

Lyme Affordable Housing Commission (AHC) Meeting. January 6, 2022

This commission meeting was announced as hybrid. Attending in person: Tim Hildner (Chair), Jim Miller, Phyllis Ross, Carleen Gerber, Tina West. On Zoom: Steve Mattson, Carol House, Steve Olstein. Visitor: Judy Ulrich

Tim called the meeting to order at 6:01 pm. The minutes of the December 6, 2021 meeting were accepted without revision.

Old Business: River COG and the process for completing the Town's AH plan by June 1, 2022.

The meeting began with a reminder of some important upcoming dates.

Monday, January 24th at 7 PM - RiverCOG will host a second virtual meeting **for all municipalities** participating in the preparation of RiverCOG's Regional Housing Plan. The purpose of the meeting is to present a wrap-up of their work on the regional focus of the plan and to kickoff the creation of the state-mandated Affordable Housing Plans for the municipalities. To register for this event, see the December 21st posting on the Town's Announcements page.

Monday, February 7th, at 7 PM - RiverCOG is hosting a town virtual meeting. This meeting is the Affordable Housing Plan Community Meeting **for the residents of Lyme only**. The purpose of the meeting is for their consultants to launch the work to be done within the community towards completing Lyme's state-mandated Affordable Housing Plan by June 1st. Look for an announcement with registration info on the Town's website shortly.

Coinciding with this announcement of the February 7th meeting will be a posting of the AHC's *Status Update* on affordable housing in Lyme on the Commission's webpage. Separately, Steve Mattson has offered to call attention to the Commission's ongoing work in the next Selectmen's Newsletter.

Most of the meeting was spent with Tim outlining the public meeting and working group schedule to complete the Town's AH plan by June 1st, 2022 with coordination and data help from River COG consultants, who are providing the same service for most of the RiverCOG towns in order for them to complete the requirements of 2021 state law PA 21-29.

Beginning with our Town's virtual public meeting on February 7th, the following public meetings and working group deadlines are anticipated:

- No later than April 4th – a draft of Lyme's Affordable Housing Plan will be completed and posted on the Town's website. John Guskowski of Tyche Planning and Policy Group, RiverCOG's consultant, will take the lead in drafting the plan while coordinating with a small working group from Lyme. The AHC agreed that official participation from P&Z in the working group to draft the AH

plan is essential. Phyllis Ross and Carol House will bring a motion to the next P&Z meeting to have a P&Z member so designated.

- On or around May 10th - the initial draft report will be introduced in a second virtual public meeting with Lyme residents. The meeting, which will be led by Guskowski and the small working group, will give the Commission an opportunity to gather feedback from the community around the initial draft.
- By June 1st, the Lyme Affordable Housing Plan will take its final approved form and be forwarded to the State in compliance with PA- 21-29.

Other discussions in the meeting included the following:

Steve Olstein reported that his survey of AH needs in Lyme, which will contribute to the AH plan document, has 58 respondents so far. He is hoping to hear from Reynolds employees, an effort supported by Katherine Reynolds Wayland. He will present the results at the February meeting.

Phyllis Ross introduced the work she has done on developing a Floating Conservation Zone concept around affordable housing. Phyllis has worked with this approach previously and has seen it successfully applied in another town. The Commission will continue to explore this idea.

Carleen and Phyllis reported on the search for suitable AH sites. Regarding the Stone Ranch area, Carleen raised the idea of asking the state to make an appropriate parcel of the Stone Ranch available for AH and is exploring the mechanism to approach the state.

Jim Miller kindly agreed to carry over a discussion of his Opinion piece in the CT Examiner entitled "Zoning – Where Have We Come From? Where Are We Going?" to the next meeting.

Finally, Hildner reminded the Commission of the CCM training sessions available for the Town's board and commission members.

The meeting was adjourned at 7:15 pm.

Next meeting: Thursday, Feb. 3rd at 6:00 pm. This meeting may be hybrid or Zoom only, depending on Town Hall policy then.

Respectfully submitted,

Tina West