

**Lyme Affordable Housing Commission Meeting
June 6, 2024**

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

Visitors: Sandy Mulligan, Rick Keel, Penny Reneson

House called the meeting to order at 6:33 pm. A quorum was determined to be present.

The Minutes from the April 4 meeting were approved as posted. The Commission did not hold a meeting in May.

The Commission discussed the status of affordable housing activities. Gerber and House met with Alan Sheiness to discuss effective ways that the Town could provide funding for affordable housing. They shared that discussion with Commission members.

We decided that we would prepare a generic “business plan” with several different approaches to affordable housing, cost, and funding options. Miller said he had done calculations and that building new affordable units would probably run \$3 – 3.5 million per unit. This would include land purchase and preparation. Gerber said that the amount quoted to us by HOPE partnership was higher. The use of modular units would be much less. They can be very nice these days. We talked about sources of funding: town, non-profit, grants, and donations, and the pros and cons of different approaches. We talked about pros and cons of rental versus ownership scenarios. We also discussed learning more about how to access the current funds the town holds for affordable housing, and restrictions on town funds for purchase of land for open space.

We talked about moving forward with the Housing Rehab Project. We discussed whether to build an approved vendor list for this endeavor.

Assignments for July meeting:

- House -- Outline the generic business plan for review at the July meeting.
- Miller – Housing Rehab Project. Add a description of “oversight” the Town would need, or not need, to do in lending funds under this program. Include a discussion of whether we need to develop an “approved vendor list.”
- Cotton – Investigate how the town could request a “right of first refusal” when a property comes on the market, the advantages and likely cost.
- Ross – Outline the requirements (“must haves” and “would be nice”) for an affordable unit.
- Lahm – Clarify the steps for the use of town funds set aside for affordable housing, and whether town funds for purchasing property for open space may be used for property that would include both open space and affordable housing.

The meeting was adjourned at 7:44 pm. The next meeting will be Thursday July 11 at 6:30 at the Town Hall.

Respectfully submitted,
Carol House