

**Lyme Affordable Housing Commission Meeting
August 10, 2023**

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

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

Minutes: Minutes from the July 13 meeting were approved.

Old Business – Reports from Sub-committees:

Land Availability:

Some discussions with owners of two properties. House will set up a small group meeting with the Lyme Land Trust to look at ways to cooperate.

P&Z Liaison:

House and Ross will restructure the earlier AHC proposal to P&Z, and will try to circulate it before the September meeting.

Finance: no report

Government Liaison: Report from Lahm

- HOPE Inc. visited with Lahm and we should invite them to one of our monthly meetings.
- The Fair Share legislation passed at the last minute in Hartford. It implies that Lyme should build 243 affordable houses. This legislation is opposed by many big city mayors as well as small towns. David will continue to work with RiverCOG and COST (CT Organization of Small Towns) on this topic. West will talk with Desegregate CT.

Housing Rehabilitation Program:

- Kathy Tisdale was contacted and will be glad to work with us on this project.
- West will recontact Susan Cullen again regarding the Stonington deed restriction format.
- House and West will revisit our current draft project.

The meeting was adjourned at 6:55 pm. The next meeting will be September 7 at 6:00 pm at the Town Hall.

Respectfully submitted,
Tina West with Carol House

Below is the Working Structure for the Commission:

- *Land Identification and Availability* – 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, Cathy Tisdale
 - Further develop Rehab Project proposal
 - Identify several potential applicants