

Tuesday, March 28th, 2023
Hybrid Meeting
<https://mansfieldct.gov/video>

MINUTES

Members Present (In Person): Michael Accorsi, Sheila Amdur, Will Bigl, Paul Stern, Gina DeVivo Brassaw

Members Absent: Aida Gradiscevic, Katie Fratoni

Staff Members Present (In Person): J. Kaufman, Director of Planning and Development/Senior Planner/Inland Wetlands Agent; Dorothy Del Valle, Community Assistance Coordinator

Staff Members Present (Virtual): Kylee Dostie, Planning and Zoning Intern

Public Present (In Person/Virtual): Martina Wharton (in person)

1. Call to order:

Meeting called to order at 5:01 pm followed by introductions

2. Approval of Minutes:

a. March 7th, 2023

Paul Stern motioned to accept the minutes as written and Gina DeVivo Brassaw seconded. Motion passed unanimously.

3. Opportunity for Public Comment

a. No public comment

4. Old Business

a. Affordable Housing Fund Trust Fund Application Prototype

- i. Kylee Dostie provided a mockup of an application based off Fairfield's.
- ii. Committee discussed in further detail the application and the income limits. Kylee Dostie stated the formula for the income limits is not quite 30% of the median and would provide Jennifer with the calculation. Sheila Amdur would like to know why HUD as categorize Mansfield income as Hartford-East, CT area?
- iii. Committee decided income calculation needs to be discussed with the Housing Authority and compared to what they use. In addition, the committee would like the Housing Authority to review the application.

- iv. Committee decided a subcommittee would meet on April 20th, 2023 to work on the application. Dorothy Del Valle will work to reserve a room at Town Hall for the meeting. This will then be presented to the committee in May and once finalized be presented to Town Council.

5. New Business

a. Communicating with Committee Members between Meetings

- i. Jennifer Kaufman reminded committee members the importance of keeping communication to a minimum and funneling topics to her so they can be added to the agenda. This is due to policy of committee work needs to be public.

b. Committee's in Proposed Legislation

- i. Committee discussed how the town may be able to support various legislation in regards to fair housing. Two bills currently in the present session scheduled to adjourn on June 2nd, 2023. Jennifer Kaufman suggested the committee present this to Town Council by having the item added to the agenda.

c. Zoning Regulations Related to Affordable Housing-Fee-in-Lieu

i. Density bonus proposal – Paul Stern

- 1. Proposal was presented to committee with concerns around density bonus total does not require units to meet requirements.

ii. Pay-in-Lieu proposal – Paul Stern

- 1. Proposal was presented to committee with concerns around developers paying the fee oppose to building the affordable housing units needed for community.

d. Center for Housing Equity & Opportunity

- i. CHEO memo was discussed at length by committee with concerns as to having a representative at the meetings.

6. Communication

7. Future Meetings

May 4, 2023

8. Adjournment

Motion to adjourn meeting at 6:50 pm by Paul Stern and Mike Accorsi seconded.

Motion passed unanimously.

Minutes respectfully submitted by Dorothy Del Valle, Community Assistance Coordinator