

Hanover Affordable Housing Commission

May 17, 2007

Present: Bruce Altobelli (Chair pro tem), Roy Banwell, Len Cadwallader, Joan Collison, Don Derrick, Charlotte Faulkner, Charlie Muntz, Peter Runstadler.

Regrets: Bob Strauss

Staff: Jonathan Edwards

Guests: Nancy Snyder (McLaughry Real Estate), Chris DeFillippi (Spectator)

In Bob's absence, Bruce Altobelli called the meeting to order.

Nancy Snyder from the Lang Sperry McLaughry real estate agency was introduced and warmly welcomed. She will be the principal real estate agent for the Gile Community market rate units. We thanked her for hosting the meeting.

The minutes of April 19, 2007 were approved as circulated.

Bruce Altobelli circulated a draft of a letter Bob wants HAHC to approve for him to sign to send to Town Manager Julia Griffin. The letter states our wish to be consulted at such time the Town decides the disposition of the 9 acres more or less the town owns near Grasse Road III as we want to make the case this land should be used for affordable housing. Motion made by Derrick and seconded to send the letter. Lengthy discussion. Cadwallader called the motion. Motion defeated. Motion made by Runstadler and seconded by Muntz that we seek clarification from Julia Griffin about what the College actually has offered, if it is in writing and, if so, to share with us. Motion carried. Once we know what the College has offered, we will be ready to send a letter to the Town reserving our right to advocate for affordable housing on the land.

Snyder reported on the initial stages of the marketing efforts of the market rate units of the Gile Community. Muntz and Runstadler talked about the marketing efforts of the 14 for-sale affordable units of the Gile Community. They also told the Commission about the efforts of the Upper Valley Housing Coalition to create a pool of qualified buyers by opening a Home Ownership Center (HOC). The HOC will hold workshops in May, June and September. [N.B. The May session was conducted; June session was cancelled to be replaced by September and October sessions.] To assist with the marketing of the for-sale and rental units, commissioners think it would be helpful to have Pat Wallace from TPHT come to our next meeting to help answer any questions we have. We realize we have to be careful to avoid redundancy and to be sure whatever we do is done under the direction of Pat Wallace at TPHT and Anne Duncan Cooley at Upper Valley Housing Coalition. Pat is in charge of marketing of the affordable units and Anne is in charge of getting participants lined up for the Home Ownership workshops. Their success in these different arenas is crucial to the overall success of this project, and we can be a big help to them in achieving their goals. Derrick reminded us we also need to monitor the

marketing of the rental units. Altobelli said rental marketing responsibility falls to TPHT and they have a good track record.

Banwell reported on construction progress. Site work has started with tree removal and roughing in of the service road to access the building sites. Trumbull-Nelson (T-N) is in the process of receiving cost estimates and letting the bids for subcontractors and materials. Overall market conditions are favorable and people at T-N are highly trained professionals who are skilled at getting the best possible quotes from subcontractors.

There being no other business, the meeting adjourned at 9:00PM

Respectfully submitted

Len Cadwallader, Secretary *pro. tem.*