

## ARTICLE 101 Workforce Housing Regulation Section

118-1050. Workforce Housing Regulation. [Added effective 1-16-1987; amended effective 12-30-1988; 1-26-2007; 11-27-2009; 7-27-2012; 2-27-2015; 2-26-2016; effective 4-27-2018; 6-14-2019; **2021-12 R**]

A. Purpose and intent. It is recognized that a shortage of affordable workforce housing exists in Norwalk for persons of moderate income; that such shortage is detrimental to the public health, safety and general welfare and to economic development; and that existing housing programs, by themselves, are insufficient to meet the needs of the workforce and moderate-income households. The purpose of this regulation is to provide for a full range of workforce housing options, with a priority given to ownership housing, and to increase the supply of workforce housing units affordable to persons of moderate incomes by encouraging the construction of such housing units within specified multifamily and mixed use developments. It is intended that private developers who construct developments with moderately priced workforce housing units pursuant to these regulations will realize a reasonable profit therefrom.

**B. Authority. This section is adopted under the authority of Section 8-2i of the Connecticut General Statutes and is consistent with the requirements of Section 8-30g.**

C. Definitions. As used in this section, the following terms shall have the meanings indicated:

**WORKFORCE HOUSEHOLD** -- A household with an annual income which does not exceed eighty percent (80%) or, where required, sixty percent (60%) or one hundred percent (100%), of the State of Connecticut Median income, as adjusted for family size, as published by the United States Census Bureau and periodically updated by the U. S. Department of Housing and Urban Development (HUD). Household eligibility determinations shall be made in accordance with the income criteria in Section 8-30g-8 of the regulations of Connecticut State Agencies.

**WORKFORCE HOUSING UNIT** -- A dwelling unit occupied by a workforce household where the maximum sales price or rent shall be restricted in perpetuity for the life of the unit in accordance with the maximum housing payment calculations as described in Section 8-30g-8 of the regulations of Connecticut State Agencies.

**RESALE** -- Any transfer of original ownership interest in a workforce housing unit to a new owner other than an original owner's spouse or co-owner.

D. Regulations for Workforce Housing.

~~(1) Applicability: This workforce housing regulation shall apply to all multifamily and mixed-use developments in the following zones: [Amended effective 11-27-2009; 1-29-2010; 7-27-2012, 4-27-2018, 6-14-2019]:~~

~~Central Business District (CBD)~~

~~Commercial Planned Residential Development~~

~~Executive Office Zone~~

~~Business No. 1 Zone Business No. 2 Zone~~

~~D Residence Zones~~

~~Golden Hill Village District Hospital Zone~~

~~Industrial Zone No. 1~~

~~Light Industrial Zone No. 2  
Marine Commercial Zone  
Neighborhood Business  
-Reed Putnam Design District  
Rowayton Avenue Village District  
SoNo Station Design District(SSDD)  
South Norwalk Business District  
Restricted Industrial  
Washington Street Design District~~

- ~~(2) Developments of twenty (20) or more dwelling units shall designate a minimum of ten percent (10%) of the total number of units, rounded up to the nearest whole number, as workforce housing units, affordable to households, in accordance with Section 8-30g-8 of the regulations of Connecticut State Agencies; except that, developments of twelve (12) or more units in the CBD and SSDD shall designate a minimum of ten percent (10%) of the total number of dwelling units as workforce housing units, provided that: [Amended effective 4-27-2018; 6-14-2019]~~
- ~~a) Any three-bedroom dwelling unit, designated as a workforce housing unit, complying with §118-1050 C(2)A, may count each three-bedroom unit as two workforce housing units for purposes of complying with the ten percent (10%) requirement for the zone, provided that the aggregate number of three-bedroom dwelling units in such a development that are counted as two affordable dwelling units shall not exceed the aggregate number of non-affordable three-bedroom dwelling units in such development and the remaining workforce housing units are proportional to the overall unit mix within the development; and~~
- ~~b) A minimum of ten percent (10%) of the total number of dwelling units, rounded up to the nearest whole number, shall be affordable to households earning no more than sixty percent (60%) of the state median income; or,~~
- ~~c) A minimum of ten percent (10%) of the total number of dwelling units, rounded up to the nearest whole number, shall be affordable to households earning no more than eighty percent (80%) of the state median income. In addition, a one (1) percent fee, based on residential construction cost, shall be paid to the city of Norwalk and placed into a fund to be used to construct affordable housing for individuals of lower income levels or families whose annual income does not exceed 60% of the state median income. Developments that utilize this provision are not required to provide more than one parking space per dwelling unit and may reduce recreation space to 100 square feet per unit. (Added effective 4-27-2018)~~
- (2) All zoning permits for the construction of multi-family or mixed-use developments containing three (3) to nine (9) dwelling units, shall either include one workforce housing unit, affordable to households, earning no more than eighty percent (80%) of the state median income unit or be accompanied by an inclusionary zoning fee of ten dollars \$10.00 per one thousand dollars \$1,000 of residential construction value, to be paid into a fund to be used to construct rehabilitate or repair affordable housing for individuals or families of lower income levels, whose annual income does not exceed 60% of the state median income.
- (3) All zoning permits for the construction of multi-family or mixed-use developments containing ten (10) or more dwelling units shall designate:
- a) a minimum of ten percent (10%) of the total number of dwelling units as workforce

housing units, affordable to households, ~~in accordance with Section 8-30g-8 of the regulations of Connecticut State Agencies, shall be~~ earning no more than sixty percent (60%) of the state median income; or,

- b) a minimum of ten percent (10%) of the total number of dwelling units as workforce housing units, affordable to households earning no more than eighty percent (80%) of the state median income. In addition, these applications shall be accompanied by an inclusionary zoning fee of ten dollars (\$10.00) per one thousand dollars (\$1,000) of residential construction value to be paid into a fund to be used to construct rehabilitate or repair affordable housing for individuals or families of lower income levels, whose annual income does not exceed 60% of the state median income. Developments that utilize this provision are not required to provide more than one parking space per dwelling unit and may reduce recreation space to 100 square feet per unit. (Added effective 4-27-2018); and
  - c) if the total number of workforce housing units required does not equal a whole number, the applicant shall either designate one (1) additional unit as a workforce unit or pay an inclusionary zoning fee of ten dollars (\$10.00) per one thousand dollars (\$1,000) of residential construction value on the fractional remainder, to be paid into a fund to be used to construct rehabilitate or repair affordable housing for individuals or families of lower income levels, whose annual income does not exceed 60% of the state median income.
- (4) Existing multi-family or mixed-use developments that do not contain designated workforce units and are proposing additional dwelling units shall comply with §118-1050 D2 or D3 for all proposed new residential construction.
- (5) Any three-bedroom dwelling unit, designated as a workforce housing unit, complying with §118-1050 D2 or D3, may count each three-bedroom unit as two workforce housing units for purposes of complying with the ten percent (10%) requirement, provided that the aggregate number of three-bedroom dwelling units in such a development that are counted as two affordable dwelling units shall not exceed the aggregate number of market-rate three-bedroom dwelling units in such development.
- (6) The workforce housing units shall be offered for sale or rent to workforce households, or to a municipal agency or a nonprofit housing agency, who shall offer the workforce housing units to workforce households, in accordance with the following priority designations:
- a) Existing tenants displaced by the proposed new development or the immediate past tenants that previously occupied any of the properties where existing housing units are to be removed. (Added effective 2-26-2016)
  - b) Employees of the City of Norwalk and the Norwalk Board of Education; Residents of the City of Norwalk who have resided in the City of Norwalk a minimum of one (1) year prior to the issuance of a certificate of occupancy; and Persons employed in the City of Norwalk.
  - c) All others.