

**Discussion Paper on Norwich Affordable Housing Strategy**  
**April 14, 2019**

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**Objectives**

- **Affordability** – Ensure that people of all incomes can find quality housing they can afford within Norwich
- **Older Adults** – Provide older adults with freedom to age in place or age in community
- **Energy Use and Climate Change** – Reduce energy use and greenhouse gas emissions by facilitating the development of energy-efficient housing in areas served by public transportation and close to job and retail centers
- **Increase the number of students in Marion Cross** to make more efficient use of the existing school infrastructure and lower the rate by which school taxes increase

**Data**

- Summarize latest ACS data on housing affordability for Norwich and Windsor County
- Examine how distribution of incomes and homes prices have changed over time in Norwich
- Examine regional context, including the overall shortage of housing units in the Upper Valley

**Strategies:**

- 1. Encourage the development of dedicated affordable housing**
  - a. Formalize and grow the affordable housing revolving fund
  - b. Strengthen Norwich’s density bonus
  - c. Consider whether developments of a certain size should be required to include affordable units
  - d. Investigate the use of land owned or controlled by the town of Norwich for affordable housing
  
- 2. Facilitate the development of lower-cost housing types**
  - a. Facilitate the creation of Accessory Dwelling Units
  - b. Facilitate the creation of duplexes, triplexes and other “missing middle housing”
  - c. Ensure that zoning rules permit the development of multifamily housing
  
- 3. Reduce the cost of developing new housing**
  - a. Consider whether there might be appropriate areas in which to increase density
  - b. Identify and address other regulatory barriers to new development

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<sup>1</sup> While Jeffrey Lubell is a member of the Norwich Planning Commission and the Affordable Housing Subcommittee, any views expressed in this discussion draft represent his own personal views and not those of the subcommittee or commission.

- 4. Address barriers to development associated with sewer**
  - a. Expand awareness of options for shared septic systems, including alternative systems
  - b. Investigate options for tying into the water / sewer systems of neighboring municipalities
  
- 5. Expand public understanding of housing issues**
  - a. Make it easier for developers and the public to understand Norwich's zoning rules and affordable housing policies
  - b. Increase public understanding of how new development will affect town and school property taxes

**Goals**

- Within 5 years, facilitate the development of at least:
  - 15 accessory dwelling units
  - 15 units of "missing middle" housing (duplexes, triplexes, etc.)
  - Two to three developments that, together, provide 50 or more units of dedicated affordable housing