

Hanover Affordable Housing Commission

March 15, 2007

Meeting Minutes

Present: Bob Strauss (Chair), Bruce Altobelli, Roy Banwell, Tom Blinkhorn, Len Cadwallader, Dick Jennings, Charlie Muntz, Pete Runstadler,

Guest: Jonathan Chaffee

Staff: Jonathan Edwards

Meeting was called to order at 7:30PM

Minutes of January 18, 2007 were approved. (February meeting cancelled - snow)

Bob Strauss led a discussion about demographic trends in town that indicate by 2020 the number of seniors will increase by 550. Of that number it is estimated about 125 will need housing assistance. Currently the Town owns 24 units in the "Summer Street Triangle" that are managed by Lebanon Housing Authority. An ad hoc committee consisting of Bob Strauss (convenor), Bill Bittinger, Jonathan Chaffee and Jonathan Edwards was appointed to investigate how the Commission can assist the Town in providing affordable housing services to older adults.

Roy Banwell gave an update on the Gile Neighborhood. Trumbull-Nelson has been selected as general contractor and is seeking bids for site preparation which will start shortly. Some logging has already started. Jonathan Edwards reported that lease contracts between the various entities which own the site are being finalized.

Charlie Muntz and Pete Runstadler reported on efforts underway to find buyers for the Gile homes. While Hartland Group will contract with a realty agency to handle all sales, the fact that some units will only be available to income-qualified buyers means a super human effort must be launched quickly and effectively to identify this cohort. They met with Anne Duncan Cooley of the Upper Valley Housing Coalition (UVHC) and Pat Wallace of Twin Pines Housing Trust and have been told UVHC will offer a program for men and women currently living in rental housing who want to transition to home ownership. The program will utilize a successful national program called NeighborWorks for the core curriculum. UVHC will contract with an agency in Springfield to run the classes. It will supplement the classes with one-on-one counseling in order to get people creditworthy.

Collateral material (brochures featuring floorplans, costs, etc.) is essential to recruit prospective buyers. These will be developed in tandem with Hartland's designated realtor. A three-dimensional scale model would be helpful but seems to be prohibitively expensive.

Community banks have offered to help cover the expenses of this marketing effort. They will also provide professional assistance to the teachers regarding the actual mortgage application process.

The goal is to have 45 people complete the course in the next eight months (November, 2007).

Jonathan Edwards reported Dartmouth College is evaluating which of the two housing projects – Grasse Road III and Rivercrest – it should schedule first for final permit approval. He stated in his opinion the College has unfairly been the recipient of a lot of criticism from residents for the housing initiatives it is undertaking. Without the College's active role in building moderately-priced homes, the Town's housing stock would be badly skewed toward the high end.

The meeting adjourned at 9:15PM

Respectfully submitted

Len Cadwallader

Secretary, pro. tem.

Next Meeting April 19.