

## **Lyme Affordable Housing Commission Meeting November 9, 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 pm.

The minutes of the October 5 meeting were accepted as posted.

### Old Business:

*Public Education Initiative:* The Commission discussed the advantages of pursuing a regional approach to affordable housing, working with surrounding communities. The Spencer's Corner project in Essex was highlighted. Essex has emphasized the importance of public education in order to get such a project off the ground. In that light the Commission discussed developing a survey of Lyme residents to better understand perceptions and misconceptions about affordable housing. Results could be used to construct a more targeted multi-step education program and also to help develop Lyme's Affordable Housing Plan. Hildner and House agreed to pursue the initial planning for a survey and bring this back to the Commission.

*Affordable Housing Rental Model:* The Commission has developed several formulas by which the Town could provide support to homeowners who enroll their rentals into an affordable housing program. Each formula has pros and cons. As an alternative to these formulas, the Commission considered the possibility of using a fixed stipend to incentivize affordable housing. The Commission also discussed sending a letter regarding affordable housing to property owners with accessory structures. The purpose of the letter would be to outline and elicit their interest in a program that would encourage them to use these structures to create affordable housing rentals. Hildner will follow up with a draft letter at the next meeting of the Commission.

*Ruth Young Property:* There has been renewed interest in moving forward with developing this property for an affordable unit. The next step is to arrange a legal review of our procedures and documents.

*Affordable Housing Plan:* Lyme is required by state statute to have an official Affordable Housing Plan. This Commission will have the lead role in the drafting of this plan. We will be working with the Lower Connecticut River Valley Council of Governments on this plan. This collaboration reinforces the regional approach to affordable housing.

*New Members for the Commission:* We are talking with a couple of individuals about joining the Commission. We are particularly interested in enlarging the Commission and in balancing the membership across political parties. Conversations with community leaders requesting candidates have not, as yet, produced any results.

New Business:

*AHC Submission for Lyme Annual Town Report:* Hildner presented a draft submission to the Commission. Several members made suggested changes to the draft. Hildner will submit a revised draft to Commission members by email for review and approval prior to forwarding it to Marsha Orzech before the December 1<sup>st</sup> deadline.

*AHC Meeting Schedule for 2021:* Hildner presented a draft calendar of meeting dates for 2021. The Commission will continue to meet on the first Monday of each month, except for July and September when we will meet on the second Monday due to holidays. The meetings will continue to begin at 5 p.m. on Zoom until further notice. The calendar will be finalized and approved at the next month's Commission meeting.

Hildner adjourned the meeting at 6:01 pm.

Next meeting: Monday December 7 at 5 pm. This will be a Zoom meeting.

Respectively submitted,  
Carol House