

MINUTES

Members Present:	S. Accorsi, C. Ausburger, T. Berthelot, S. Bruder, K. Rawn, K. Fratoni
Staff Present:	J. Kaufman, Senior Planner/Inland Wetlands Agent L. Painter, Director of Planning and Development
Consultant Present:	Patrick Gallagher, SLR
Technical Advisors:	Rebecca Fields, Kathy Ward (Mansfield Housing Authority)

CALL TO ORDER AND ROLL CALL

Chair Broder called the May 12, 2021 Ad Hoc Committee on Affordable and Workforce Housing regular meeting to order at 7:07 p.m. Members present are Accorsi, Ausburger, Berthelot, Bruder, Rawn and Fratoni.

APPROVAL OF MINUTES

Rawn MOVED, Berthelot seconded, to approve the April 21, 2021 meeting minutes as with correction to spelling of Bruder's name.

Motion PASSED unanimously.

OPPORUNITY FOR PUBLIC COMMENT

Paul Stern addressed Committee regarding concerns with current option for Payment in Lieu option for meeting affordable housing requirements. Mr. Stern indicated that this option may be more appropriate after the Town has more than 10% of its units designated as affordable.

PREPARATION OF AFFORDABLE HOUSING PLAN PER SEC. 8-30J, C.G.S.

Patrick Gallager with SLR presented the draft plan.

Members, staff, and representatives of the Mansfield Nonprofit Housing Development Corporation/Mansfield Housing Authority provided feedback on:

- Suggested edits to the Community Values Statement
- Potential composition of proposed Housing Committee and need for assigned staff to support the work of the committee

- Timing of amendment to the Plan of Conservation and Development to add the Affordable Housing Plan as an appendix
- Need to prioritize creation of housing units that count toward 8-30g requirements
- Types of knowledge/experience needed for program staff depending on activities undertaken
- Need for a Housing Trust Fund versus requiring developers to provide affordable housing as part of projects

Members, staff, and representatives of the Mansfield Nonprofit Housing Development Corporation/Mansfield Housing Authority provided the following feedback on the draft strategy survey:

- Need for all funding mechanisms to be addressed in the survey, with external funding mechanisms listed before question on potential tax impacts
- Recommended addition of question on housing for people with disabilities
- Need to consider the threshold for projects that would be required to contribute percentage of construction cost to avoid adding burdens to residents with limited incomes
- Need to reword question on enhancement of units; current wording is confusing.

Bruder MOVED, Ausburger seconded, to file the draft of the Affordable Housing Plan as prepared by SLR with the revisions suggested by the Committee with the Town Clerk by May 19, 2021.

Motion PASSED. (5-0-1); Fratoni abstained.

Members agreed to provide feedback on the revised draft of the plan to Kaufman by the morning of Friday, May 14, 2021.

FUTURE MEETINGS

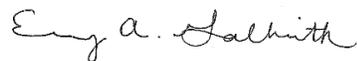
The next regular meeting is scheduled for June 9, 2021 at 7 p.m.

ADJOURNMENT

Berthelot MOVED, Ausburger seconded, to adjourn the meeting.

Motion PASSED unanimously. Meeting is adjourned at 8:33 p.m.

Respectfully Submitted:



Emmy Galbraith

Administrative Assistant