

## Town of Lyme Affordable Housing Commission April 7, 2022 Virtual Meeting – Minutes

### Attendees:

Affordable Housing Commission: Tim Hildner (Chairman), Carleen Gerber, Carol House, Jim Miller, Phyllis Ross, Tina West

Affordable Housing Working Group: Bob Cope, Fritz Gahagan, Bernie Gigliotti, John Guskowski (Tyche), Kathy Tisdale

Selectmen: Steve Mattson, David Lahm

RiverCOG: Megan Jouflas, Janice EhleMeyer

Chairman Hildner called the meeting to order at 6:02

A motion to approve the minutes of Affordable Housing Commission's March 3, 2022 was unanimously approved.

Chairman Hildner led a discussion of the current draft of the Affordable Housing Plan, which is being prepared by John Guskowski. The plan is following a template developed by RiverCOG and comprises two action steps; 1) assessment of public need - conditions analysis, 2) potential action items.

Ms. Ross raised the issue of the state definition of "Affordable Housing," particularly how the deed restriction requirements create complexities in the ownership model and a chilling effect on the rental of ADUs. A discussion of deed restriction issues ensued. Mr. Gahagan pointed out that Lyme's Affordable Housing Plan will take the needs of our residents into account and promote both affordable housing that does not meet state requirements (naturally occurring affordable housing "NOAH") and Affordable Housing meeting state requirements.

Chairman Hildner led the group through a line-by-line review of the draft plan, and participants suggested edits and corrections to the draft.

Chairman Hildner reviewed the timeline for meeting the June 1 deadline for the Affordable Housing Plan which includes:

- April 18th - Revised draft of the AHP completed and posted on the Town's website
- May 2nd - Second virtual community meeting to present the AHP for community comment.
- May 5th - Affordable Housing Commission votes on the adoption of the Affordable Housing Plan at its monthly meeting.
- May 16th - Board of Selectmen vote on the adoption of the Affordable Housing Plan at their second meeting of the month.

- June 1st - AHP delivered to the state's Secretary of the Office of Policy and Management.

Other business was tabled until the May Meeting.

The meeting was adjourned at 7:35.

Respectfully submitted, Jim Miller