

MINUTES

1. CALL TO ORDER

Deputy Mayor Shaiken called the meeting to order at 5:05 PM.

2. ROLL CALL

Present: Shaiken, Kueffner, Bruder

Staff: Aylesworth, Deneen, Kaufman

Other: Stern, Accorsi, Affordable Housing Committee

3. PUBLIC COMMENT

No public present

4. APPROVAL OF MINUTES

Bruder **moved** and Kueffner seconded to approve the October 1, 2024 Ordinance Development & Review Subcommittee meeting minutes. The motion **passed** unanimously.

4. Tax Abatement for Affordable Housing Units

Kaufman reviewed the Draft Tax Abatement for Affordable Housing Units (see attached). This tax abatement proposal, brought to the Ordinance Development and Review Subcommittee by the Affordable Housing Committee, aims to support developers in creating low-income housing in the Town of Mansfield, in alignment with the current Affordable Housing Plan.

During the discussion, members addressed the following points:

- **Item #6:** It was decided to omit this item from the contract.
- **Item #2:** Members debated whether to impose a time limit on how long a unit could remain vacant. Ultimately, they agreed to keep the existing language in the contract.
- **Item #1:** Members suggested changing the word “**term**” to “**duration**” in the second line.
- **Findings and Purpose Section:** It was noted that “Council” should be capitalized to correct a typographical error.

There was also considerable discussion relative to how, pursuant to C.G.S. 8-215, the ordinance could only be applied to housing development projects for which all the proposed units would deed restricted for affordable housing.

Kueffner **moved** and Bruder seconded, effective February 10, 2025, to refer the Draft Ordinance on Tax Abatement for Affordable Housing Units with the following amendments:

- Delete section 6 and renumbering accordingly
- Change “term” to “duration” in section 1
- Fix typo for “Town Council” in Findings and Purpose

The referral would be made to the full Town Council for consideration at its February 24, 2025, meeting and to recommend that the Town Council schedule a public hearing to take place on the ordinance during the Council’s regular meeting on March 10, 2025. The motion **passed** unanimously.

5. ADJOURNMENT

Bruder **moved** and Shaiken seconded to adjourn the meeting at 6:00 PM. The motion **passed** unanimously.

Kim Kowalyshyn, Executive Assistant

DRAFT

Tax Abatement for the Development of Affordable Housing Units

§ ____ Title.

This article shall be known and may be cited as the "Tax Abatement for the Development of Affordable Housing Units" or "Tax Abatement for Low or Moderate Income Persons"

§ ____ Legislative authority.

Pursuant to [§ 8-215 of the Connecticut General Statutes](#), the Town of Mansfield is hereby authorized and empowered to abate, in part or in whole, the real property taxes on “housing solely for low- or moderate-income persons or families” as that phrase is defined in the Connecticut General Statutes 8-202(c) and as that may be amended from time to time in accordance with the provisions of Section below, to the extent that such housing exceeds the requirements set forth in Mansfield’s Zoning Regulations and CGS 8-30g.

§ ____ Findings and purpose.

To support a diverse, equitable, and accessible housing stock, the Town council establishes a mechanism to abate in part or in whole real property taxes on any housing solely occupied by low or moderate-income persons or families. The abatement shall be made pursuant to a contract between the municipality and the owner of any such housing.

§ ____ Definitions

AFFORDABLE HOUSING: Affordable housing is defined as housing that costs a household not more than 30% of its income inclusive of utilities.

AFFORDABLE HOUSING UNIT: A dwelling unit affordable to residents with incomes at or below 80% of Area Median Income.

AREA MEDIAN INCOME median income for a given Metropolitan Statistical Area.

LOW INCOME HOUSEHOLD: A household whose income is at or below 60% of the Area Median Income.

LOW INCOME HOUSING UNIT — A dwelling unit affordable to residents with incomes at or below 60% of Median Income.

MEDIAN INCOME: is a statistical number set at the level where half of all households have income above it and half below it. The U.S. Department of Housing and Urban Development Regional Economist calculates and publishes this median income data annually in the Federal Register.

METROPOLITAN STATISTICAL AREA: A geographic entity delineated by the Office of Management and Budget for use by federal statistical agencies. Metropolitan statistical areas consist of the county or counties (or equivalent entities) associated with at least one urban area of at least 50,000 population, plus adjacent counties having a high degree of social and economic integration with the core as measured

through commuting ties.

MODERATE INCOME HOUSEHOLD: A household whose income is at or below 80% of the Area Median Income

MODERATE INCOME Unit: A dwelling unit affordable to residents with incomes at or below 80% of Median Income.

§__ Tax abatement contract requirements.

Such abatement shall be made pursuant to a contract between the Town of Mansfield, which contract shall be negotiated by and between the applicant and the Town Manager and approved by the Town Council. The contract need not be conditioned upon reimbursement from the State of Connecticut or any other agency, but shall provide:

- (1) The terms of such abatement, including the percentage of real property taxes abated, and the term of such abatement;
- (2) That such abatement shall terminate at any time when such housing is not solely used for low- or moderate-income persons or families as defined in Section ____, above;
- (3) That moneys equal to the amount of such abatement shall be used by said owner or applicant for one or more of the following purposes:
 - (a) To reduce rents below the levels which would be achieved in the absence of such abatement and to improve the quality and design of such housing;
 - (b) To effect occupancy of such housing by persons and families of varying income levels within limits determined by the Commissioner of Housing by regulation; or
 - (c) To provide necessary related facilities or services in such housing.
- (4) That the property shall comply in all respects with applicable housing and/or building codes and all applicable Connecticut and federal statutes and/or regulations;
- (5) That the developer and/or owner shall provide an annual certification together with appropriate supporting documentation to verify that the property continues to be used solely for low- and moderate-income housing.
- (6) The term of abatements shall be determined by the Town Council.
- (7) The Town, acting through its Town Manager, is hereby authorized and empowered to enter into agreements with respect to state reimbursement for tax abatements or state payment in lieu of taxes, as provided in Connecticut General Statutes Section 8-216 or otherwise, as the same may be amended from time to time, and the developer/owner shall cooperate with the Town in connection with any Town application for reimbursement from the state.
- (8) The owner shall permit the Town to inspect the property for any reasonable purpose, including determining that the property and the savings are being used for the purposes stated in Subsection **A(5)** of this section and stated in Connecticut General Statutes Sections 8-215 et seq., as may be amended from time to time.
- (9) The real property taxes that would be levied against the property in the absence of the abatement shall continue to be calculated on an annual basis by the Assessor.