

**Thursday, May 18<sup>th</sup>, 2023**  
Hybrid Meeting  
<https://mansfieldct.gov/video>

## **MINUTES - Draft**

**Members Present (In Person):** Will Bigl, Sheila Amdur and Paul Stern

**Members Present (Virtual):** Katie Fraton and Gina DeVivo Brassaw

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

### **1. Call to order:**

The meeting was called to order at 5:18 p.m. by committee chairperson Sheila Amdur.

### **2. Opportunity for Public Comment**

There was no public comment.

### **3. Old Business**

- a. Housing Trust Fund Application Draft

### **4. New Business**

#### a. Review points of discussion with PZC

- i. Committee members discussed the talking points they wish to raise with the Planning and Zoning Commission when they meet on Wednesday, May 24 at an hour to be determined.
- ii. The talking points generally encompass the housing committee's ideas of how to bring the zoning code into better harmony with Mansfield's affordable housing needs.
- iii. The housing committee identified the need to limit developers' use of the "fee-in-lieu" system that allows large developers to pay a sum instead of actually building some of the affordable units required by the code's 15% affordable unit set-aside requirements. Housing committee members are agreed that the fees are too low.
- iv. The committee also discussed the need to redefine Mansfield's Average Median Income – a scale which they currently believe to be too high since it is based on the Hartford County market's AMI. Committee members would like the zoning code to adjust Mansfield's scale downward from the Hartford figures.
- v. The committee wants to also encourage the PZC to set up a system that will ensure that only people truly in need of affordable housing are the ones allowed to rent the affordable units designated in each large housing complex.
- vi. They also would like the PZC to modify the existing set-aside requirements to include some small subset of units for age-restricted housing and for

those in the 30% or 50% AMI group – for which Mansfield has the greatest need.

- vii. It was agreed that Paul Stern would draw up a set of four or five action-oriented calls to action based on this discussion. Those would be “prettied up” for presentation to the PZC by Kylee Dostie.

**5. Staff Update**

None

**6. Communications**

None

**7. Future Meetings**

- a. Regular Meeting – June 1<sup>st</sup>, 2023 – Discussion of Middle Housing

**8. Adjournment**

Meeting adjourned at 6:13 pm.

Minutes submitted by Paul Stern