

Town of Long Island
Year-Round Housing Committee
Minutes, 19 April 2007

Present: Mark Greene (chair); Tammy Hohn; Will Tierney; Amy Tierney; John Billings; Mike Maloney; Leah Doughty; Mary Nanos; Lorinda Valls; Judy Stewart; Alden Robinson (Island Fellow).

1. Meeting called to order 7:10 p.m.
2. Minutes from previous meeting accepted. A review of the progress made over the last several months as summarized in these minutes was made so that all could keep in perspective how much has been accomplished and to make sure the basic concepts were what was intended.
3. Letters of interest need to be submitted to the selectmen or Mark Greene if individuals wished to remain voting members of the Year-Round Housing Committee. The Selectmen will choose up to seven members as regular voting members, but in no way will not being selected a voting member restrict continued participation by all present at the meetings.
4. Mark also updated the committee on the income eligibility requirements as they relate to non-profit status. He said Liza Flemming-Ives of the Genesis Fund had said the "75%" federal low income restrictions she had mentioned earlier would not apply to the project the committee was proposing, and that for this project the committee could set its own island specific income limits due to extreme housing costs without endangering its non-profit status.
5. The committee reviewed the selection criteria it had discussed at its last meeting. Committee members agreed that inheriting a piece of property or some other non-income windfall such as lottery should make a program participant ineligible to continue leasing the land. A reasonable amount of transfer time, to be determined, would be allowed to make the transition work for the lessee and the YRHC program. Committee members also discussed an asset cap for eligibility, which would make existing property owners ineligible to apply. Mark Greene suggested that the committee continue to review any and all selection criteria, perhaps annually, if the voters approve this proposal.
6. The committee discussed the heritability of the lease by the homeowner's spouse and heirs. There was general agreement that the homeowner's spouse would inherit the lease automatically, but that non-dependent children would have to meet all eligibility requirements of the program in order to keep the lease.
7. The committee also discussed the transfer price formula used by Islesboro Affordable Property (IAP). There was general agreement that IAP's formula did not adequately measure the quality of workmanship and other factors. Amy Tierney suggested using a "replacement cost estimator" program similar to that used by insurance

companies The home would also be inspected for condition which could lower the value at sale if defects are present. The committee also discussed approving construction plans prior to allowing building on the land. A discussion was held on whether trailers (as opposed to modular houses) would be appropriate housing on these parcels. Potential abutters of Town properties might hesitate to support this program if the housing built is not compatible in type to reasonable existing housing stock. More discussion needed.

8. A continuing topic of discussion was whether an applicant who owned property on the island, but that property was inaccessible due to lack of roads and/or not reasonably useable in the winter. General agreement was that owning property of any condition on the island would make such applicant ineligible for this program.

9. Next meeting is Thursday, April 26th, at the library at 7 PM.

Meeting adjourned at 8:55 p.m.