

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

