

Hanover Affordable Housing Commission

January 17, 2008

Present: Bob Strauss (Chair), Bruce Altobelli, Roy Banwell, Len Cadwallader, Peter Christie, Joan Collison, Don Derrick, Charlotte Faulkner, Dick Jennings, Larry Kelly,

Staff: Jonathan Edwards

The minutes of Nov 15, 2007 were revised. For the Summer Street project, remodeling costs are estimated at \$111/SF, not \$1.11 /SF, and new construction costs are estimated at \$161/SF, not \$1.61/SF. The minutes were then approved.

Roy Banwell reported on the Gile Tract.

Even though winter has set in, construction is proceeding. Several foundations have been poured and they have been putting on the decks.

Twin Pines Housing Trust reported by December 6 they had three signed reservations for the affordable for-sale units. McLaughry reports they have three of the first thirteen market rate units under reservation.

Chair Strauss circulated memos dated 11/14/07 and 11/19/07 and 01/08/08 regarding the Summer Street project. Given certain circumstances, it would be better to raze the apartment house and erect a new building. Since it's a small parcel, there are significant constraints. It could be a mixed income project by adding several large expensive units on the top floor. The bottom line is that 10 new affordable units could be added to the Town's senior housing complex that is immediately adjacent to the south. However, to make the business plan work, the purchase price must be substantially less than seller is asking. Some discreet inquiries will be made to see if the owner is willing to lower her price.

Chair Strauss circulated a memo dated 01/02/08 on inclusionary zoning. Basically, a developer gets to increase the number of units built in exchange for putting affordability covenants on the additional units. After careful discussion, motion made by Cadwallader and seconded by Derrick to approve the proposed zoning and send it to the Planning Board. Motion carried. There will be a public hearing on February 26, 2008.

Other items.

Dartmouth's Rivercrest project will go before the Planning Board on Tuesday, January 22, for preliminary site plan review.

Meeting adjourned at 9:00 PM. Next meeting: February 21, 2008

Respectfully submitted

Leonard Cadwallader

Secretary pro tem