

## Hanover Affordable Housing Commission

September 21, 2006

Present: Bob Strauss (Chair), Bruce Altobelli, Len Cadwallader, Peter Christie, Joan Collison, Don Derrick, Charlotte Faulkner, Dick Jennings, Charlie Muntz, Peter Ronstadtler.

Staff: Jonathan Edwards

Guests: Bruce Pacht (Twin Pines) and Miro Weinberger (Hartland Group)

The minutes of August 17, 2006 were approved as circulated.

No public comment.

Miro Weinberger reported on the Gile Tract. Hartland Group is preparing for its hearing before the ZBA for a wetlands special exception permit on November 2nd. The Conservation Commission will do a site walk on October 9, 2006 at 9:00AM and HAHC members are invited. Following the walk, some test pits will be dug at the building locations to ascertain the soil conditions. Following this step, the building design team will be authorized to proceed with their detailed plans. On October 3, Hartland Group goes before the Planning Board simply to bring them up to speed. Jonathan Edwards reported on the various options to get sufficient water pressure (35 pounds/square inch) to the site to generate adequate fire protection. One involves upgrading the Hanover system. The second involves the Lebanon system which will entail, among other things, city council NHPUC approval. The final decision on which water source is chosen won't be made for several weeks. Jonathan Edwards also talked about the need for the development to get a site variance from the Planning Board regarding the length of the cul de sacs. At the hearing, it will be necessary for HAHC to assure the Planning Board of their support for the development as it is helping to meet their mandate to supply workforce housing in the town.

The Commission commended the Hartland Group for its thoughtful, professional work.

Bruce Pacht gave an update on TPHT, anticipating their assumption of management of the Gile Neighborhood Project when the construction is completed. Staffing changes are being made. Pacht reported this is a busy time for TPHT as there is interest in Sunapee, Barnard, Strafford, Norwich, and Woodstock in creating housing affordable to working families. TPHT is working local groups in each of these communities.

Chair Strauss reported on presentation Tim McNamara made to the Planning Board on September 19<sup>th</sup> on Dartmouth's employee housing initiatives. Strauss passed out a copy of McNamara's PowerPoint presentation along with his notes of the meeting. Copies of these are attached to the official minutes. Strauss said one conclusion that can be drawn from his analysis of data over the past five years is that there is still sufficient demand for

all the housing the College has proposed. A second conclusion is that phasing projects allows the pace of construction to change with different market conditions.

Cadwallader invited HAHC to sponsor a tour of the town pointing out the places where housing affordable to working families could be built. The tour could also point out various density ratios, and other attributes that create strong neighborhoods. The primary audience would be newer residents of town. It is possible this tour might be done in conjunction with a tour given by the Hanover Conservation Council of the town's 'special places'. Strauss said there were funds in the budget to hire a van. Planning would have to be done carefully to make sure adequate and accurate information was given. HAHC encouraged Cadwallader to explore this further and report back, suggesting the best outcome would be to do the tour jointly with HCC.

Derrick presented a draft of "review criteria" HAHC might use to evaluate projects coming before the Planning Board for permits. HAHC would be notified each time a developer sought a subdivision permit. A commissioner would attend a staff review session with the developer and 'invite/encourage' the developer to make a presentation to HAHC. The presentation would give commissioners a chance to recommend certain changes that could 'pull' the price point closer to affordability. HAHC asked Derrick to talk to Anne Duncan Cooley of the Upper Valley Housing Coalition to get their help in defining the affordability criteria. HAHC encouraged Derrick to get on the agenda of the Planning Board to ask them how the proposed review process could be made even more useful to them as they evaluate various projects. Derrick and Blinkhorn were thanked for their initiative.

Chair Strauss reminded us that we have to figure out how to pay for the 14 units of Rivercrest we will buy in the near future. Strauss reported meeting Jaye Pershing Johnson, an attorney who worked with affordable housing groups in NYC who might be useful in shedding light on how we can raise the funds through various gifts and government programs. Other people and organizations like NHHFA and CATCH can be helpful by telling us how other groups have raised capital.

Meeting adjourned 9:50PM