

MEMORANDUM

Town of Mansfield/Mansfield Public Schools
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860-429-3336 x5



To: Ad hoc Committee on Rental Regulations and Enforcement
From: Matt Hart, Town Manager
Cc: Town Council, Town-University Relations Committee, L. Painter, M. Nintean, R. Cournoyer,
J. Mullen
Date: September 14, 2016
Re: Neighborhood preservation and related initiatives

I have prepared this report concerning various neighborhood preservation and related initiatives that staff and I are involved in. I realize that most of those items do not fall directly under the Committee's purview, but I thought they would be of interest. I appreciate any feedback or questions that you might have.

- Enhanced enforcement activities - The Town Council has enacted a series of changes recommended by the committee to aid in the enforcement of current ordinances. This includes making the definition of an "owner" consistent throughout the quality of life type ordinances, changes to the over-occupancy provisions within the Housing code to streamline enforcement, and revising language to allow Housing certificates to be withheld for lack of compliance with other regulations. The Town has added additional inspector hours to investigate violations of these and other regulations. As endorsed by the committee, we have asked the Town Council to review possible amendments to the rental certificate fee, in order to help incentivize responsible landlord behavior.
- Landlord outreach – I plan to convene a small group of local landlords to discuss ways in which the Town and the landlord community could work more cooperatively together. Key goals of this initiative will be to discuss how we can reduce quality of life conflicts in our neighborhoods, and what the Town could do to incent responsible landlord practices. I can also see merit in the establishment of a landlord association or group that could share and promote model landlord practices, and to help hold individual members accountable. A couple of issues that I plan to focus on are the importance of exterior maintenance and measures to prevent problematic party behavior.
- Housing trust – In concert with the Mansfield Housing Authority, staff is looking into the feasibility of creating a housing trust to support any number of affordable and workforce housing programs in Mansfield. We have researched some successful programs, including a few based in Litchfield County, CT and in Burlington, VT. One concept would be to use the housing trust to provide down-payment assistance to homebuyers looking to purchase and reside in a single-family home for some period of time; owner-occupancy would be a key criteria to qualify for this program. Our goal is to present a recommendation to the Town Council and the Housing Authority later this fall.

- Greek organizations – Many of the problematic parties our police have responded to this fall are rented by members of a Greek organization. Our zoning regulations do not allow Greek organizations as a permitted use in our neighborhoods, but there is no bar to members of a fraternity or sorority from renting a home as private citizens. I have asked the Town-University Relations Committee to discuss this topic and to see if there are ways to proactively address this issue and to curb problematic behavior.
- Code enforcement data – We have been tracking citations issued for violations of Town ordinances and the zoning regulations (see attached example for nuisance ordinance violations). I have asked staff to map this activity so that we can better follow trends and direct resources accordingly. We're also exploring the feasibility of developing a web-based portal to allow residents and landlords to view this activity online.
- Marketing and communications – The Town does not have a coordinated program to market and promote Mansfield as a good place to live, own a home, and do business. Only 20% of UCONN faculty and staff reside in Town, and we would like to capture a greater share of this market as well as future workers at the UCONN technology park and other businesses in Mansfield. On a related point, I believe we can do a better job at providing information to residents. I have discussed this issue with the Mansfield Superintendent of Schools, and she shares my interest in improving our online and other communications materials. I have also engaged the Economic Development Commission in this conversation. To start, we are researching what other towns and school districts do in this area, and will be updating the Town's website

I appreciate any feedback you might have and will keep you informed of progress on these initiatives.

**Town of Mansfield
Nuisance Violations Issued (Fall 2015 - Fall 2016)**

Address	# of Nuisance Violations (Fall 2015 - Fall 2016)
15 AGRONOMY RD	3
74 BAXTER RD	1
166 BIRCH RD	1
200 BIRCH RD	1
229 BROWNS RD	2
96 CEDAR SWAMP RD	1
6 CODFISH FALLS RD	1
49 DALEVILLE RD	2
CARRIAGE HOUSE RD	4
16 HUNTING HGHTS DR	1
22 HUNTING LODGE RD	1
23 HUNTING LODGE RD	2
24 HUNTING HGHTS DR	1
81 HUNTING LODGE RD	1
115 HUNTING LODGE RD	1
143 HUNTING LODGE RD	1
153 HUNTING LODGE RD	1
205 HUNTING LODGE RD	1
233 HUNTING LODGE RD	2
295 HUNTING LODGE RD	1
814 MANSFIELD CITY RD	1
74 MEADOWOOD RD	1
773 MIDDLE TPKE	1
42 MT HOPE RD	1
203 NO EAGLEVILLE RD	1
1 ROYCE CR	1
12 ROYCE CR	3
22 RUSSETT LA	1
143 SEPARATIST RD	1
164 SO EAGLEVILLE RD	1
200 SPRING HILL RD	1
1069 STORRS RD	2
1568 STORRS RD	1
1630 STORRS RD	1
1631 STORRS RD	1
1637-1639 STORRS RD	1
33 WILBUR CROSS WAY	1
34 WILBUR CROSS WAY	3