

7 HOUSING



Ash House, Old Turnpike Road

TOPICS IN THIS CHAPTER INCLUDE

Housing in Mansfield Today

Affordable Housing

Housing Growth: Trends and Needs

Housing Tools and Resources

As Mansfield changes and grows, so does its housing needs. An aging population and changes in the types and locations of housing desired by young professionals and families are generating a desire for a wider variety of housing options. This chapter focuses on how to meet current housing needs as well as the needs and demands of a growing and changing population. Particular attention is given to demands for more affordable and workforce housing, the special needs of an aging population and strategies to protect the quality of existing housing and neighborhoods.

The data in this chapter has been summarized from the Mansfield Tomorrow Housing Strategy Report published in July 2013; please refer to that report for more detailed information.

what the **community** said

HOUSING

Participants in Mansfield Tomorrow process expressed interest in having a larger variety of housing options, both in design and levels of affordability.

Themes in the comments on housing included:

- There should be more compact, walkable housing options built near East Brook Mall, Four Corners and King Hill Road.
- Seniors need more options to age in place or to stay in Mansfield in assisted living.
- Landlord requirements should be better enforced to manage the rental stock and maintain the character of existing neighborhoods.
- Uninhabited housing should be regulated to protect home values and prevent blight.
- Better walking and bicycle paths should connect residential areas to destinations such as schools, recreation areas, and the UConn campus. Encourage new development along existing bus routes to support use of public transportation services.
- New development should model sustainable design principles and sensitively integrate into its natural setting to protect the physical environment.

“[I hope Mansfield will be] a thriving community, featuring a great quality of life.”

“I would hope to see more rental housing, for the elderly and handicapped. Right now... there is no housing for me to ‘trade up’ to [if I sell my home]. We need new ‘accessible’ (ADA) and ‘affordable’ housing for the retired people of this community.”

FROM MANSFIELD RESIDENTS

HOUSING IN MANSFIELD TODAY



House in Freedom Green

The analysis and recommendations in this chapter are focused around three themes:

- Increasing the availability of affordable housing
- Maintaining a high quality of community life
- Integrating sustainability and alternative housing options in Mansfield.

1. Housing in Mansfield Today

Population. The population of Mansfield is almost equally divided between people who live in households—families, single persons, nonfamily groups—and people who live in what the U.S. Census calls “group quarters”—university resident halls, nursing homes, and, until 2011, the prison. At the time of the 2010 census, 51% of the population lived in households and 48% lived in group quarters (mostly in on-campus housing). Of the 13,636 people living in households, it is estimated that approximately 2,500 of those were UConn students based on commuter student data.

Households. The U.S. Census Bureau divides households into family and non-family households. Family households include people living together who are related by blood, marriage, or adoption. Family households do not necessarily have children living with

them. Married couples without children at home and other related adults living together are classified as family households. Nonfamily households can include single persons living alone as well as groups of non-related people.

The characteristics of Mansfield’s population living in households are in many ways consistent with trends in Connecticut and the nation as a whole. More than a quarter of households are single person households; the population of householders is aging; and a minority of households have children living at home.

HOUSEHOLDS IN MANSFIELD

Key characteristics of Mansfield’s households in the 2010 census:

- 44% of total households are nonfamily households. The majority (58%) of these nonfamily households are single person households, with the rest made up of unrelated persons living together.
- 26% of all Mansfield households are single person households, approximately the same as the national percentage in 2010. Single householders can be found across the adult age spectrum, from students and young people starting out in life to people in middle age and senior citizens. The increase in single person households is a national trend that is expected to continue, with more single persons over age 65 living alone as the Baby Boomers age.
- 56% of all households are family households.
- 26% of all Mansfield households have children, with 18% of all Mansfield households composed of traditional nuclear families composed of a married couple with their own children.
- 42% of all householders in Mansfield are age 55 or older and 24% are age 65 or older.
- The average household size is 2.44 persons.

TOTAL HOUSEHOLDS	5,586	100%
Total nonfamily households	2,448	44%
Single person households	1,426	26%
Total family households*	3,138	56%
Husband-wife with own children	994	18%
Multigenerational households	114	2%
All households with children	1,446	26%

* Family household = people related by blood, marriage or adoption

SOURCE: US CENSUS BUREAU

More detailed information on the demographic characteristics of Mansfield residents and households can be found in Appendix A.

A) A GENERATIONAL TRANSITION IN HOUSING

The impact of these demographic characteristics on housing is that communities need to offer a diversity of housing types to meet the needs and preferences of a population of diverse households. In the 1950–1990 period when most of Mansfield’s housing stock was built, the housing market concentrated on family households with children, most of whom were looking for a three-bedroom single-family home on a lot with some play space for children in a neighborhood or community with good schools.

As households have become more diverse, real estate preferences are also less homogeneous than they were a generation ago. While some of Mansfield’s housing stock has undoubtedly been renovated to meet market preferences of the 1990s and 2000s (e.g., more bathrooms, upgraded kitchens, larger rooms), buyers of single-family homes may not find the town’s older homes as attractive as newer housing. While the reputation of Mansfield’s school system will continue to draw families with children, some of the existing suburban-style housing stock may not be as attractive to other types of households.

People look for different housing types as they go through the life cycle. By 2025, the population of Connecticut residents aged 65 and older is expected to increase by 55%; and those aged 55 to 64 by 20%. The group most likely to purchase larger homes, people aged 35 to 54, is expected to decline by 12%. Many baby boomers want to downsize, while many millennials prefer housing with access to amenities and less need to drive.¹ A repeated theme in public comment during this planning process has been the desire for more walkable and bikeable neighborhoods with less dependence on car travel in daily life. At the same time, there is a very strong desire to preserve the rural character of the town.

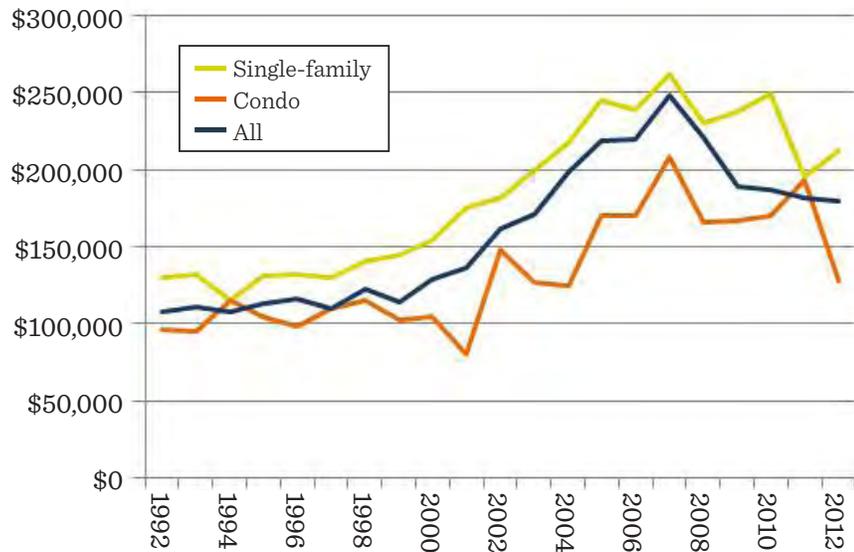
B) HOUSING STOCK

Number and Tenure of Housing Units. About two-thirds of occupied housing units are owner-occupied and one-third are renter-occupied. At the time of the 2010 census, there were 6,017 total housing units in Mansfield, an increase of 536 units since 2000. Of those units, 5,586 were occupied and 431 (7.2%) were vacant. Vacant units may be on the market, waiting for new tenants or owners to move in, or unoccupied for other reasons. The Town’s vacancy rate was below the state vacancy rate of 8.5%.

Housing Type and Age. Approximately sixty percent of Mansfield’s housing units are single-family homes and the majority of the housing stock was built between 1950 and 1989. Many are ranch style homes typical of subdivision housing during that era. Except for the recently built apartments in Storrs Center, multifamily developments (rental or condominium) in Mansfield are typically comprised of buildings with 3–6 units or garden apartments.

¹ www.handt.cnt.org

Figure 7.1: Residential Median Sales Price, 1992–2012



SOURCE: THE WARREN GROUP

Housing Costs. Mansfield experienced the housing bubble of the 2000s, with prices rising from the 1990s to a peak in 2007, and then declining precipitously to pre-bubble levels. Median single-family home prices peaked at \$262,300 in 2007, and median condo prices peaked at \$208,000 in the same year. The economic recession also brought about an increase in foreclosures. While there were only 8 foreclosures in 2008, pre-foreclosure files jumped to 56 in 2009, representing about 9% of total housing units. A pre-foreclosure filing occurs when a property is declared in default and the property owner has a defined period in which to pay before the property goes into foreclosure.

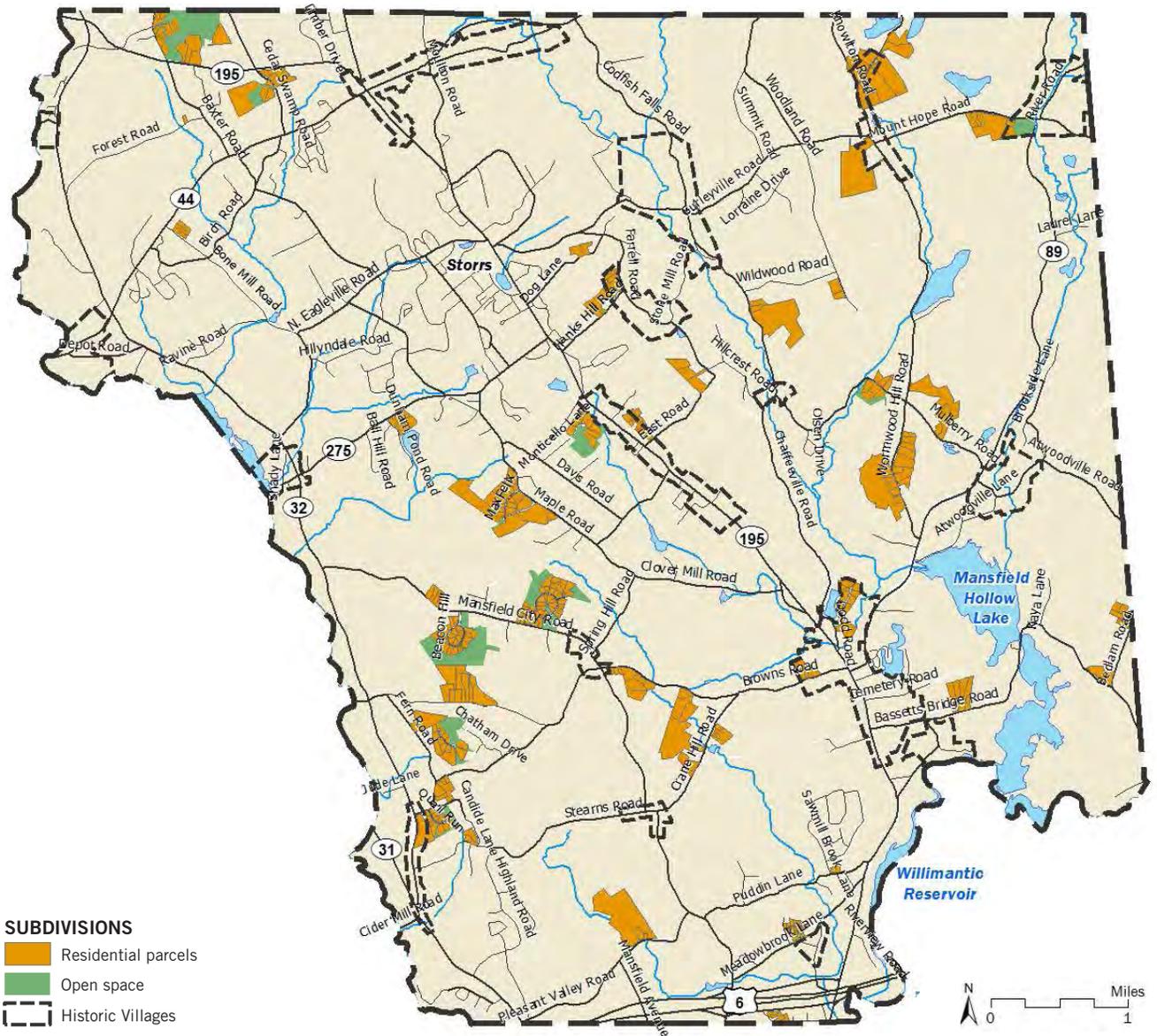
New Construction Trends. Building permit data from 2000 to 2012 show that single-family permits peaked in 2006—a year before the price peak—and declined thereafter to very low levels by 2010. Because Storrs Center Phase 1A and 1B were permitted starting in 2010, multifamily permits shot up in that period.

Forty-seven subdivisions creating 265 new lots were approved between 2000 and 2012, with only 5 subdivisions and 27 lots created between 2009 and 2012. Sixty-five approved lots have not been built as of 2013. Most of these subdivisions are located on large parcels in the more rural parts of Mansfield. Thirty-five lots were created at least partially within village areas (see Map 7.1: Approved Residential Subdivisions).

C) HOUSING FOR SENIORS

Mansfield’s population is aging. In 2010, approximately 60% of all householders were 45 and older; 42% were 55 and older and 24% were 65 and older. As they get older, some Mansfield residents will want to stay in town but will need smaller units or single floor

MAP 7.1: APPROVED RESIDENTIAL SUBDIVISIONS (2000–2012)



Source: Town of Mansfield, 2013

housing for independent living, or they will need assisted living. There are three housing options targeted to seniors in Mansfield: Glen Ridge, which is a condominium community with 51 units; Juniper Hill, with 100 apartments for independent or assisted living, which accepts Housing Choice (Section 8) Vouchers; and the Mansfield Housing Authority’s Wright’s Village with 40 units for elderly and disabled housing. Masonicare has purchased a property on Maple Road with the intent of developing senior housing and assisted living; the project has not moved forward due to lack of public water supply.

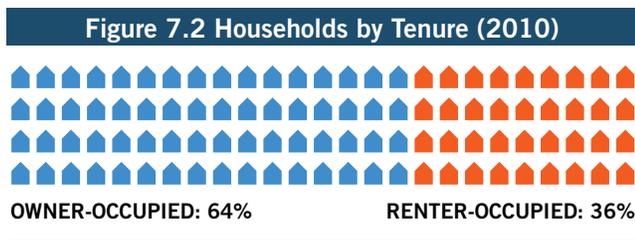
The concept of “naturally occurring retirement communities (NORCs)” describes neighborhoods or buildings in which a large proportion of residents are senior citizens. These are not purpose-built retirement communities and were not designed specifically to meet the needs of elderly persons. While this concept is typically applied to urban areas, it may have some applicability in Mansfield. The Jewish Federation of North America developed a NORC Aging in Place Initiative that has been promoting and testing a supportive services model for NORCs. Information is available at www.norcs.org.

From a policy point of view, the Town should encourage the location of senior housing in proximity (ideally walking distance) to locations where seniors can find activities, such as Storrs Center or the East Brook Mall area. Apartments or condos in Storrs Center would be suitable for senior living. Redevelopment of the East Brook Mall into a mixed use lifestyle center could provide an excellent location for senior living. Independent seniors might also find attractive options in alternative housing models such as co-housing (which is for all age groups), where residents live in separate units but intentionally live as a community, taking some meals together and designing and maintaining the co-housing development together. More information on co-housing is available later in this chapter.

D) RENTAL HOUSING TRENDS

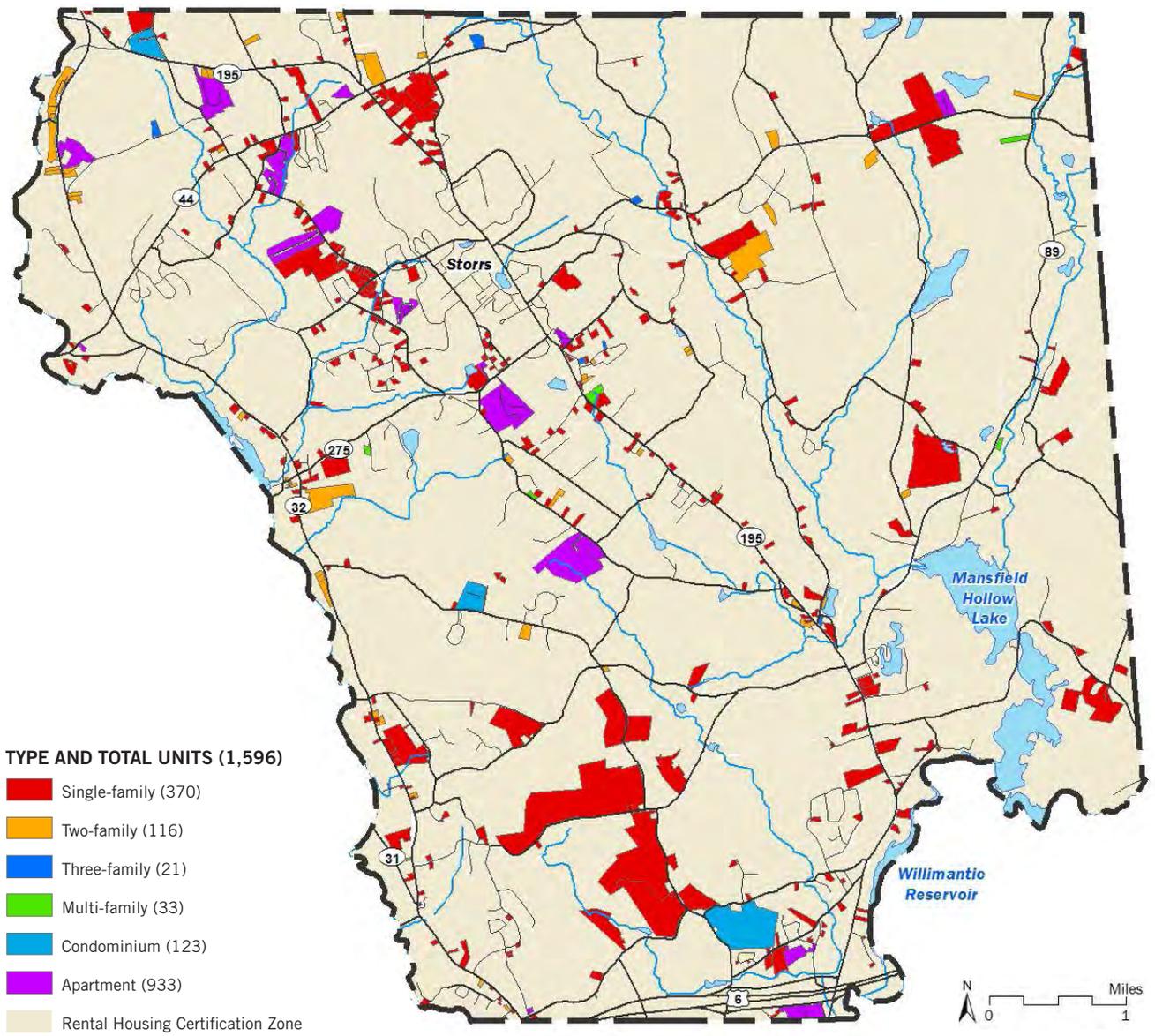
Many Mansfield homeowners, especially those living near the UConn campus, are concerned about ensuring a balance between owner-occupied housing and investor-owned housing for rental. While the rental market is heavily influenced by both undergraduate and graduate student populations, over one-third of householders living in rental units are age 36 years and older (36.5%). Since 2007, Mansfield’s Landlord Registration Ordinance requires owners of rental housing to register as landlords and maintain their current address with the Housing Inspection office. Owner-occupied units are exempt from

the registration requirement. A total of 1,596 units were registered as of 2014, including 370 single-family houses. In fall 2013, approximately 290 single-family houses were rented to students, according to UConn’s Office of Off-Campus Student Services, though it is not clear if all of these are located in Mansfield. To discourage conversions of single-family homes to rental property, the Planning



SOURCE: US CENSUS BUREAU

MAP 7.2: LANDLORD REGISTRATIONS BY TYPE



Source: Town of Mansfield, February 2014

and Zoning Commission changed the maximum number of unrelated individuals that could be considered a family from four to three in 2010.

In fall 2014, the Town Council expanded the Housing Certification Zone to include the entire town. All rental units are now required to undergo biannual inspections for compliance with minimum housing standards, with the exception of owner-occupants with an accessory unit for rent.

Quality of Life and Code Enforcement. Off-campus student housing is a concern for many Mansfield homeowners who live in proximity to apartment complexes occupied by students and to single-family homes that have been rented to students. Mansfield has already established some best practice programs to manage off-campus student housing and student behavior, including rental registration, and limitations on the number of unrelated people in single-family homes. The Town has also adopted various ordinances to minimize neighborhood blight, including a litter ordinance and residential parking ordinance that requires approval of a tenant and guest parking plan for all rental units in the certification zone. While the parking regulations have reduced blight from haphazardly parked vehicles, the ordinance has created challenges for enforcement. Previously, enforcement officers would simply count vehicles to identify potential problem properties; now properties must be monitored for several days with identification of specific vehicles each day.

In 2011, the Town adopted a nuisance ordinance to further address neighborhood quality of life issues. The ordinance holds landlords liable for the actions of their tenants if multiple citations are received within a specified time period. The Department of Building and Housing Inspection works with the police to track issuance of citations and notify landlords of their responsibilities. As of 2013, 58 citations had been issued to individuals, and 7 property owners had been fined \$250 for repeat offenses.

While efforts of the Department of Building and Housing Inspection, UConn Office for Off-Campus Student Services, and the Town's Resident Troopers have been increasingly effective in recent years through consistent enforcement, education, and outreach, many homeowners believe that enforcement could be more effective.

E) ON-CAMPUS HOUSING

UConn has historically housed a relatively large percentage of its students. Comparisons of UConn with other institutions located in rural or semi-rural settings and with institutions that UConn considers its academic peers indicate that UConn houses a much higher percentage of students on campus, hovering around 70% (see Table 7.2). Based on fall 2012 enrollment figures, 69% of undergraduates were housed on campus. Data from the previous year indicated 73% of students were housed on campus. In recent years, the number of graduate students in campus housing has decreased.

Table 7.2 National Universities of Over 14,000 Students Located In Rural Settings

INSTITUTION	LOCATION	UNDERGRAD ENROLLMENT	TOTAL ENROLLMENT	% STUDENTS IN CAMPUS HOUSING
Bowling Green University	Bowling Green, OH	15,059	17,577	45%
Cornell University	Ithaca, NY	14,167	21,131	57%
University of Connecticut	Storrs, CT	17,815	25,868	73%
Georgia Southern University	Statesboro, GA	17,525	20,212	25%
Miami University	Oxford, OH	14,936	17,395	48%
Mississippi State University	Mississippi State, MS	16,312	20,424	25%
Northern Arizona University	Flagstaff, AZ	20,750	25,364	32%
Sam Houston State University	Huntsville, TX	14,921	17,527	22%
Southern Illinois University	Carbondale, IL	15,000	19,817	29%
U. of Mississippi (Ole Miss)	University, MS	15,346	18,224	33%
University of New Hampshire	Durham, NH	12,609	15,172	59%
University of Rhode Island	Kingston, RI	13,219	16,317	43%
Washington State University	Pullman, WA	22,763	27,327	36%
Penn State	State College, PA	38,954	45,628	37%

2. Affordable Housing

Affordable housing is defined by the federal government as housing that costs no more than 30% of household income. In Mansfield, the rental housing market is more costly in relation to median incomes than the for-sale market because of the pressure from student demand. The Census Bureau's 2013 American Community Survey estimated that approximately 14.1% of Mansfield's families had incomes at or below the poverty level in the previous 12 months.

Participation levels in state and local assistance program also indicate that a significant number of Mansfield's residents struggle economically:

- An average of 646 Mansfield residents a month received food stamp assistance in 2013. (Source: End Hunger Connecticut)
- 23% of public school students were eligible for free or reduced lunch in 2013.
- 237 elderly and disabled residents received assistance applying for State tax relief programs in FY13.
- 128 families received assistance (food, gifts and cash) as part of the Town's holiday program in FY13.
- 32 families received cash assistance from the Mansfield Holiday Fund in FY13.
- 124 households received emergency financial and/or food pantry assistance in FY13.

A) STATE AFFORDABLE HOUSING GOALS

Connecticut State Law 8-30G sets a goal of 10% assisted affordable housing for every municipality. “Assisted housing” means housing that receives some form of subsidy and, in most cases, has long-term affordability as a requirement of the assistance. In Connecticut towns that do not meet the 10% goal, developers with an affordable housing project can override zoned densities through what is called the affordable housing land use appeal process. According to the state’s list for the purposes of the affordable housing land use appeal process, Mansfield has 654 units of assisted housing (including 153 federal housing vouchers, of which only 129 are funded).

According to the state’s 2012 Affordable Housing Appeals List of Exempt Municipalities, Mansfield has 10.94% affordable units. Table 7.3 shows how this number is calculated. The state uses the decennial census as the base for total housing units, which means that new housing at Storrs Center and elsewhere will not be added to the base until census 2020 housing unit numbers are released. Based on these numbers, as of the 2010 Census, Mansfield could have added up to 563 units of market rate housing without falling below the 10% affordability threshold. However, including unfunded vouchers to meet the 10% goal in Mansfield means that 24 “ghost” affordable units are included. Moreover, the housing vouchers are what is known as “tenant-based” or “mobile” vouchers because they are attached to the tenant and not a particular housing unit. They are limited to Mansfield and a few surrounding towns for the first year, but thereafter a tenant could take the voucher to use anywhere in the United States. Technically, therefore, Mansfield has fewer affordable units than indicated in the state list.

In the 2010-2012 period, 350 units of housing (mostly multifamily units in Storrs Center) received zoning permits. Assuming additional units are built by the census of 2020, including build-out of Storrs Center, Mansfield will need to add affordable units to its inventory in order to continue to have at least 10% of its units affordable according to state law. To demonstrate how Mansfield could fall below the 10% threshold for affordable housing and become vulnerable to zoning appeals over density, Table 7.3 shows how known and estimated housing growth can affect this percentage. If no new affordable units were to be added to the inventory by the census in April 2020 and another 400 units of housing were to have been completed, then Mansfield’s percentage of affordable units would drop to 9.7%. Nineteen (19) units of affordable housing would need to be added to the inventory by 2020 to remain at 10% based on these housing unit growth projections.

Table 7.3 Percent Affordable Housing in Mansfield: State 2012 List and Estimates with Additional Housing

	TOTAL HOUSING UNITS 2010 CENSUS, PLUS	GOVERNMENTALLY ASSISTED UNITS	TENANT RENTAL ASSISTANCE (VOUCHERS)	CHFA/ USDA MORTGAGES	DEED RESTRICTED UNITS	TOTAL ASSISTED UNITS	PERCENT AFFORDABLE	ADDITIONAL AFFORDABLE UNITS TO REACH 10%
State 2012 list	6,017	417	153	86	2	658	10.94%	0
Add 2010-2012 permits for market rate units	6, 017 + 350 = 6,367	417	153	86	2	658	10.33%	0
Estimated additional 400 market rate units by April 2020	6,367 + 400 = 6,767	417	153	86	2	658	9.7	19

SOURCES: STATE 2012 AFFORDABLE HOUSING APPEALS LIST OF EXEMPT MUNICIPALITIES; U.S. CENSUS; TOWN OF MANSFIELD

Since the tenant-based rental vouchers do not actually ensure that a specific unit of housing will remain permanently affordable, the Town could aim for 10% affordable units exclusive of the vouchers. In that case, the total affordable units based on the table above would be only 505 units instead of the 654 recognized by the State. As shown in Table 7.4, when the rental vouchers are not counted as affordable units, only 8.39% of units would be affordable as of 2012; this would decrease to 7.46% in 2020 if housing unit growth occurs as projected above and no affordable units are added to the inventory.

Table 7.4 Percent Affordable Units Not Counting Housing Vouchers

	TOTAL HOUSING UNITS 2010 CENSUS, PLUS	TOTAL ASSISTED UNITS MINUS HOUSING VOUCHERS	PERCENT AFFORDABLE	ADDITIONAL AFFORDABLE UNITS TO REACH 10%
State 2012 list	6,017	505	8.39%	97
Add 2010-2012 permits for market rate units	6, 017 + 350 = 6,367	505	7.93%	132
Estimated additional 400 units by April 2020 for market rate	6,367 + 400 = 6,767	505	7.46%	172

SOURCES: STATE 2012 AFFORDABLE HOUSING APPEALS LIST OF EXEMPT MUNICIPALITIES; U.S. CENSUS; TOWN OF MANSFIELD

B) AFFORDABILITY OF OWNERSHIP HOUSING

The latest study of housing affordability (for ownership housing) in Connecticut analyzed 2010 and 2011 median incomes in the state's municipalities in relation to the median price of housing. The purpose of the study was to determine whether a household with the median income could afford to purchase a single-family home at the median price. The calculation was based on a conservative formula: a buyer with a 10% down payment and no debt, 4.5% fixed-rate, 30-year mortgage, 1% annual property tax rate (based on fair market value), a 2.1% mortgage insurance premium and \$60 per month in property insurance. A town or city was considered unaffordable if its median household income was lower than the qualifying income.

For 2011, the gap between the income needed to qualify for a median price house and the town median income in Mansfield was less than \$10,000, putting Mansfield in the “most affordable” category compared to other Connecticut municipalities. The qualifying income was \$55–65,000 to buy a house in the \$175,000–\$200,000 range. By definition, half of the households could not afford the median priced house because they were below the median household income.² There is no indication that the high percentage of college students in Mansfield was taken into account in the analysis of data for Mansfield.

C) HOUSING COSTS AS A PERCENTAGE OF INCOME

Another way to look at the need for affordable housing is to identify households that are “cost-burdened.” This means that they pay more than 30% of their income for housing. Home-Connecticut used the American Community Survey estimates for the 2005–2009 period to estimate the number of households in Mansfield that are cost-burdened. This data indicates that approximately 1,400 households with incomes under \$34,999 were cost burdened in that period—accounting for about 25% of all households. An additional estimated 600 households in other income brackets were also paying more than 30% of income for housing. This means that some 2,000 households or about 40% of Mansfield’s households were paying more than 30% of their income for housing during this period. While this estimate is useful, it is important to point out that student incomes cluster at the low end of the income scale and it is not clear how students and student households were treated in the analysis. In addition, because of the small number of households in Mansfield, when the sample is further subdivided—by income group for example—the ACS estimates are less dependable and tend to have large margins of error.

D) COST OF HOUSING PLUS TRANSPORTATION

The Center for Neighborhood Technology has developed an index that shows the combined cost of housing and transportation as a percentage of median income—the H+T Index. The purpose is to demonstrate that the cost of housing is not the only variable that should be considered when evaluating affordability. People who live in what are called “location-efficient” neighborhoods—compact, mixed use, and with convenient access to jobs, services, transit, and amenities—tend to have lower transportation costs. People who live in location inefficient places that require automobiles for most trips are more likely to have high transportation costs. The data for Mansfield indicate that a few places, such as the Storrs area, have an H+T index in the 40–50% range, but the index for most Mansfield locations is well over 50%. This means that housing and transportation together take up over 50% of median income. The median income data used is for the Hartford MSA, not for Mansfield alone.³

² “Affordability in Connecticut, 2011,” Home Connecticut, October 2012, <http://www.pschohousing.org/news/affordability-in-connecticut-2011>

³ www.handt.cnt.org

E) ASSISTED HOUSING

Mansfield has a small inventory of assisted (subsidized) housing that also serves surrounding communities. The Mansfield Housing Authority owns and operates two housing developments with a total of 75 units of housing for families, elderly and disabled persons:

- *Holinko Estates*, located off of Hunting Lodge Road, has 35 units of family housing for households with incomes at or below 80% of area median income. In 2013, income limits ranged from \$51,550 for a family of two to \$64,000 for a family of four. While these units are assisted, they are limited to moderate income families that can afford to pay 30% of their income or the base rent, meaning that families generally need an income of \$30-32,000 per year to qualify. Households can wait for a year or more for units to become available. The property does have sufficient land to allow for expansion of the development.
- *Wright's Village*, located off of Maple Road, contains 40 units for elderly persons at least 62 years old and persons of any age certified as totally disabled by federal agencies. This property is also limited to moderate income residents. As with Holinko Estates, prospective tenants can spend a year or more on the waiting list.

Due to income limitations as described, applicants for public housing can find that they are too poor to qualify to live at either property. The two developments have mortgages from the Connecticut Housing Finance Agency but receive no federal assistance. Operating funds come from the money collected in rent. The federal government pays for the Housing Choice Voucher program (Section 8) and provides a small (and declining) fee for administration.

Who needs affordable housing?

The households who seek affordable housing in Mansfield are the working poor—people who may work in the university dining hall, where a single person with two children might make \$30,000 a year, or in retail, where annual income can be even lower. Residents in affordable housing also include graduate students, particularly those with families, who may be working as teaching assistants at relatively low wages.

What does affordable housing look like and where should it be located?

Contemporary affordable housing looks like other kinds of housing in a community. In Mansfield, any new affordable housing would be designed to be compatible in scale and design with other housing in town. Small multifamily developments would be most appropriately located in Compact Residential areas and Mixed Use Centers where there is access to public transportation. Scattered site rental housing could take the form of one- to four-family houses that could be designed to look like farmhouses.

F) HOUSING CHOICE VOUCHERS (SECTION 8)

In addition to public housing units, the Housing Authority administers Housing Choice Vouchers (Section 8) funded by the federal government. Voucher holders pay 30% of their income to a private landlord and the voucher program pays the rest up to a Fair Market Rent for the region published every fiscal year by HUD. The Fair Market Rent (FMR) limit that is applied to Mansfield is calculated for the Hartford-East Hartford-West Hartford metropolitan region. As a result, the FMR is typically low compared to rents in Mansfield. Because the student population creates a high demand for rental housing, rents are high compared to other jurisdictions, particularly for three- and four-bedroom units. Vouchers issued by the Mansfield Housing Authority can be used during the first year in the towns of Mansfield, Coventry, Willington, Ashford and Chaplin. Thereafter, a voucher holder can technically take the voucher anywhere in the country. (HUD encourages the destination housing authority to absorb these vouchers and release the funds back to the original housing authority.) Landlords participating in the program must have their rental units inspected by the Housing Authority.

3. Housing Growth: Trends and Needs**A) HOUSING TRENDS 1990–2010**

Population and housing growth in Mansfield is driven by changes in university enrollment and employment more than any other factor. Growth estimates for Mansfield are highly sensitive to decisions made by UConn because of the university's role in the town's economy and the fact that approximately half the population (students, faculty, and staff) is made up of university-affiliated people. Population declined by 383 people between the 1990 and 2000 censuses, although the number of households and housing units grew, probably reflecting declining household size both in the non-student and the off-campus student population. Between 2000 and 2010, the population grew by 5,823 people, but the number of households grew only by 295. If all of these additional households had the average household size in 2010—2.44 persons—only 720 of the new persons in the population were added to the household group.

Non-householders (group quarters residents such as students living on campus and nursing home or prison residents) accounted for 5,103 people or an estimated 88% of population growth during the 2000s. While only an estimated 295 households were added to the population in that decade, 536 housing units were added—which, of course, was the period of the housing bubble. Although transportation data indicate that about 1,300 people who live in Mansfield commute to Hartford County for work, Mansfield has not become a bedroom community for the City of Hartford. The exurban sprawl development characteristic of the era of the housing bubble, when high housing prices tended to push some single-family homebuyers to communities more distant from their work (“drive till you qualify”), seems unlikely to return in the short- to medium-term because of slow economic growth and changing housing preferences.

B) ESTIMATED GROWTH

Household Growth Potential, 2010-2030. Current population projections from the Connecticut Economic Resource Center, the Connecticut Department of Transportation, and the Connecticut State Data Center show very slow growth for Mansfield. However, these projections are now obsolete because they do not take into account the 2013 announcements about the NextGenCT initiative and accompanying increases in student enrollment and number of faculty, as well as potential Technology Park employees. Given these announcements, it is expected that Mansfield's population and number of households will grow over the next two decades.

Student Population Growth Potential. The University's NextGenCT initiative aims to expand enrollment at the Storrs campus in 10 years by 5,000 undergraduate students. UConn currently houses approximately 70% of its undergraduates on campus, a higher percentage than peer institutions. While the initiative sets specific targets for undergraduate enrollment growth, its focus on STEM disciplines combined with UConn's goal of being a top-tier public research university is expected to result in increasing graduate student enrollment as well. While graduate student enrollment is projected to increase, UConn is no longer guaranteeing on-campus housing for graduate students. As a result, demand for lower-cost off-campus housing to accommodate this population is growing.

Estimated Population and Households in 2025. The 2013 *Mansfield Tomorrow Housing Strategy Report* developed population, household, and housing unit estimates for the year 2025, using 2010 census data for base population and household numbers; data from UConn on planned faculty and enrollment growth as part of the NextGenCT initiative, and Technology Park job projections. The report estimated that Mansfield's total population could grow to over 33,000 over the next ten years, of which 5,000 are assumed to be students. This projection was based on a number of assumptions in an attempt to estimate the maximum potential demand for housing units to accommodate this population growth—it assumed that higher proportions of new faculty members will choose to live in Mansfield than previously; that the Technology Park will have created 1,000 new jobs in Mansfield, and that all of the new students will live in Mansfield. Based on the assumptions in the report, Mansfield could anticipate adding between 600 and 1,000 units of housing by 2025, above and beyond the units being constructed at Storrs Center. Actual housing demand could be higher given that the assumptions did not reflect potential staff and graduate student growth, or lower (in the range of 350 to 750 units) if one or more of the assumptions does not come to fruition.

4. Housing Tools and Resources

As the Town looks to expand the type and variety of housing to meet projected needs, there are several tools that should be considered.

A) INCLUSIONARY ZONING AND AFFORDABLE HOUSING TRUST

With new housing expected as a result of employment and enrollment growth, Mansfield should establish a program to grow the number of permanently affordable units in the town to meet the needs of residents and to continue to meet the state's goal of 10% affordable housing in each municipality. This can be done through the establishment of inclusionary zoning and a Mansfield Affordable Housing Trust. Because rental housing is where affordability issues are most pressing in Mansfield, the Town may wish to focus on production of affordable housing rentals. The Town itself does not have to become an affordable housing developer but can partner with experienced nonprofit housing developers in Connecticut.

Inclusionary zoning regulations would require that developers of a certain number of housing units must provide 10% of units as affordable units indistinguishable in materials and quality from the market units or make payments to produce the affordable housing elsewhere in the town. Issues to be considered include: the threshold number of units to be included in the program, whether single-family or only multifamily developments should be included, and whether the regulations should be targeted only to mixed-use and compact residential areas or areas served by public services. Consideration of these issues is needed to avoid unintended consequences such as incentivizing development outside the designated mixed-use and compact residential areas.

Payments in lieu of producing housing would go to an Affordable Housing Trust set up by the Town. The Trust could also accept grants and other funds. The Town can then use the funds in the Trust to assist developers of affordable housing in building new housing, or, if there are units that are persistently vacant or in poor condition, for rehabilitation. The purpose of setting up an Affordable Housing Trust is to create an entity that can receive funds to be applied to the creation of new or rehabilitated affordable housing. In addition to payments in lieu of housing received from developers, Mansfield can apply to the state Small Cities CDBG Funds, which are federal funds that pass through the state. The Trust can also accept philanthropic funds. The Housing Authority has set up a non-profit subsidiary (Mansfield Nonprofit Housing Development Corporation) which will allow them to access funds that cannot be accepted by the Housing Authority. This housing development corporation could become the Trust or could be designated as manager of the Trust.

Typically, households are eligible for affordable units if their incomes are 80% or below the "Area Median Income" or AMI for the size of their household. Mansfield could set the eligibility limits, such as 60% or 50% of AMI, in order to target the populations that find affordable housing most difficult to access in Mansfield. Households that wish to access affordable housing have to be screened for income eligibility. Screening should be done by experienced organizations. In Mansfield, this could be the Housing Authority, or, if a rental development were to be developed by a nonprofit housing developer who retained ownership and management of the property, the screening could be performed by the management.

B) DEED RESTRICTIONS

In order to make housing permanently affordable, a deed restriction detailing the affordability requirements must be recorded. In the case of ownership housing, the deed restriction typically limits the extent to which an owner can capture any increased value over time, with some provision for value capture for significant improvements or investment made by the owner (for example, an addition to the house). This is done in order to preserve affordability for future owners.

C) INCENTIVE HOUSING ZONES (IHZ)

The State of Connecticut has established the option of IHZs for municipalities as a way to encourage the development of affordable housing. Grant funds are available for developing IHZ zones and regulations; and financial incentives are provided upon issuance of permits for housing units in IHZ zones. Few places in Mansfield currently meet IHZ criteria requiring public sewer and water and bus services; however, Four Corners, areas adjacent to the university, and the East Brook Mall area may be eligible in the future. IHZ requirements include:⁴

- At least 20% of the housing units within the district must be affordable.
- Affordable means households with incomes at 80% or below the Area Median Income (not the town median) will pay no more than 30% of their income.
- IHZs must be consistent with state, regional and local POCDs.
- May not be subject to special permit processes
- Can be mixed use, age-restricted, include design standards and incentives, and designate the number of units and type of units.

D) CO-HOUSING

Co-housing is an alternative housing model that has been successful in communities similar to Mansfield. In co-housing projects residents participate in the design and operation of their housing community. While residents own their own housing units, they are committed to the idea of living in a community with common spaces and activities. Typically co-housing is designed as attached or single-family homes in a cluster around a courtyard or pedestrian street. Most co-housing communities have 20 to 40 households, though there are some smaller and larger examples.

Co-housing developments require special zoning; Ithaca, New York is home to a growing co-housing community and could be a resource for zoning regulations. Special consideration will need to be given to regulations to ensure that they cannot be used to circumvent limitations on the number of unrelated individuals considered a family.

⁴ <http://www.ct.gov/doh/cwp/view.asp?a=4513&Q=530592>

Characteristics of Co-Housing

According to the Cohousing Association of the United States, characteristics of cohousing include:

- *Participatory process.* Future residents participate in the design of the community so that it meets their needs
- *Neighborhood design.* The physical layout and orientation of the buildings (site plan) include a sense of community. (In Mansfield, sites should also be designed in accordance with the Sustainability Principles identified in Chapter 1, particularly with regard to preservation of natural systems and resources.)”
- *Common facilities.* Common facilities are designed for daily use, are an integral part of the community, and are always supplemental to the private residences. The common house typically includes a common kitchen, dining area, sitting area, children’s playroom and laundry, and also may contain a workshop, library, exercise room, crafts room and/or one or two guest rooms. Except on very tight urban sites, cohousing communities often have play-ground equipment, lawns and gardens as well. Since the buildings are clustered, larger sites may retain several or many acres of undeveloped shared open space.
- *Resident management.* Residents manage their own cohousing communities, and also perform much of the work required to maintain the property. They participate in the preparation of common meals, and meet regularly to solve problems and develop policies for the community.
- *Non-hierarchical structure and decision-making.* Leadership roles naturally exist in cohousing communities, however no one person (or persons) has authority over others....Most cohousing groups make all of their decisions by consensus, and, although many groups have a policy for voting if the group cannot reach consensus after a number of attempts, it is rarely or never necessary to resort to voting.
- *No shared community economy.* The community is not a source of income for its members. Occasionally, a cohousing community will pay one of its residents to do a specific (usually time-limited) task, but more typically the work will be considered that member’s contribution to the shared responsibilities.¹

¹ <http://cohousing.org>

ACTION PLAN

Each chapter within this Plan includes an action plan: a set of suggestions for how to put the Plan to work and begin transforming ideas into action. Each action plan identifies some of the **entities that are expected to have a key role in** achieving specific action items (town departments, committees/ commissions, outside organizations, etc.); a target timeframe to complete each action; and the types of resources that we anticipate may be needed for implementation (staff time, volunteer time, operating budget, capital improvement program, grants, etc.).

Action plans include:

- **Goals** that describe the outcomes our community hopes to achieve;
- **Strategies** for advancing each goal; and
- **Actions**—specific steps our community can take over the short term (before end of 2019), medium term (between 2020 and 2024) and long term (between 2025 and 2035) in support of each strategy.

Action plans are tools for focusing efforts and resources on the issues our community cares about most. The action plans will:

- Guide town officials as they continue to shape policies and allocate resources in the years to come;
- Refocus the efforts of town staff and committees as they work to advance community goals;
- Provide a foundation for developing annual budgets and work-plans; and
- Evolve over time in response to new opportunities and circumstances.

Action plans set the agenda for our community’s many officials, volunteers, committee members and staff for the years ahead, and align their work with the community’s vision **but do not provide a guarantee that resources will be available to advance each action.** While these action plans are comprehensive in nature, they are not intended to preclude the Town from pursuing other actions as opportunities arise. **As additional actions and initiatives are contemplated, they should be evaluated with regard to how the action will help to advance the vision and goals** contained in the overall Plan.

Key of Abbreviations	
TOWN DEPARTMENTS & SERVICES	
Building & Housing Inspection	Town of Mansfield Department of Building & Housing Inspection
DPW	Town of Mansfield Department of Public Works
Facilities	Town of Mansfield Facilities Management Department
Finance	Town of Mansfield Finance Department
Fire	Division of Fire & Emergency Services / Office of the Fire Marshal
Fire Marshal	Office of the Fire Marshal
Human Services	Town of Mansfield Department of Human Services
Information Technology	Town of Mansfield Information Technology Department
Library	Town of Mansfield Public Library
Parks & Rec	Town of Mansfield Parks & Recreation Department
Planning	Town of Mansfield Planning & Zoning Office
Police	Mansfield Resident State Trooper’s Office
OTHER ABBREVIATIONS	
CT DEEP	State of Connecticut Department of Energy and Environmental Protection
CT DPH	State of Connecticut Department of Public Health
EHHD	Eastern Highlands Health District
Emergency Management	Emergency Management Advisory Council
IWA	Inland Wetland Agency
PZC	Planning & Zoning Commission
Town/Gown	Town/University Relations Committee

CHAPTER 7: HOUSING

Goal 7.1

Mansfield’s housing options include housing affordable to low and moderate income individuals and families.

Measures of Effectiveness:

- Number of housing units meeting affordability standards meets or exceeds 10% of overall units in 2020
- Decrease in percentage of households spending more than 30% of income for housing
- Decrease in percentage of households spending more than 50% of income for housing and transportation

Strategy A | Develop programs to increase the inventory of permanently affordable housing.

ACTIONS	WHO	WHEN	RESOURCES
<p>1. Create a Mansfield Affordable Housing Trust to receive funds such as grants or payments made in lieu of producing affordable housing units (see Goal 7.4, Strategy A, Action 1) and apply those funds to the creation or rehabilitation of affordable housing.</p> <p>The Mansfield Housing Authority has established a non-profit organization (the Mansfield Nonprofit Housing Development Corporation). This housing development corporation could become the Trust or could be designated as manager of the Trust.</p>	<p>Town Council Town Attorney Finance Mansfield Housing Authority</p>	<p>Short Term</p>	<p>Staff Time Operating Budget</p>
<p>2. Use deed restrictions to permanently designate units as affordable.</p> <p>Policies and regulations should address the terms that would need to be included in deed restrictions for the affordable units, such as term (minimum 30 years), affordability levels (% of AMI) for owner/tenant; and provisions for value recapture.</p>	<p>PZC Planning Town Attorney</p>	<p>Medium Term</p>	<p>Staff Time Operating Budget</p>
<p>3. Consider providing tax credits for properties with long-term affordable housing deed restrictions.</p> <p>In accordance with Connecticut General Statutes (C.G.S. Sec. 12-81bb), eligibility is limited to properties restricted to sale or rental of the property to those whose incomes are at or below 80% of Area Median Income or State Median Income, whichever is less. Deed restrictions must be irrevocable for a period of at least 30 years. Tax credits could help to provide an incentive for owners and developers to place deed restrictions on property.</p>	<p>Town Council Finance</p>	<p>Medium Term</p>	<p>Operating Budget</p>

SHORT TERM = 2015-2019 MEDIUM TERM = 2020-2024 LONG TERM = 2025-2035

ACTIONS	WHO	WHEN	RESOURCES
<p>4. Consider expansion of affordable housing at Holinko Estates.</p> <p>While traditional public housing units may be difficult to finance from state or federal sources, the Mansfield Housing Authority could work with nonprofit or for-profit developers, providing the land free or at below market prices to create a variety of affordable units targeted at a mix of income groups and household types.</p>	Mansfield Housing Authority	Medium Term	Grants Affordable Housing Trust
<p>5. Support work force housing programs for income-eligible residents.</p>	Town Council Finance	Medium-Long	CIP Grants Affordable Housing Trust

Strategy B | Partner with experienced organizations to advance and administer affordable housing programs.

ACTIONS	WHO	WHEN	RESOURCES
<p>1. Encourage development of affordable housing by connecting developers with available resources.</p> <p>The Connecticut Department of Housing provides several grant and loan programs to assist in the development of affordable housing.</p>	Planning	Ongoing	Staff Time
<p>2. Use the Mansfield Housing Authority or another experienced organization to screen applicants for income eligibility for affordable housing.</p> <p>Households are typically eligible for affordable housing if their incomes are at or below a certain percentage of the Area Median Income as established by HUD. Screening of applicants for affordable housing should be done by an experienced organization such as the Mansfield Housing Authority, or in the case of rental properties developed, owned and managed by a nonprofit housing developer, screening could be performed by the management.</p>	Planning	Short Term	Operating Budget Grants Affordable Housing Trust

SHORT TERM = 2015–2019

MEDIUM TERM = 2020–2024

LONG TERM = 2025–2035

CHAPTER 7: HOUSING

Goal 7.2

Mansfield’s senior citizens have housing options that allow them to continue to age in their community.

See Goal 5.1, Strategies A and E for actions related to senior services.

Measures of Effectiveness:

- Number of units developed in close proximity to transit and other services
- Number of accessible units developed, including units friendly to an aging population such as single-floor units

Strategy A | Continue to support independent and assisted living options for seniors.

ACTIONS	WHO	WHEN	RESOURCES
<p>1. Facilitate the development of an independent/assisted living facility in Mansfield.</p> <p>Potential actions include surveying residents 62 and older to identify the type of housing arrangements they need now or expect to need in the future and whether they would like to stay in Mansfield.</p>	<p>Human Services Town Council</p>	Ongoing	Volunteer Time
<p>2. Support development of senior housing in areas where seniors can take the bus or walk to commercial centers, services and activities.</p> <p>Examples include areas in and around Storrs Center, Four Corners and the Route 195/Route 6 area.</p>	PZC	Ongoing	Staff Time

Strategy B | Develop programs to help seniors stay in their homes as they age.

ACTIONS	WHO	WHEN	RESOURCES
<p>1. Consider expanding property tax relief programs for seniors by increasing income eligibility limits for the state ‘circuit breaker’ program and local tax deferral programs.</p> <p>Eligibility is currently limited to seniors with incomes below certain thresholds established by the state. The Town could opt to increase eligible income levels for both the state the local tax deferral programs. However, any increases in the circuit breaker program above the current state thresholds would not be eligible for state reimbursement. Changes to eligibility would need to be balanced with impacts on other taxpayers.</p>	<p>Town Council Finance</p>	Medium Term	Operating Budget



ACTIONS	WHO	WHEN	RESOURCES
<p>2. Explore possibility of developing senior ‘village’ programs through the Mansfield Senior Center that would help seniors remain in their homes and support naturally occurring retirement communities.</p> <p>Programs can be provided on a membership basis and can include driving assistance, access to discounted, vetted providers for household maintenance, and social/cultural programs.</p>	<p>Human Services Senior Center Association</p>	<p>Medium Term</p>	<p>Operating Budget Fees</p>

CHAPTER 7: HOUSING

Goal 7.3

Mansfield maintains high-quality living conditions throughout the town.

See Goal 5.3, Strategy B for additional actions related to building and property maintenance.

Measures of Effectiveness:

- UConn houses an average of 70% of undergraduate students over each five year period
- **Number of investor-owned single-family homes in neighborhoods close to campus decreases**
- Number of properties with repeat nuisance violations decreases

Strategy A | Assist low and moderate income homeowners in maintaining safe and healthy living environments.

ACTIONS	WHO	WHEN	RESOURCES
<p>1. Implement a revolving housing rehabilitation loan program for low and moderate-income homeowners, applying for grant funds as needed.</p> <p>Additional activities could include grants/loans to address specific issues such as lead abatement and energy efficiency improvements. Potential funding sources include Small Cities, HUD, USDA and the Neighborhood Assistance Act. Consideration should be given to partnering with nearby communities and regional organizations.</p>	Planning	Ongoing	Staff Time Grants

Strategy B | Strengthen the Town’s ability to respond to neighborhood quality of life issues. See Goal 5.3, Strategy B for additional actions related to building and property maintenance.

ACTIONS	WHO	WHEN	RESOURCES
<p>1. Enhance code enforcement systems for rental properties through researching and implementing enforcement practices successfully used by other college communities.</p> <p>Implementation of the Nuisance Ordinance in 2011 has been successful at addressing neighborhood nuisances, particularly in off-campus neighborhoods; however, it is too early to determine whether the penalties to property owners are sufficient to promote long-term compliance. If patterns of problem properties appear, stronger measures may be needed to promote better property management. One potential resource is State College, PA.</p>	Building & Housing Inspection Police	Ongoing	Staff Time



ACTIONS	WHO	WHEN	RESOURCES
<p>2. Identify strategies to improve enforcement of the Town's restrictions on number of unrelated individuals that can live together.</p> <p>When residents see more than three cars outside single-family houses on a regular basis, they are concerned that occupancy of that home exceeds the restrictions on the number of unrelated individuals that can live in a dwelling unit. However, these vehicles may belong to guests. In addition to windshield surveys, the Town should develop an enforcement plan that includes more proactive strategies such as education of landlords, mailing of reminder notices on restrictions, and development of a list of properties for active monitoring.</p>	Planning	Ongoing	Staff Time
<p>3. Track changes in quantity and location of rental units to determine impact of policy and regulatory changes and identify needed changes to policies and regulations.</p>	Planning PZC	Ongoing	Staff Time

Strategy C | Continue to collaborate with UConn to address quality of life issues in off-campus neighborhoods, including student behavior. *See Goal 5.1, Strategy D for actions related to integrating students into community life.*

ACTIONS	WHO	WHEN	RESOURCES
<p>1. Develop and maintain better data and information on off-campus student housing for both undergraduate and graduate students.</p>	UConn Planning	Ongoing	Staff Time
<p>2. Continue to encourage UConn to house an average of 70% of undergraduates in on-campus housing over each five-year period.</p> <p>Housing and enrollment can vary somewhat from year to year, so an average of 70% of undergraduates over five years could be a way to accommodate small deviations from 70%.</p>	Town Council Town Manager	Ongoing	Staff Time
<p>3. Work with UConn and legislators to support continued development of on-campus housing.</p>	Town Council Town Manager	Ongoing	Staff Time

SHORT TERM = 2015–2019

MEDIUM TERM = 2020–2024

LONG TERM = 2025–2035

ACTIONS	WHO	WHEN	RESOURCES
<p>4. Collaborate with UConn Off-Campus Student Services to educate students on community expectations and address student housing issues in neighborhoods.</p> <p>Approaches should continue to include education of both students and property managers; communication of local laws and ordinances, and how student status can be impacted by violations of local ordinances.</p>	<p>Building & Housing Inspection</p> <p>Police</p> <p>Town Manager</p> <p>Mansfield Community Campus Partnership</p> <p>UConn</p>	Ongoing	Staff Time
<p>5. Work with UConn to encourage student renters in single-family neighborhoods to meet neighboring homeowners at the beginning of the academic year.</p> <p>When people know each other and can talk about their concerns, there is more likelihood that renters will be mindful of the expectations of homeowners.</p>	<p>UConn</p> <p>Mansfield Community Campus Partnership</p>	Ongoing	Staff Time
<p>6. Explore the possibility of requiring students to live on-campus through their sophomore year with UConn.</p>	<p>Town Council</p> <p>Town Manager</p>	Short Term	Staff Time
<p>7. Encourage the development of additional student housing at the UConn Depot Campus.</p> <p>See <i>Goal 6.3, Strategy B, Action 2</i> for other recommendations regarding Depot Campus redevelopment.</p>	<p>PZC</p>	Short Term	Staff time Volunteer Time

SHORT TERM = 2015-2019	MEDIUM TERM = 2020-2024	LONG TERM = 2025-2035
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CHAPTER 7: HOUSING

Goal 7.4

Mansfield's land use regulations support development of a wide range of housing options to meet the needs of residents at all ages of the life cycle, including singles, families, seniors and students.

Measures of Effectiveness:

- Percentage of new housing units developed that meet state affordability criteria
- **Decrease in number of single-family homes on rental registry**
- Increase in diversity of housing types available (lot and building sizes, building types)

Strategy A | Update regulations to provide housing options for residents of all ages, incomes and physical abilities.

ACTIONS	WHO	WHEN	RESOURCES
<p>1. Adopt inclusionary zoning regulations to require that developers provide a minimum number of affordable units as part of new developments.</p> <p>The narrative section of this chapter includes a description of how inclusionary zoning regulations work and the types of standards that should be included.</p>	PZC	Short Term	Staff Time Community Challenge Grant
<p>2. Consider providing incentives such as additional units for development of affordable units in projects that are not subject to inclusionary zoning requirements.</p> <p>These units would need to be subject to deed restrictions (see <i>Strategy 7.1, Strategy A</i>).</p>	PZC	Short Term	Staff Time Community Challenge Grant
<p>3. Consider establishing Incentive Housing Zones (IHZ) in areas with access to public utilities and transit, such as areas in Storrs near the UConn campus, Four Corners and Route 195/Route 6 area.</p> <p>To preserve mixed-income character, the number of affordable units in the zone should be between 20 and 25% to avoid creating a concentration of low income units. The zone should also include design and other standards specific enough for the Town to be comfortable with streamlined permitting (IHZs cannot require special permit processes) while not creating disincentives for use of the zone.</p> <p>The Connecticut Department of Housing provides grants for development of IHZ regulations and financial incentives for both adoption of regulations and issuance of building permits for new housing units in the IHZ. Incentives received can be used for any purpose.</p>	PZC	Short Term	Staff Time Grants

SHORT TERM = 2015-2019

MEDIUM TERM = 2020-2024

LONG TERM = 2025-2035

ACTIONS	WHO	WHEN	RESOURCES
4. Update Zoning and Subdivision Regulations to encourage provision of accessible units and features, particularly in residential developments targeted to seniors.	PZC	Short Term	Staff Time Community Challenge Grant
5. Update Zoning Regulations to include provisions for various types of senior housing including assisted living and Continuing Care Retirement Communities (CCRCs).	PZC	Short Term	Staff Time Community Challenge Grant
6. Update Zoning and Subdivision regulations to allow for co-housing and other alternative housing models. Depending on the extent of activities, a co-housing development could require the creation of a Special Design District. The Zoning Regulations should establish a framework for how such a district would be created. Ithaca, NY’s EcoVillage could serve as a model.	PZC	Short Term	Staff Time Community Challenge Grant

Strategy B | Update regulations to encourage development of appropriately designed multi-family housing within designated Mixed Use Centers and Compact Residential Areas. (See related Goals 8.1 and 8.2)

ACTIONS	WHO	WHEN	RESOURCES
1. Update Zoning Regulations to provide design and management standards for multi-family housing.	PZC	Short Term	Staff Time Community Challenge Grant
2. Revise the Definition of Family to allow more than 3 unrelated persons to live in apartments. The current definition of family applies to all dwelling units. Allowing greater flexibility for multi-family residential developments such as apartment complexes will provide additional student housing options in an environment with more structured management. The current restrictions should continue to be applied to condominiums, single-family, two-family, and small multi-family buildings located in neighborhoods.	PZC	Short Term	Staff Time Community Challenge Grant
3. Update regulations to encourage a variety of housing types in new and redeveloped housing based on the community design objectives identified in the applicable future land use designation.	PZC	Short Term	Staff Time Community Challenge Grant

