

MEMORANDUM

Town of Mansfield/Mansfield Public Schools
4 So. Eagleville Rd., Mansfield, CT 06268
860-429-3336 x5



To: Ad hoc Committee on Rental Regulations and Enforcement
From: Matt Hart, Town Manager
Cc: Town Council, L. Painter, M. Ninteau, R. Cournoyer, J. Mullen
Date: January 11, 2017
Re: Town Manager's Report

In regards to Item 5(b) on tonight's agenda, I have some suggestions that the Ad hoc Committee may wish to recommend to the Town Council and Planning & Zoning Commission (PZC). These suggestions are compatible with the recommendations set out in the Mansfield Tomorrow plan, and would build on the committee's work to date. The specific strategies and action steps are as follows:

- *Student housing* – Recommend that the Town Council actively encourage the development of housing on-campus, particularly for undergraduate students, through the Council's representation on the Town-University Relations Committee. Also encourage the PZC to update the Zoning Regulations to promote the development of multi-family units appropriately sited to mitigate neighborhood impacts.
- *Student enrollment* – Recommend that the Town Council, through the Town-University Relations Committee, closely monitor changes in undergraduate student enrollment in order to assess potential impacts on the Town. Encourage the Council to maintain a constructive dialogue with UCONN to minimize the impact of enrollment increases on municipal resources and quality of life in our established neighborhoods.
- *Landlord outreach* – Recommend that Town staff periodically engage the landlord community to encourage and promote responsible landlord practices. Focus on the importance of exterior maintenance and measures to prevent problematic party behavior. Encourage Town staff to provide information on best practices, including model lease provisions, on the Town's website. Also support the Town Council's consideration of economic incentives to further incent responsible landlord practices.
- *Community policing* – Recommend that the Town Council increase police resources dedicated to Mansfield. Specifically work to expand the number of neighborhood patrols to allow troopers or police officers assigned to Mansfield to develop relationships with year-round residents, landlords, and student tenants. Support the Town Manager's efforts to work with Troop C command to provide regular training on Mansfield ordinances for all Troop C patrol officers and to strictly enforce those ordinances. Encourage the Resident Trooper's Office to continue to refer problematic off-campus incidents to UCONN's Office of Community Standards. Support the Town Manager's efforts to continue to promote enforcement of Town ordinances by UCONN police, and cooperation between the State Police and UCONN. Recommend that the Resident Trooper's Office periodically host a

citizen's academy for interested residents, to help address neighborhood concerns and challenges.

- *Housing trust* – Recommend that the Town Council approve establishment of a housing trust to eventually support any number of affordable and workforce housing programs in Mansfield, including a homebuyer assistance program. Funds for the trust would come from developer contributions in lieu of providing affordable units as part of a new multi-family housing development, and potentially other sources. Recommend that Planning & Development staff initially manage the housing trust and review partnerships with other agencies or non-profit organizations to help administer the trust over the long-term.
- *Community service opportunities* – Encourage the Town Council, through the Town-University Committee, to promote additional community service opportunities for students, especially students living off-campus. Work to engage the off-campus student population in volunteer activities such as community clean-up days, in order to develop more positive relationships between student tenants and year-round residents.

I appreciate your consideration of these ideas, and am happy to answer any questions you might have.