

Hanover Affordable Housing Commission

June 21, 2007

Present: Robert Strauss (Chair), Roy Banwell, Tom Blinkhorn, Joan Collison, Don Derrick, Larry Kelly, Charlie Muntz, Peter Runstadler

Chair Strauss called the meeting to order.

The minutes of May 17, 2007 were approved as circulated.

Grasse Road III. Chairman Strauss read the email from Town Manager Julia Griffin to the Commission dated June 19, 2007, informing the Commission that Dartmouth College would no longer pursue the development of the third phase of its Grasse Road housing development, at least for the time being. This means that the arrangement between the Town- and tie College, outlined in her earlier email dated June 5, 2007, would also not be pursued. Instead, the College will concentrate on the redevelopment of the Rivercrest property. No Town-managed affordable housing is contemplated for Rivercrest.

Gile Housing - Marketing. Peter Runstadler and Charlie Muntz commented on the Gile housing marketing efforts, both generally and more specifically with respect to the Home Buyers Workshop held in Norwich on May 21. There is concern about the number of participants and how to improve the appeal of the program. It is possible that the \$50 cost keeps interested persons away, even though it would be rebated if a participant thereafter buys a house. Rockingham Community Housing strongly endorses the fee requirement;. Twin Pines may have contributions available to cover the fee. The ability to quote prices and the availability of a model home at Gile may be needed to really prompt the interest of potential residents. In the meanwhile, efforts are being made to work with employers to make their employees aware of Gile and the Home Buyers Workshops, such as through the home buyers fair scheduled by DHMC at the end of August. .

Gile Housing - Construction. The financing closing is very complicated, and tentatively scheduled for the end of June. The construction contract between Trumbull-Nelson and the Hartland Group is close to being final, and is also quite complicated, for example by the need to allocate the Guaranteed Maximum Price among the for-sale and rental housing and the various funding sources. At this point, the site has been cleared, the road has been roughed in, and the site work is expected to commence in August.

Inclusionary Zoning Amendment. The current regulations only allow the Incentive Density Bonus to be taken advantage of in a Planned Residential Development. The Chair will review with Jonathan Edwards the possibility of expanding the opportunity to use the Bonus.

Senate Bill 217-FN-A. This proposed legislation would establish the New Hampshire Housing and Conservation Planning Program, somewhat modeled on a Vermont program which tries to bring the housing and conservation communities together to support both causes. It hopefully

will pass this summer. The Program would have modest funding (\$400,000) and would chiefly benefit small municipalities which lack professional planning staffs.

Valley News Editorial. Chairman Strauss commented on a January, 2007 editorial from the Valley News, describing the Gile housing effort, and commending the commitment and efforts of the Town of Hanover, Twin Pines Housing Trust, and the Hartland Group in making it happen. The editorial also noted that the project required not only the donation of land by the Town, but also funding from the Town and the New Hampshire Housing Authority, and access rights from Dartmouth and DHMC.

JBC Communications. This Portsmouth-based organization is working on a piece about why young people are leaving the State of New Hampshire. Possible causes include the lack of affordable housing and the dearth of good educational opportunities in rural parts of the state. JBC has looked at Gile and has interviewed the Hartland Group's Miro Weinberger and Chuck Leif as well as Chairman Strauss, exploring how a project like Gile comes to be realized. The members concluded that one crucial element in making the project happen was educating the public about the affordable housing situation through the seminars held in 2000, the work of the Upper Valley Housing Coalition, and the commitment of Chairman Strauss.

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

Respectfully submitted

Larry Kelly, Ad Hoc Secretary *pro. tern.*