adopted by the Council of the City of Norwich at a meeting held on May 16, 2022, and that the same has not been amended or rescinded:

Relative to amending Round 1 American Rescue Plan Act allocations to fund scholarships for the 2022 Recreation Summer Camp.

RESOLVED, that the American Rescue Plan Act allocations previously adopted prior to April 4, 2022 be amended as follows:

Round 1 – Adopted prior to April 4, 2022

Project Description	Change Description	Amount of Change
Norwich Human Services/ Recreation Schools as Community Centers	Reduce funding	(\$100,000)
Norwich Human Services/ Recreation 2022 Recreation Summer Camp scholarships	Add funding for scholarships for 2022 Recreation Summer Camp	100,000
Total Net Change - Round 1		<u>\$0</u>

Dated at Norwich, Connecticut this 17th day of May 2022.

ATTEST: 
Betsy M. Barrett
City Clerk