Lyme Affordable Housing Commission Meeting
July 13, 2023

The Commission meeting was held in person at the Lyme Town Hall. Attending: Carol House, Carleen Gerber, Andrew Gibson, David Lahm, Phyllis Ross, Tina West.

House called the meeting to order at 6:05 pm.

Minutes
No corrections or additions were made to the minutes from the June meeting.

New Business:

The Commission members enthusiastically welcomed Andrew Gibson as officially a member!

Old Business:

Update Affordable Housing Plan with Action Plan
Ross discussed the need to put a more detailed action plan into place. She presented and the commission discussed the main points of a draft outline of this plan. Major sections to be addressed are: NOAHs; more details on a construction program; obtaining land; working with other agencies; establishing a substantial fund; working with P&Z on new zoning regulations. Many of these areas are assigned to working groups below.

Housing Rehabilitation Program:
Following last month's meeting House drafted a rehabilitation program proposal for discussion. It was based on the Stonington model for repairing existing NOAHs (naturally occurring affordable housing) in Lyme. Members were in favor of this concept but were concerned about the resources it might take to administer the project. It was proposed that we continue to work on details of the proposal but also bring this idea to the next RiverCog meeting (Augusst 10) and see if a regional approach might be more achievable. Lahm agreed to bring this topic up for discussion at RiverCOG.

Working Structure for the Commission:

The Committee continued the discussion of formalizing working groups to move forward with our work. We approved a starting place at last month's meeting and revised and extended the concept in this meeting. The following working groups were approved.

- *Land Identification and Ava*ilability – Gerber (lead), Cotton, Ross, Lahm
    - Continue to explore potential land parcels
    - Coordinate with local non-profits and the Open Space commission to identify buildable land that is not environmentally sensitive

- *Zoning Modifications and P&Z Liaison* – Ross (lead), House

- Continue to work with P&Z members to identify and enact zoning regulations that will assist in our efforts to have more affordable housing

- *Finance* – Gibson (lead), Lahm, Miller, Olstein
  - Explore available external sources (federal, state, local banks, non-profits, etc.) of funding and incentives for affordable housing projects, including new builds and rehabilitations
  - Lobby Hartford through the CBIA for appropriate affordable housing
  - Help articulate what these programs are and how we can access them

- *Governmental Liaison* – Lahm (lead), West
  - Coordinate with RiverCOG on lobbying for regional affordable housing programs that give appropriate credit to Lyme
  - Research deed restriction requirements for rehab loans
  - Coordinate with town's Board of Finance to present the rehab program at a Town Meeting for funding and implementation

- Housing Rehab Project – West, House, Cotton, Lahm
  - Further develop Rehab Project proposal
  - Identify several potential applicants

Coordination with Lyme Land Trust
House agreed to push to set up a first meeting with this group to discussion working together.

Next Meeting
Several members have conflict with August 3. We have moved the August meeting to **Thursday August 10**, in the Town Hall at 6:00 pm**.** House will verify with the town that the meeting room is available that evening.

The meeting was adjourned 7:18 pm.

Respectfully submitted,
Tina West and Carol House