

**Town of Long Island
Year-Round Housing Committee
Minutes, February 26th 2008**

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

Present: Mark Greene; John Billings; Mike Maloney; Leah Doughty; Sandie Scheurman (YRHASC); Lorinda Valls; Mary Nanos; Tammy Hohn; Alden Robinson (Island Institute Fellow).

Meeting called to order, 7:12 p.m.

Minutes from previous meeting accepted with one change: Casco Bay Affordable Housing Conference is on March 6th, not March 8th.

YRHASC Members were commended for their good progress and the summary of accomplishments for the upcoming Island Institute Housing Conference next Thursday was impressive. Sandie Scheurman said that she will copy meeting minutes of the YRHASC to the YRHC if interested.

The committee discussed Green Building Standards. Leah Doughty and Tammy Hohn expressed concern that requiring MSHA's green building standards might make the cost of new construction prohibitively high. Mark Greene said that implementing the green standards, most of which are no or low cost would save costs in the long run, and that such standards were not far from the required building code and may be required soon by State Codes.

Tammy Hohn said that cumulative initial cost of green enhancements might be prohibitive to participants, even if they would pay for themselves over time. Leah Doughty said that if the green standards were basically equivalent to the building code anyway, it would make sense to recommend, and not require them of participants.

Greene reiterated that the major advantage of the green standards, as put forth by MSHA is to encourage housing that is affordable to live in (energy wise) and safe from mold and other interior health hazards. If a house has to be sold to a future buyer, its value or acceptability to a new owner could be harmed if such energy and health measures were not required as part of the construction. Retrofits of any needed energy or health related items is often expensive or impractical after the fact. It was suggested that a review board would have the authority to modify any requirements that turned out to be too costly or impractical. All agreed that more research is needed. The committee agreed to table the discussion of the green building standards to the next meeting.

The committee discussed handicapped access requirements. Mark Greene shared an email from Joanne Whitehead, of Islesboro Affordable Property, who said that IAP does not require specific handicapped criteria, but ensures that new construction has 36-inch doors and ground floor bathrooms.

The committee decided to require that front doors be accessible from the ground or be capable of having a ramp built to them. They also decided to require 36-inch doors at least on the first floor, a ground floor bathroom, and a bedroom, or a room capable of being a bedroom on the ground floor. A motion was made by John Billings; second by Lorinda Valls to accept these requirements and voted unanimously.

The committee discussed the proposed by-law changes for the YRH Corporation. Mark Greene pointed out article 11.1, which allows the original incorporators to conduct the affairs of the committee before the first meeting of the members and the election of the board of trustees. Sandie Scheurman shared some suggested changes to the articles. A "cleanup copy" of the proposed By-Law changes will be forwarded to the YRHC members and a potential vote taken next week.

Next meeting is Tuesday, March 4 at the Learning Center at 7PM

Meeting adjourned, 9:00 p.m.