

**Town of Long Island
Year-Round Housing Committee
Minutes, 10/10/2007**

Meeting called to order, 7:07 p.m.

Present: Mark Greene (chair); Newell Stewart, selectman; John Billings; Mary Nanos; Mike Maloney; Amy Tierney; Katie Norton; Jonathan Norton; Lorinda Valls; Tammy Hohn.

Minutes from previous meeting approved unanimously.

Old business:

Available parcels: Mark Greene has been working on finding available parcels for the ground-lease program. Gilbert Gordon, abutter to the two parcels by the transfer station (255 & 256), is interested in discussing lot reconfiguration with the town. Mark is also in discussion with the library committee regarding the former Carol Bounds lot (344) on the corner of Beach Ave. The lot next to the Barter property (361) remains a possibility, although it is partially a depression and may be wet.

Year-Round Housing Corporation: The board of directors held a meeting earlier in the Fall to satisfy its legal requirements, adopt by-laws and elect officers.

Application and Selection Committee: The Selectmen have appointed five committee members: Brenda Singo; Newell Stewart; Sandy Scheurman; Judy Paolini; and John Billings. Mark said the YRHC will be glad to brief the committee on its activities to date but otherwise would not get involved with the selection process except as requested by that Committee. The Committee's charge is to make this process an impartial one.

New business:

Housing situations: All committee members reported that their housing situations are stable for the immediate future. However, the long-term future of all those rentals remains uncertain which makes the forward motion of the YRHC important.

Housing market: Mark Greene suggested the committee keep an eye on housing listings on the island and spend some time researching those that might be more affordable than they appear at first. He said that even listings that seem high may not be unreachable as asking prices and actual sales prices often are far apart. The Genesis Fund can provide matching \$25,000 "bridge" loans, and can broker financing for both organizations and private individuals. Both Chebeague and Peaks are moving forward with rental properties. The YRHC can certainly explore other housing options as we move forward with our current lease program.

Maine Affordable Housing Conference: The Maine State Housing Authority will be hosting its annual conference in Portland on October 30th. Mark said that most of the

workshops didn't look terribly useful to the committee, except for a session on island affordable housing strategies. Mark plans to attend that session and requested ideas for topics to raise with the legislators and other housing specialists at the session. The committee discussed the cost-of-living differential on the island and suggested that down payment and monthly payments might be the biggest impediment to buying an island home.

Other ideas: The committee discussed the possibility of a meeting with people from Camden National Bank (www.camdennational.com) or the Consumer Credit Counseling Service's First-time Homebuyer specialists. The committee also discussed its ability to accept cash donations towards buying houses: with 501(c)(3) status it will be able to offer a tax deduction. Mark said one island has already expressed a willingness to make a donation.

Next meeting:

The committee agreed to meet on the second Wednesday of each month, with an additional meeting on the fourth Wednesday if necessary. Next meeting will be on November 14th at 7 p.m. at the Learning Center.

Meeting adjourned, 8 p.m.