

**NORTH SALEM TOWN HOUSING BOARD
MEETING MINUTES**

**March 16, 2010, 6:45 p.m.
Delancey Hall**

Members Present: **Michael Palma**
 William Monti
 Lori Ferguson, Co-Chairperson
 Anthony Navarro, Co-Chairperson

Others Present: **Janice Will, Secretary**

The minutes of the January 20, 2010 meeting were unanimously approved.

The THB agreed to meet again on Monday, April 26, 2010.

Re-run ad for 5 Livery Lane MIH Unit

The secretary stated that she prepared a new Public Notice (with new filing deadline of April 23) that could be run in the newspaper on Monday, March 22. There was general agreement that one Notice in the Journal News would be sufficient.

Lori Ferguson suggested looking into getting a notice run on Channel 18.

Re-Distribution of Bulletins

Bulletins with the new filing deadline were distributed among the THB members, and suggestions of where to display them were shared.

Supervisor Warren Lucas, who was working in his office across the hall, entered the conference room. He said a notice could be placed on the County website, and he asked the secretary to e-mail him the bulletin.

Michael Palma said that given the owners' distress over how long it is taking to sell the house, he thought a notice on the County site would be appropriate.

The Board member were somewhat displeased to learn that the property-owner ran an ad on Craig's List herself, but decided the situation could be managed if ad-respondents were forwarded to the secretary/the owner did not distribute applications herself.

Anthony Navarro commented that he was surprised so few applications were received between the first of the year and the previous deadline of March 7.

William Monti suggested that some two-income households may have found they were over the maximum income level.

Meet with Property Owner

Maggie Matos, owner of 5 Livery Lane, arrived at 7:25, and Ms. Ferguson stated that the THB was making time to hear her.

Mrs. Matos said she lived in the house at 5 Livery for 11 years, put a lot of work into it and was sorry to leave. She stated that her husband is ill and needs to live near the hospital where he is being treated. Mrs. Matos said she thought the process of selecting an applicant to buy her house was very slow; when she learned from the secretary that there had been very few applications, she became worried. Spreading the word of the availability of her property herself, she got many responses from people who had not previously been aware. Mrs. Matos said she screened these people herself for eligibility. Mrs. Matos said she cannot bear the expense of the house much longer, and she is desperate. She asked that the filing deadline be extended by 2 weeks for late-comers, adding that she thinks there would be about 20.

Ms. Ferguson explained that the THB is obligated by Town law to run a Public Notice in the newspaper, so a new Notice will be run on Monday, March 22 that will re-open the application process. She said any interested parties may contact the secretary to request an application. Ms. Ferguson described the stepped-up effort to broadcast availability of the property, and she added that the new filing deadline will be Friday, April 23.

Mr. Navarro said anyone is welcome to apply. He stated that the Board had thought using normal channels of communication would produce more applicants, and he added that it was possible that some potential applicants had too high an annual income to qualify.

Ms. Matos complained that starting the process over again would take too long. She said she was aware that the Town spent money advertising in the newspaper, but people don't read the paper any more.

Mr. Navarro stated that the Board must run a notice in the newspaper, but they will be trying other things as well. He pointed out that it will only be 2 weeks longer than the 2 week extension Ms. Matos asked for.

Ms. Matos asked why the deadline must be 30 days after the Notice is run, and Ms. Ferguson explained that the law requires that people be given 30 days to respond. She told Ms. Matos that the Board can start reviewing applications as soon as they are received; they just can't offer the opportunity to buy the house to anyone until after April 23.

Mr. Navarro stated that the Board strongly suggests in the bulletin and the cover letter to the application that interested parties get pre-approved for a mortgage, and that will save time. He said he understood Ms. Matos' frustration, but the THB is working as fast as they can. Mr. Navarro thanked Ms. Matos for her efforts.

There being no further business to discuss, Mr. Navarro closed the meeting at approximately 7:45 p.m.

Respectfully submitted,


Jarice Will, Recording Secretary