Lyme Affordable Housing Commission Meeting
March 7, 2024

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

House called the meeting to order at 6:36 pm. A quorum was determined to be present.

Minutes: Minutes from the December 7, February 1, and February 28 meetings were approved for late posting.

Old Business

- Review of the Housing Rehab Project: The Commission reviewed the lasts version of the Rehab Project. Thanks to Miller for a recent revision and leading the discussion. A change was discussed and agreed to – rather than "no interest" loan, we was decided to have a "low interest" loan with the loan rate at 2% less that the current 10 year treasury bond. The loan and interest would be due at the end date of the loan or sale of the house, which ever comes first. The Commission voted to send this project to the Selectpersons with a request for implementation, and a request to add $150,000 to the upcoming budget to use in implementing the project.

- Special Permit for Affordable Housing: Michael Carey has prepared the regulations outlining this special permit. Copies have been provided to the Planning and Zoning Commission. A public hearing is needed on this topic before the P&Z can vote. Such as public hearing must be advertised at least 30 days prior to the hearing. At the P&Z meeting on March 11, House will ask for a special meeting of the P&Z to hold this public hearing.

- Status of Affordable Housing discussion: Discussions of these issues took place at a special meeting on Feb 28. The issues include how much funding should (and could) come from the town versus reaching out to nonprofits and grants. There is more control with only Town funding but that also limits the amount of funds that are available. It will be difficult to raise funding until it is legal to have multi-family units, and a specific project identified. We anticipate some discussion at the P&Z to going back to implementing affordable housing one single-family house at a time.

New Business

Commission members were provided with a draft of the Affordable Housing Section of the upcoming POCD survey questionnaire.

The meeting was adjourned at 7:55 pm. The next meeting will be on Thursday, April 4 at 6:30 pm at the Town Hall.

Respectfully submitted,
Carol House