

NORWICH PLANNING COMMISSION
AFFORDABLE HOUSING SUBCOMMITTEE

Monday, January 10, 2022, 06:30 PM

Physical Meeting Location: Multipurpose Room Tracy Hall. Jeff Lubell

Zoom access: Kathleen Shepherd, Paul Manganiello, Creigh Moffatt, Brian Loeb,
Gordon Greenfield

Join Zoom Meeting <https://us02web.zoom.us/j/81242668798>

877 853 5257 US Toll-free 888 475 4499 US Toll-free Meeting ID: 812 4266 8798

Topic: Affordable Housing Subcommittee

1. Approve Agenda: Motion to approve made by Manganiello, seconded by Moffatt. There was no discussion. Approved 5-0.
2. Comments from the Public: Doug Wilberding pointed out the Champlain Land Trust as a possible model. He has worked with FL land trusts. He recommended Re-Building Together, a project similar to Cover, for improving existing stock in town. Committee thanks him for suggestions.
3. Approve Minutes of 12-20-2021. Motion to approve made by Moffatt, with the addition of her objection to the state requirement that requires a person to be present in Tracy Hall for official meetings. Seconded by Manganiello, no discussion, approved 5-0.
4. Preserving long-term affordability. Lubell reviewed the draft on this topic (see the packet). Its purpose is to serve as an educational tool to define concepts of affordability and how to maintain it. Discussion:
 - a. The formula for preserving affordability differs for renters and owners. It does not propose to change rent with changes in income, as Norwich does not have access to federal housing subsidies that adjust based on income (as our Senior Housing does have).
 - b. There could be benefits of including market-rate housing in the same development as affordable housing. For example, as households' incomes increase, they could shift from the affordable to the market-rate units.
 - c. As a housing trust is too complex for Norwich to set up and manage on its own, outside management is likely to be necessary.
 - d. Decisions will need to be made about how to handle increases in income by households renting affordable homes.
5. Zoning revisions to promote affordability will be the primary discussion topic of at the next meeting, beginning with review of current zoning. Zoning rules are currently being revised by the Planning Commission. Areas for consideration: the density formula, effects of climate change, encouragement of duplex, triplex, quadruplex units, how to educate people about what town zoning allows, what subdivisions exist, opportunities for subsidies.
6. Other business. Lubell will ask Rod for links to zoning provisions. A consultant is currently examining effects of current zoning rules.

Enclosures:

Next Meeting: The 3rd Monday (Feb. 21) has tentatively been set, pending confirmation by town officials that the meeting date does not conflict with other town meetings.

Motion to adjourn made by Manganiello, seconded by Moffatt, and passed 6-0.