

Lyme Affordable Housing Commission Meeting February 3, 2020

Present: Isabelle Roberge (Chair), Christina Darnell, Tim Hildner, Carol House, and Steve Mattson.

Roberge called the meeting to order at 5:05 pm. Minutes from the previous meeting, held on December 5, 2019, were approved as revised through email. House asked for clarification on the process of sending out minutes following the meetings. Answer: She should send out drafted minutes to all commission members, Steve Mattson (First Selectman), John Kiker (selectman), and Linda Winzer (town clerk). These should be sent as soon possible after the meeting, within 2 days if a major decision has been made. This version of the minutes will be publically posted. Commission members and others should send any corrections/additions to the minutes back to House. She will provide updates to the minutes at the next meeting of the Commission. The drafted minutes and modifications will be up for approval at that meeting. House will include the changes to the previous minutes in the minutes for meeting in which they were approved. The older version of the minutes for the previous meeting is not publically reposted.

Old Business:

Review of current sustainable housing units and monthly land lease fee:

Due to conflicting priorities, Mattson was unable to send out letters this past month to all units informing them of the revised land lease fee they will owe. He will send those letters this month with effective date of April 1. Copies will be sent to banks holding the relevant mortgages.

Revised Ground Lease review and update:

Nothing to report.

Assessment of sustainable housing models.

This is a continuing discussion of both the current models that Lyme uses to provide sustainable housing options in our community and some new options. Tim Hildner has been the lead in this effort, providing written descriptions of various options for discussion. The Commission discussed several existing and potential options. The new options have the potential to create sustainable housing for a lower cost to the town, and could offer opportunity to improve economics for aging population to remain in their current homes.

- Existing option – land is acquired through donation or town expenditure; town retains ownership of the land; selected owner constructs home but does not incur cost for land.
- Potential option – Accessory Apartment (attached to existing main house)– option is subject to both state definitions and restrictions.
- Potential option – Carriage House (ancillary structure) – broadly defined as any ancillary structure on a given property; subject to state restrictions.

Hildner has talked with the town planner for the town of Trumbull, and found that they have had considerable success with the new options. Hildner and House agreed to work together before the next meeting to compare state definitions and restrictions for these new options with existing Lyme regulations to better understand the compatibility and differences.

Hildner had previously compiled web links for new homebuyers to assist in obtaining affordable mortgages. The Commission asks to have these links added to the Commissions website, and to the town's website and Facebook page. Mattson will pass these links to John Kiker to upload.

Additional Information:

Requests in the town's newsletter and end-of-year report have resulted in donations to the Affordable Housing Fund of over \$100,000. Thank you to those citizens of Lyme who chose to make donations.

New Business: Nothing to report.

Meeting adjourned at 6:40.

Respectively submitted,
Carol House