

Affordable Housing Commission
Meeting Minutes
November 7, 2019

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

Roberge called the meeting to order at 6:02 pm. Minutes from the last two meetings, on September 5 and October 3, were approved following the correction of one typo in the September minutes. There was not a quorum present for the October 3 meeting so no business was conducted on that evening.

Old Business:

Review of current affordable housing units. The commission continues to seek income tax returns (to determine current annual income) from owners of these units. This information is used to assess the current land lease fee for each unit. As of this date, owners of two units have not submitted their returns. In December, Steve Mattson will send a letter to all units informing them of the land lease fee they will owe starting in January. Banks holding the relevant mortgages will also be notified.

Selection criteria for future affordable housing contracts. Nothing new to report. Likewise there is nothing new to report on the proposed ground lease review and update. The next step for this revised lease is a legal review. We are waiting to assess if there are high priority candidates interested in applying for affordable housing before more funds are expended. Further action on parcel development for the Ruth Young property is waiting for the same reason.

Changes to the Affordable Housing Commission membership. Two members have resigned from the commission, Phyllis Ross and Dan Hagan. We thank both for their important service. Members reviewed the resume of Christine Darnell and requested that Steve Mattson present her name to the other Selectmen for membership on this commission.

New Business:

The Commission is evaluating a change in the day and time for it's meetings in the next calendar year. Per State requirements, any such changes must be submitted to the Town's calendar and published at least 30 days before the first meeting of the new year. The Commission is considering a Monday meeting at 5:00 p.m. Roberge will check with the town clerk to coordinate with other Town meetings.

Roberge is currently working on a summary of the Commission's work for the Town's Annual Report. She welcomes contributions from other Commission members.

Steve Mattson updated the Commission on several items. In response to the Commission's appeal for donations to keep affordable housing initiatives going, we have started getting some contributions. Thank you to those who have contributed and those who may be doing so in the near future. We are also starting to hear from Lyme

residents who have potential rental units on their property and are discussing whether those units could be made available to Lyme first responders at an affordable rate. Finally, Mattson got a legal opinion on a inheritance issue with a Lyme affordable house. A spouse may continue with the land lease without further qualification. However children inheriting the unit must qualify under the affordable housing income limits or the Town can force a sale of the property.

Commission members will continue to think about other models to use to create affordable housing and and be ready to discuss at the December meeting. In particular we are interested in learning whether any towns have put in place successful programs for affordable rental properties.

At 6:44, West made a motion, seconded by House, to adjourn. The motion passed unanimously.

Respectfully submitted by,

Carol House