

Town of Old Lyme
Affordable Housing Commission
Regular Meeting
Wednesday November 15 2023 5:00 PM

MINUTES (UNAPPROVED)

This meeting was convened as a Webex tele/videoconference and recorded.

1. Call to Order
 - The meeting was called to order at 5:05 PM.
 - Present: Michael Fogliano, Fred Fenton, John Coughlin, Jenn Miller, alternates Laurie Walker, Jim Quarto, and Anthony Vasiliou
 - Absent: Amy Hosier
2. Public Comment

None.
3. Approval of Minutes
 - Jenn Miller made a motion to add approval of the minutes of the Special Meeting held on 11/3/23 to the agenda; second by John Coughlin; no discussion; motion carried unanimously.
 - John Coughlin made a motion to approve the minutes of the Regular Meeting of 9/20/23; second by Jenn Miller; no discussion; motion carried unanimously.
 - Jenn Miller made a motion to approve the minutes of the Special Meeting of 11/3/23; second by Fred Fenton; no discussion; motion carried unanimously.
4. 2024 Meeting Schedule
 - It was agreed to move the 2024 Regular Meeting schedule to the first Wednesday of the month if Amy Hosier concurred. Mr. Fogliano will follow up with Ms. Hosier.
5. FY2024-25 Budget
 - The 2024-25 budget request will be based on the 2023-24 budget, with a 10% increase in the budget line for printing and mailing, and a new line for “contracted services” to include estimated costs for any legal or technical services needed to evaluate development opportunities or draft proposals for changes to regulations.
6. General Information and Correspondence
 - Mr. Fogliano noted that RiverCOG had submitted an application for a HUD PRO Housing Grant and the recent announcement of a CT DOH Health & Housing Innovation Grant.
 - Mr. Fogliano reviewed the proceedings of the 11/13/23 Zoning Commission at which an application for affordable housing under CGS Sec 8-30g was the subject of a public hearing.

- Mr. Fogliano reported that the Board of Finance approved a supplemental appropriation of \$19,750 on 11/14/23 to fund advancement of the McCulloch project and the next phase of evaluation of the use of vacant town-owned properties for affordable housing.
- Mr. Fogliano reported that FOI training would be held on 2/21/24.

7. Project Updates

- Going forward, Ms. Miller will take the lead on the McCulloch Open Space / Habitat for Humanity project pending appointment of a Steering Committee, and Mr. Fenton will take the lead on the town-owned properties evaluation, both supported by Mr. Quarto and Mr. Fogliano. A special meeting will be convened after the Thanksgiving holiday to discuss next steps.

8. Priorities and Workstreams

- Ms. Hosier will take the lead on policy & regulatory work, supported by Mr. Fogliano and Ms. Miller, to advance proposals for updating zoning regulations on accessory apartments and consideration of inclusionary provisions for new housing developments.
- Ms. Walker will take the lead on general Community Engagement and Communications work supported by Mr. Fogliano. Mr. Fogliano noted the possibility of seeking interns to assist with this workstream.

9. Upcoming Meetings and Agenda Items

- Special meeting on Projects (Jenn, Fred, Jim)
- Possible special meetings on Policy/Regulatory and Community Engagement
- Products of any special meetings will be reported at December regular meeting
- Next Regular meeting Wed 12/13 /23 5:00 PM, most likely virtual as meeting room availability will be limited due to December holidays; agenda to include 2024-25 budget, 2024 priorities, and reports from project working groups.

10. Adjournment

- Motion to adjourn by Jenn Miller; second by John Coughlin; meeting adjourned at 6:35 PM.

Respectfully submitted,
Michael Fogliano