

**Lyme Affordable Housing Commission Meeting  
June 8, 2023**

The Commission meeting was held in person at the Lyme Town Hall. Attending: Carol House, Carleen Gerber, David Lahm, Allison Cotton.

Visitor: Bob Cope

Carol House called the meeting to order at 6:16 pm.

**Minutes**

The minutes from the May 4 meeting, which had not been posted, were passed out in draft form, and were approved in substance. These minutes were subsequently formatted, edited, and posted.

**Old Business:**

Stonington Model:

Discussion continued of how the Stonington model of town support for repairing existing NOAHs (naturally occurring affordable housing) might fit in Lyme. The two compatible goals of this approach are to help current owners to stay safely in their houses and giving the Town additional affordable houses under the State's definition. A drafting subcommittee met on May 10. It became clear that we had many questions to ask a Stonington representative before we could move forward with specifics for Lyme.

Carleen, Andrew, and David met with Susan Cullen in Stonington. Carleen reported that this is a fairly large and involved operational activity in Stonington. A revolving fund has been established for this purpose. They provide interest-free loans to qualified low-income households for approved repairs. A deed restriction on the home is required for the duration of the loan, and the home becomes "countable" as affordable housing based on the State's definition. The town of Stonington holds the mortgage loan, approves the repairs, and helps to find contractors to do the work. We must simplify these activities. David talked about a new "workforce housing tax credit" that may be useful to keep the town from having to set up a revolving fund. With this additional information, Carol volunteered (with the help of Andrew) to pull together a draft outline of how such a program could work in Lyme and provide that outline for members to review for the July meeting.

Land:

The Committee discussed several parcels of land in Lyme and their potential availability. No details will be provided in these minutes, but we will continue to follow up on leads and opportunities.

**New Business:**

Structure:

The Committee decided to formalize itself into a subcommittee structure. We voted and approved the following as a starting place, pending approval by individual members.

Land Identification and Availability – Carleen and Allyson  
Zoning Modifications and P&Z Liaison – Carol and Phyllis  
Finance – David and Andrew

Change to the July meeting:

Several members have conflict with July 6 because of family activities that week. We intend to move the meeting to **Thursday July 13.**

The meeting was adjourned 7:15 pm.

Respectfully submitted,  
Carol House