

**Town of Long Island**  
**Year Round Housing Committee**  
Draft **Minutes, 4 December 2007 (To be approved at Dec. 18 Meeting)**

Meeting called to order 7:09 p.m.

YRHC Voting Members Present: Mark Greene (Housing Administrator/chair); John Billings; Mike Maloney; Amy Tierney; Will Tierney. YRHC Voting Members Absent: Cade Brown, Lorinda Valls.

Others present: Katie Wegner, Leah Doughty, Mary Nanos, Alden Robinson (Island Institute Fellow and taker of the Minutes).

The committee decided to change its regular meeting date to the first Tuesday of each month at 7PM at the Learning Center and reserve the third Tuesday as a backup meeting date. November's regular meeting on the second Wed. did not have a quorum due to several other meetings at the same time. It was requested that all voting members would contact Mark Greene in advance if they would be unable to attend so that if a quorum could not be made, the meeting could be rescheduled in advance.

Leah Doughty moved to accept the minutes from the October meeting; Mike Maloney seconded; minutes were accepted unanimously.

Old Business

Mark Greene said that the four YRHC-designated lots had all been flagged and walked. Lot 344, on the corner of Beach and Fern Ave, was probably not a viable site due to junk cars and other debris buried on the land being even more widespread than thought, plus many legal obstacles. Lot 366, near the school and adjacent to the Barter and Wood properties, while in a depression and suspected to be wet, after walking around it and noting dry land plants such as apple and maple trees, it still is a possible site, pending some site digs and observations. However, lots 255 and 256, on Fowler Road, remain the good choices. Mark said he had sent another letter to abutter Gilbert Gordon several weeks ago asking for his re-figuration ideas, and was awaiting a response.

The committee moved on to discuss the progress by the Year Round Housing Application and Selection Committee (YRHASC) on creating eligibility and scoring criteria for Year Round Housing applicants.

Leah Doughty expressed concerns over YRHASC's proposal to require applicants to be current year-round residents and having lived on the the island for three consecutive years. She felt that this requirement would unfairly disqualify people with strong connections to the island who had moved off due to lack of housing, even if only temporarily. Many folks renting on the island now could be in that position at any time there is a change in the needs of the owners of the houses they are in.

The committee discussed different ways in which the program could select committed, capable applicants without disqualifying those unable to live on the island at the time of their application, particularly because of lack of housing. It was suggested that the committee make a recommendation to the YRHASC that the initial eligibility requirement be simply: "year-round resident on the island for a period of time" and leave the rest of issues such as "how long" and "when" to thee scoring or point process being considered. The committee voted unanimously to make this recommendation to YRHASC.

The committee also discussed the requirement to pre-qualify for a mortgage. The YRHASC had been discussing the possibility that applicants would have to re-apply yearly, as pre-qualification expires after a period of time. The question was also raised as to whether applicants would have to submit a building proposal to the YRHC and qualify for a sufficient financing to build it, or whether any pre-qualification would be sufficient. The committee decided to delay further discussion and raise the issue with the YRHASC.

New Business

Mark Greene presented a set of proposed by-laws for the YRHC to adopt. The by-laws came initially from the planning board; the YRHASC modified them and adapted them for their use, and Mark

subsequently modified those simpler ones and is asking members to make suggestions for changes and consider adopting a set of By-Laws for the YRHC. Notably, the by-laws set the quorum at three, meaning that all members would be designated full voting members (no alternates). Mark suggested the committee vote on these by-laws at their next meeting. Please e-mail all members any suggestions for changes ASAP so that we may have a near ready draft for next meeting.

The committee also discussed the "affordability index", produced by the Maine State Housing Authority. The index compares median income and median home-sale price for municipalities; an index of "1" indicates that the cost to purchase a median-price home is 30% of median income. Long Island was not included in the data because not enough data were available, but Harpswell, which has a comparable real estate market and higher median income, ranked the least-affordable town in Cumberland County with an index of only 0.46. If Long Island's real estate values are roughly comparable to Harpswells and our median income lower, that would make housing affordability even worse here compounded by the tiny number of parcels of land compared to a large place like Harpswell.

Future committee topics needing prompt attention to keep the YRH process on track include criteria for houses to be built on YRHC land, and specifics for the lease agreement. These will be on the agenda for next meeting.

Next meeting will be on Tuesday, Dec. 18 at 7:00 PM at the Learning Center.

Meeting adjourned 8:30 p.m.