

Hanover Affordable Housing Commission

August 17, 2006

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

Staff: Jonathan Edwards

Guests: Chuck Lief, Doug McIlroy

(Before the meeting, Bob Strauss circulated an updated summary of on-campus housing inventory that takes into account all new construction and renovations included. See him if you want a copy.)

Meeting was called to order at 7:35PM.

The minutes of May 18, 2006 were corrected to reflect that it is John Vogel, not Bob Vogel who is negotiating with Simpson Development on behalf of Twin Pines Housing Trust. With that correction, the minutes were approved as circulated. (No meetings were held in June and July.)

Public comment section: Doug McIlroy reported the Conservation Commission will review the Gile Tract in September. In anticipation of that review, he made several observations. (1) there is a higher number of units than originally proposed; (2) limits of the land's capacity to carry development are being pushed to the extreme in his opinion, imposing itself on steep slopes, hydric soils and wetlands. In conclusion, he asked us to respond to his question about why the land's carrying capacity was pushed to such an extreme. Chair Strauss thanked him for alerting us to these concerns, and invited Chuck Lief from Hartland Group to respond.

Lief pointed out Bob White's initial concept plan did have 60 units but was economically unrealistic. He said, at the town's request, the Hartland Group hired a second hydrologist (in addition to their own) to review the plans and to make modifications to reduce impact on sensitive water and soil components of the site.

Roy Banwell spoke to the point that he has accompanied the design team throughout the development of the site plans and has been impressed at the care they have taken to 'work with the site'.

Peter Christie asserted the Selectboard reviewed the economic factors leading to the decision to build 120 units and concluded it was not necessarily a bad decision to increase the units as it would result in a mixed income neighborhood that would be an asset to the town on what is probably the last piece of town-owned land where a residential settlement can be placed.

Lief remarked the construction practices his firm employs are consistent with thoughtful land use.

Gile: Roy Banwell circulated a 5-page Project Schedule, remarking that he wanted the Commission to be fully aware of the complexity of a \$24 million project. It indicates

ground will be broken on 4/30/07 and that final occupancy will be complete in September, 2008. Chuck Lief answered questions and reported that the NHHFA Multi-Family committee recommended a low income housing tax credit allocation for Gile to the NHHFA board. Lief was thanked for the update.

Rivercrest: Banwell reported the College's design plans for Rivercrest are proceeding but won't be brought to the Planning Board before this winter or Spring, 2007. The College is still open to have the Commission's fourteen (+/-) "Grasse Road" units relocated to Rivercrest. It is the Selectboard's responsibility, in collaboration with the College, to determine whether the units will be built at Grasse or Rivercrest. Twin Pines Housing Trust will also be involved in this discussion as some of the state funding will come through them. Because we missed the opportunity to purchase units at cost from Simpson Development Corporation, Don Derrick raised the question about where financing would come from to build/buy the "Grasse Road" units. Derrick suggested we need to start to find the money to build/buy the units now so we're not caught with empty wallets again. Banwell agreed to write a one-page memo outlining the scope of this project as a starting point for this discussion.

Discussion of Low Priced Houses for Sale in Town: Hilary Pridgen has asked if HAHC should initiate a project to buy units one by one now that the housing market has softened. After full discussion, it was suggested Strauss contact Upper Valley Housing Coalition to see if they could address this as a regional project and report back to us in two months.

Twin Pines Housing Trust: Joan Cooke has been hired to be their CFO. They received a \$50,000 grant from the Fairchild Foundation. TPHT is in final negotiations with Simpson Development Corp. to receive some funds in lieu of selling several Velvet Rocks units to TPHT at cost. Finally a private individual has been approached to make a five figure gift. On September 16, TPHT is sponsoring a silent auction at the Shaker Museum.

Projects in pre-application status: Jonathan Edwards reported there are two projects – Qroe Farm (near Mulherin) and Hanover Woods (near Gile), neither has any affordable housing. Don Derrick and Tom Blinkhorn have drafted an outline of how HAHC could interact with the Planning Office and developers. He will circulate to Commissioners. Concept is to have a commissioner attend the Staff Review Meeting for each proposed multi-unit development, then invite the developer to make a presentation to HAHC to discuss features affecting affordability. Separately, Edwards reported no developers have requested density bonuses.

Meeting adjourned at 9:15PM.

Respectfully submitted,

Len Cadwallader, Secretary pro tem