

**Town of Long Island
Year-Round Housing Committee
Minutes, 4-22-08**

Voting members: Mark Greene (Chair); John Billings; Lorinda Valls; Amy Tierney; Will Tierney; Mike Maloney; Cade Brown.

Present: Mark Greene; Judy Paolini; Meredith Sweet; John Billings; Mary Nanos; Lorinda Valls; Amy Tierney; Leah Doughty; Alden Robinson.

Meeting called to order, 7:21 p.m. (Following a workshop to prepare Town Meeting info mailing)

Lorinda Valls moved to accept the minutes of the 3-21-08 meeting; second by John Billings; the committee accepted the minutes unanimously.

YRHASC update: John Billings said the Application and Selection Committee met last week without a quorum and had discussions but did not vote on anything.

Judy Paolini told the committee that she wanted the YRHC to know about several concerns before town meeting in case there were questions regarding them at the meeting. She said she (and Meredith Sweet) had encountered public confusion about the structure of the Year-Round Housing Program in the community. She also said some people were asking whether potential applicants to the program were aware of the value of making low offers on properties currently on the market, as these properties could be a viable alternative to the program. Meredith Sweet echoed this, saying that she had bought the land that her present home is on in this way.

Leah Doughty said that buying a house outright was always a better option, but that the Year-Round Housing Program would offer a compromise between that and renting. Mark Greene said that it didn't make sense to think about a house as an investment if one never planned to sell it, and that in that context, owning land was less important. He also said that even if someone could get a deal on a house, the costs to rehabilitate and winterize much of what is here might be prohibitive in many cases compared with a new home on leased land.

Judy Paolini also said some in the public were confused about the structure of the program—who owned the land, how ownership might change in the event of a foreclosure, what parts of the property would be taxed, etc. She and Meredith suggested that some kind of basic overview would be helpful for voters at Town Meeting. Mark Greene said the committee would look into creating something along these lines. Greene noted that much information is just out in the Town Report and that an Information Letter to Voters was going in the mail shortly. In addition, every LongIslander this past year has had YRH updates.

Mark Greene acknowledged that there had been some tension between the YRHASC and the YRHC over the committees' roles. He said that he had been told that there was a perception among some on the island that the YRHC is a club of people trying to take care of each other, and the fact that so many people on the island are related adds to that perception. He said that the interaction between the two committees should help to ease those concerns. Both the YRHC over the past year and now the YRHASC have worked hard to make this process as open and as fair as possible. Those folks with a vested interest will step aside when necessary as is the case on all Town Boards making decisions that have a conflict of interest involved. This is a normal situation in any small community.

He thanked Meredith Sweet and Judy Paolini for attending the meeting and sharing concerns, and also recognized Judy's work with Long Islanders for a Vital Economy (LIVE). Lorinda Valls echoed these sentiments and said that the YRHC and YRHASC are both part of a larger, positive effort, and it will be important to show the vitality of that effort at Town Meeting.

Green Standards: The legislature has passed a statewide green building code, which seems likely to become law. He said that with this development, he does not feel the lease needs to require further green building standards, although it should emphasize energy efficiency as a goal for new construction.

Lease: Mark Greene said the lease was close to completion, but that the committee should take another look at the resale formula in light of new examples from other housing authorities.

Financing: The committee discussed the mechanics of pre-approval for a loan and vetting applicants for their financial viability. They agreed on the need to consult a financial expert before finalizing selection criteria or the lease.

Next meeting: May 6th, 7 p.m. at the Learning Center.

Meeting adjourned, 8:36 p.m.