

Lyme Affordable Housing Commission Meeting September 14, 2020

This meeting was conducted via ZOOM. Electronically present: Tim Hildner (Chair), Carol House, Steve Mattson, Isabelle Roberge and Tina West.

Hildner called the meeting to order at 5:05. He introduced a visitor: Cate Hewitt (journalist from the CT Examiner).

The minutes of the August 3 meeting were accepted with the correction of a typo.

Old Business:

Public Education Initiative: The Commission is gathering material and promoting public awareness of existing state and federal programs to assist in housing. The Town has placed information on its website about special financing programs available to help make housing affordable. We plan to add information about the Apartment Conversion for the Elderly program. The Commission is considering writing a newsletter article, either providing a short article for the Selectman's Newsletter or perhaps starting an Affordable Housing newsletter. We will continue to discuss these issues.

Affordable Housing Rental Model: Hildner prepared and presented analysis on rentals of accessory apartments, comparing an estimated market rental rate for Lyme with the maximum rates that could be charged under various state affordable housing guidelines. There are about 140 multi-house properties in Lyme (per tax data). The Commission is considering models to incentivize landlords to help move some of these accessory apartments toward affordable rentals. We want to devise a model formula that will make sense for the town across a variety of properties.

Ruth Young Property: Hildner met with Lyme's sanitation officer about the potential septic capacity of the property. It can support a duplex if zoning permitted. Hildner also met with Ross Byrne about potential regulation modifications in support of the town's goal of increasing affordable housing.

Affordable Housing Plan: The Town of Essex has an affordable housing plan on its website. This plan may be a good starting place for developing an Affordable House Plan for Lyme.

New Business:

Connecticut Dept of Housing Virtual Public Hearing held September 3, 2020. Hildner attended the hearing. It was the kickoff of a comment period for a draft "State of CT 2020-2021 Annual Action Plan for Housing and Community Development." It reflects how federal money will be distributed in these

areas. We need to understand the different programs and where the money goes, so we can tap into it.

Commission – New Members: We need to have more members on the Affordable Housing Commission. For balance the Commission is especially seeking additional republicans to join, and request names of potential candidates.

Future Sites – Land Availability: Carried over to next meeting.

Hildner adjourned the meeting at 6:12 pm.

Next meeting: October 5 at 5 pm. This will be a Zoom meeting.

Respectively submitted,
Carol House