

Thursday, July 27th, 2022
Hybrid Meeting
<https://mansfieldct.gov/video>

MINUTES

AFFORDABLE HOUSING COMMITTEE SPECIAL MEETING: Minutes, 7/27/23

Members Present: Michael Accorsi, Sheila Amdur, Will Bigl, Gina DeVivo Brassaw, Paul Stern

Members Absent: Aida Gradiscevic

Staff Members Present: Jennifer Kaufman

Public Present: None

1. Call to order:

This was a special meeting of the Affordable Housing Committee. Sheila Amdur called the meeting to order at 5:06 pm

2. Appointment of Secretary

Michael Accorsi was appointed secretary.

3. Approval of Minutes

No minutes were reviewed at this meeting,

4. Opportunity for Public Comment

There was no public comment.

5. Old Business

a. Priorities – Housing Trust Fund

i. The draft priorities were discussed. It was agreed that the priorities would focus primarily on the populations served through affordable housing. The sixth draft priority was removed.

ii. It was agreed that a preamble should be included with the priorities focusing on the purpose of the trust fund. This preamble will be consistent with concepts given in Mansfield's Affordable Housing Plan.

b. Town Coordination with Affordable Housing

i. The committee discussed the need to be able to coordinate with various agencies within the town to further advance its goals and pursue identified targets of opportunity. The approach selected is for the committee to identify targets of opportunity; research these opportunities and prepare supporting information; then forward this material to the Town Council for their review, recommendations and support.

ii. The committee will schedule its first meeting with the Town Council in the fall and provide a presentation covering its accomplishments to date, a discussion of town coordination, and current targets of opportunities.

c. Fee-In-Lieu

- i. Stern presented a new method for calculating fee-in-lieu payments based on the construction cost of affordable units and the cumulative lost rent of affordable units (versus market rate units). It was agreed that this new method should be applied to The Standard to see how it compares with the current method.
- d. Funding Sources for Housing Trust Fund
 - i. Sheila added to the list Will Bigl provided of funding sources and best practices used in Minnesota for Housing Trust Funds. These were discussed and the committee agreed that there were many excellent ideas here that could be adapted by the committee as targets of opportunity.
 - ii. It was recognized that the committee would need guidance and support from the Town Council and other town agencies to move forward with many of the opportunities listed.

6. New Business

No new business

7. Communication

No other communication

8. Future Meetings

The next regular meeting of the Committee is August 3rd from 5:00-6:30 pm.

9. Adjournment

The meeting was adjourned at 6:26 pm.

Minutes respectfully submitted by Michael Accorsi, Vice Chair, Affordable Housing, Committee