

Islesboro Housing Committee
Regular Meeting
Tuesday, August 29, 2023
In-Person Meeting at 5:00 PM, Town Office

APPROVED

10/24/23

MINUTES

1. Call to Order

Chair Mike Nelson called the meeting to order at 5:05 PM.

2. Establishment of a Quorum

Quorum was established with over 4 members present

Members Present: Mike Nelson, Ginnie Hess, Michael Hutcherson, Tom Tutor, and Melissa Burns, Ex Officio.

Members Absent: Dave Dyer and John Kauer

Others Present: Mike Clayton, Hazel the Dog

3. Approval of minutes of April 18, 2023

**Motion: To approve Minutes of April 18, 2023, as written, T. Tutor, seconded by M. Burns.
Motion passed, 5 yes, 0 no, Unanimous.**

4. Status of "Housing Resource Guide"

- Melissa stated that she has a rough draft.

5. Update on discussion with Island Institute Fellow

- Melissa reached out to Alex Zipparo at the Island Institute's Housing Initiative. He has been working on an Island Housing Team, a collaborative effort between islands.
- The Housing Initiative is having a Zoom meeting on September 27th, and Melissa has signed up to attend.
- We may be able to do a collaborative website, but a lot of the resources are mainland based.
- Melissa would like to make the website more island-centric. Alex is gathering information from other islands regarding what works.
- Tom stated he has been speaking with Barbara Talamo and Rick Rogers. They help residents find resources.
- Mike let the members know that Rick Rogers is no longer a member of this committee.

6. Update of Planning Board meetings.

- Tom reported that the Planning Board is changing the codes for ADUs.
- The Board is proposing to include more in the Town Centers, and these would be what the state considers Growth Areas, which is where ADUs would be concentrated. Any buildable lot can now have two units.
- It's going to take about a year for ordinance changes to happen. This will allow a multi-dwelling unit in those areas.
- We may try to propose the Durkee Store area as another Town Center.

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7. Discussion on Housing Finance options

- Carter Jerman was absent. His presentation will be postponed to another meeting.
- Tom stated he sent an article to the group about housing on Mount Desert Island. The Island Housing Trust in MDI has done a lot over the years. Maria O'Brien has provided a lot of information. They provide funding to help with down payments in exchange for covenants. They've helped 17 households buy houses this way. However, it's not as useful as it once was because of skyrocketing prices of land and housing.
- The Town of Mount Desert donated 10 acres to build 20 homes. They built 9 homes in the first wave. They are now planning completion to build 10 more homes. They are now acquiring property to build rentals.
- When we talk about the cost of building a house out here, even the price of renting is outside the realm of possibility for someone on a workforce income.
- Melissa asked if the Town on MDI is the entity doing the building and management of it. Tom answered that they've raised funds to create the Homeownership Assistance Program, but he's not sure if it's the Town or a non-profit. They provided grants.
- Maybe we can have a goal of 10 homes, but it would take a donation of property, and it has to be a subsidized program.
- Discussion about similarities with IAP. Even with assistance from Genesis, it is difficult to break even.
- Michael Hutcherson pointed out the eligibility piece in the MDI program: the resident must live in the house year-round, must earn 20% of the Maine State median household income, which is \$11,897/year. If they bring in over that amount, they don't qualify for the program. This rules out workforce housing. It's a very small number of people who live here and need housing. We need to define our target.
- Tom asked Mike Clayton if there is a contractor on the island who would be willing to work on a project that would create five 1000-sf houses? Mike Clayton answered that there definitely are some builders on the island who could do it.
- Michael Hutcherson stated that in his mind, workforce housing means rental housing, not necessarily homes to buy.
- Discussion about school program that would provide student workers for building.

8. Other Business

- Mike attended the Genesis presentation several months ago, and they said the land should not be the first thing, but this is difficult to understand.
- Richard listed the Durkee Store property (18 acres) for \$1.5million. There may be a way to build at least a couple houses behind the store. There is some IIT conservation land adjacent, and a right-of-way might be needed to explore the possibility of more houses.
- IESC would be more agreeable to loan money @ 2% to someone local to buy and develop the property than to be owners.

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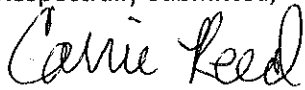
9. Set next meeting date

- Next meeting Tuesday, October 24, 5:00 PM

10. Adjourn

Motion by T. Tutor, seconded by M. Burns, to adjourn at 5:57 PM. Motion passed, 4 yes, 0 no, Unanimous.

Respectfully Submitted,



Carrie Reed, Secretary

