

Town of Long Island
Year-Round Housing Committee
Minutes, January 29 2008

Meeting called to order, 7:10 p.m.

Present (* = voting member): Mark Greene* (chair); John Billings*; Lorinda Valls*; Tammy Hohn; Amy Tierney*; Will Tierney*; (William and Elizabeth Tierney); Leah Doughty; Mike Maloney*; Alden Robinson (Island Institute Fellow).

Minutes from previous meeting accepted unanimously.

The committee discussed houses for sale on the island. Mark Greene said that if a suitable house came up for sale, the YRHCorp should consider buying it. Peaks Island's HomeStart organization received a 3% mortgage through the Genesis Foundation and is able to pay for their first house with rent from the property. They may or may not sell it to qualified applicants in time.

Mark Greene distributed a spreadsheet of suggested tasks for the committee to complete with Town Meeting as a target to have the program basically in place. Leah Doughty asked whether it would be wise for the committee to request additional parcels of land at Town Meeting, especially if no one has started building on the parcels already in the program. Mark Greene said that given one of the approved parcels is unavailable, a second is questionable and the major lead time, effort, and expense that is going into each potential parcel to make it useable suggests that we be working on any land made available sooner rather than later. In light of the potential housing needs of Long Islanders, we need to keep momentum going with additional land. This is little risk to the Town if we are granted additional parcels to work with as we are doing the heavy lifting to find out if these mostly marginal and/or difficult parcels of Town land are even useable. If they are, the Town has land to allow homestead housing or land it knows has value to be sold or land that is not buildable and may be useable by abutters or others.

Lorinda Valls suggested the committee consider helping applicants with the permitting process for new construction on YRHC land. Mark Greene said this would be something he and the Year-Round Housing Corporation would be able to do.

Mark Greene also mentioned the possibility of blending the Year-Round Housing Committee into the Year-Round Housing Corporation, since the YRHCorp will be the future continuing legal entity that does most of the work on the project. He said he would update the committee on this matter in the near future.

Mark Greene suggested that committee members consider attending the Island Institute's Casco Bay Affordable Housing Conference on March 8th. He said this might be a forum for the committee to get more information on financing housing projects.

Lease:

The committee reviewed the draft lease that was circulated previously on the listserver. The committee voted unanimously to accept the lease with the following changes, subject to review by a lawyer:

Section 4.1: Remove "current" from "Homeowner shall pay to YRHC a monthly lease fee equal to the current property taxes assessed on the value of the land" to avoid confusion; append "in the same manner as any other private property."

Section 6.1: Revise "YRHC will give Homeowner a Deed to said dwelling and improvements upon receiving the purchase price thereof from Homeowner at the closing of a mortgage loan" to reflect Homeowner's own construction of building. Any deed to the building will probably come from the bank, not YRHC.

Section 6.4 (F): Revise design and construction criteria to consistent legal wording.

Section 7: Change "Homeowner shall be given 24 hours notice of any inspection" to 48 hours. Leah Doughty said that 24 hours is difficult for people to work with especially if they are uptown frequently.

The committee agreed to meet again on February 5th at 7 p.m. at the Learning Center. The second February meeting will be delayed a week until Tuesday, February 29.

Meeting adjourned, 9:07 p.m.