

GARDINER HOUSING COMMITTEE

GARDINER CITY HALL COUNCIL CHAMBERS

THURSDAY, JANUARY 8TH, 2004, 8:30 A.M.

MINUTES

ATTENDING: PHIL BARTER, CRYSTAL BOND (CHAIR), RANDY CLARK, CHRIS CROWLEY, FRANCIS GREY, LYNNE PAUL, CHRIS PASZYC

1) Opening

Crystal called the meeting to order.

2) Approval of Minutes

Minutes from the November 20 meeting were accepted as rendered by a unanimous vote.

3) Review CDBG Rehabilitation Applications

- Lynne said that we had received two new applications.
- Under our current guidelines, an applicant is disqualified if they own property other than their home valued at more than \$2,500. The “liquid” asset limit is \$10,000. The \$2,500 “non-liquid” asset limit is a low limit. It was suggested that the \$2,500 “non-liquid” asset limit should be raised. No action was taken.
- The committee asked about the status of outreach efforts to generate more interest among potential applicants.
- Lynne said that there are not many contractors who are willing and qualified to do the kind of work we will be doing. It is assumed that any pre-1978 house contains lead paint. Any property we spend \$25,000 or more on has to be lead abated. The contractors need to have “Lead Smart” certification.
- The committee considered a letter from an applicant who wished to appeal a decision on their application. The committee reaffirmed the applicant has existing liens on their property. The committee rejected the appeal based on the property tax and sewer liens on the property, as stipulated in the guidelines. If the liens were removed, the applicant would become eligible for assistance under the guidelines (pending income verification). The

committee asked Lynne to write the applicant a letter explaining the issues outlined.

4) Update on New Neighbors Program & MSHA Multifamily Rehabilitation Program

Chris reported that we have signed our agreement with MSHA for the Multifamily Rehab program. We are looking at a building for the proposed artists' housing and studio space development. The New Neighbors Program will get a significant boost once the new Community Development Associate is on board.

5) Update – Community Development Associate Hiring

Chris said the City is advertising for this position with hopes to bring the person on some time in February.

6) Update – Local/Regional Real Estate Market Conditions

No report was given.

7) Schedule Next Committee Meeting

The next meeting was scheduled for Thursday, February 19, at 8:30 a.m.

Adjourn