

Town of Long Island
Year Round Housing Committee
Minutes, 12 April 2007

Meeting called to order 7:03 p.m.

Present: Mark Greene (chair); Will Tierney; Amy Tierney; Leah Doughty; Mike Maloney; Tammy Hohn; Brad Brown; Lorinda Valls; John Billings; Mary Nanos; Jonathan Norton; Katie Wegner; Alden Robinson (Island Fellow).

1. Minutes from previous meeting accepted.

2. Mark Greene suggested the committee consider establishing an official voting membership, the same as all other Town Boards and committees with appointments running 3 years. (Maybe stagger first appointments –one, two, three years?) Members interested in becoming official voting members should submit a brief letter of interest with their signature. The number of voting members would be 5 or 7 depending on how many wanted to be official YRHC participants. The Selectmen would be asked to choose a diverse committee makeup. Even if not a committee member everyone would be welcome to fully participate as in the past.

3. Candidate selection criteria: The committee reviewed the qualification and selection criteria it developed at the previous meetings. Qualification criteria included:

- * Pre-approval for a mortgage
- * Year-round residence on the island for a period of time
- * Willingness to build in a set time-frame
- * Eligible by income.

4. Qualitative selection criteria included:

- * Not a current property owner
- * Immediacy of need
- * Involvement in community life
- * Employment on island
- * Number of people in household
- * Family ties to the island
- * Length of time live on the island.

5. The committee discussed methods to weigh these criteria, again keeping in mind the YRHC goals and trying to insure that selected candidates had the best chance of successfully staying long term as a contributing community member. It was decided to preliminarily assign them points out of ten as follows:

- * Not a current property owner: 10 points
- * Immediacy of need: up to 10 points
- * Involved in community life: up to 10 points
- * Employed on the island: 10 points
- * Number of people in household: 2 points per person, up to 10
- * Family ties to the island: 10 points
- * Length of time on the island: 1 point per year, up to 10.

It was proposed that an application process be used with an independent and diverse selection committee appointed by the Selectmen to review applications and assign points. This Selection Committee would develop the application and the application process and be given the authority to determine the selection criteria further before beginning the selection process.

The qualified applicants with the highest number of points, as determined by the Selection Committee would be highest on the list for the next eligible lease property. Committee participants were asked try to come up with additional criteria which will keep in mind the YRHC goals of sustaining a

diverse year round population for the future and that more selection criteria would give a more accurate picture of the applicant.

6. Alden Robinson explained the relationship between income limits and tax exemption. In order for the YRHC to be tax exempt, it has to set a goal of having 75% of its clients be of "low" income--80% of area median income or below. The other 25% can be of moderate income. Other island housing programs typically serve clients with incomes up to 150% of AMI because island housing prices are so high.

7. The committee also discussed the issue of how to measure assets to determine eligibility. They decided that although it didn't make sense to measure income year-to-year but if a participant in the program inherited a piece of property, or experienced a similar big increase in assets, they should possibly become ineligible for the program in a reasonable time frame so that others more in need could gain housing options. This topic needs more work.

8. The YRHC plans to have as much info as possible for Town Meeting to support the request for the release of some Town lands to the housing program, but all details and questions cannot be fully answered until we get the program up and running and have some practical experience in the difficulties and unique issues that will no doubt arise. A broad summary of major issues and criteria to be utilized will be a guide to establishing this lease/build housing program.

The committee agreed to meet next Thursday, April 19th at 7PM at the library.

Meeting adjourned 9:01 p.m.