

# Affordable Housing Commission

## Meeting Minutes

September 5, 2019

6:00 p.m.

Present: Isabel Roberge, Chairperson, Dan Hagan, Tim Hildner, Carol House, Steve Mattson, Phyllis Ross, and Tina West.

Roberge called the Meeting to order at 6:02 p.m.

Roberge requested a motion to approve the Meeting Minutes of July 6, 2019, and August 1, 2019. Hagan noted that the meeting date was incorrect in the July 6 Minutes; it said June 11. Hagan made a motion, seconded by Mattson, to approve the revised July 6 Meeting Minutes. The motion was unanimously approved. Hagan made a motion, seconded by Mattson, to approve the Meeting Minutes of August 1. The motion was unanimously approved.

Income levels vs. monthly land lease fee – The Town has received income information from two of six Affordable Housing occupants. Some adjustment in Land Lease Fees may be necessary. The First Selectman will follow up with the four occupants to ensure income verification is received and reviewed.

Home Condition & Upkeep – An exterior inspection was conducted on September 5, 2019, by the First Selectman. He reported the houses look acceptable. No interior inspection was performed.

Selection criteria assessment and Ground Lease review and update – House reported on the latest edition to the document. She noted a few intent changes to the Application: requiring additional employer information and landlord information based on the Applicant's history. House also changed to original document into two documents. There was discussion regarding transferring the affordable house to heirs. The First Selectman will get a legal opinion on this issue. Questions arose regarding handicap access restrictions. It was also noted that Lyme Consolidated School should be delete from Group 1 as those people work for RSD 18 and are included in Group 2.

Current affordable housing model assessment – An extensive discussion was held about other models for obtaining Affordable Housing. Currently, the Commission uses a single lot, single house model. Some options identified during the discussion were property tax

relief for housing unit owners who rent to AH Applicants, zoning changes to allow duplex or other multi-housing units, and/or special zoning areas. It was noted that the official designation "Affordable Housing" brings many restrictions and controls to the Town and property owners from the State of Connecticut. If our primary purpose is housing for the Town's first responders, perhaps we should evaluate other non-Affordable Housing models.

At 7:40 P.M., West made a motion, seconded by House, to adjourn. The motion passed unanimously.

Respectfully submitted by:

Daniel Hagan  
September 6, 2019