

Hanover Affordable Housing Commission

Minutes of the Meeting of

September 18, 2008

Present: Bob Strauss (Chair), Len Cadwallader, Don Derrick, Charlotte Faulkner, Peter Runstadler, Peter Christie.

Staff: Jonathan Edwards

The minutes of July 17, 2008 were approved as circulated.

Len Cadwallader reported that the Upper Valley Housing Coalition had received a grant from NHHFA to do a profile of HAHC. The profile would be used by NHHFA to inspire other towns to use the newly enacted legislation to start their own affordable housing commissions. Bob Strauss said he hoped UVHC would follow through with their agreement to help with research on inclusionary zoning regulations as codified in other parts of the country so Hanover's inclusionary zoning can be strengthened.

Bob Strauss reported on the occupancy status of Gile Hill. Both market sales and market rentals are going well. Income-qualified rentals units are going more slowly as tenants have to go through a long application process. (See 9/15/08 memo attached.) A solution to the problem of the water pressure in the sprinklers in the highest building was noted in a memo from Chuck Lief. The proposed solution has been sent to the state Fire Marshal for approval.

Bob Strauss reported on the HAHC presentation to the Selectboard on 9/8/08 wherein they approved re-organizing HAHC to conform to recently-enacted legislation. This reorganization will have to be confirmed by the voters at Town Meeting in March, 2009 and will allow us to seek, hold and disburse funds.

Motion and made and seconded to ask the Selectboard to restructure the Commission according to HB 1259 as enacted. A quorum being present, the motion was carried unanimously.

Bob Strauss will send the request to Julia Griffin.

We agreed to look at the protocol governing the actions of the Town's Conservation Commission so we can develop with the Selectboard our own memorandum of understanding with respect to the solicitation, management, and disbursement of funds.

We asked Bob Strauss, Roy Banwell, and Jonathan Edwards meet with a developer (unnamed) to take the project concept of the Allen Street apartments as described in our retrospective report to the Town and develop the 'chain of events' that would be followed to create more affordable housing on the built environment.

We discussed the accessory dwelling unit brochure we produced in 2003 and to agreed to reprint and redistribute with the help of the United Valley Interfaith Project, realtors, and others.

We discussed the idea of reserving time on future agendas to look at the Town's zoning regulations over the next several months to see the ways they can be strengthened by including conditions more favorable to the promotion of affordable housing. This undertaking should be done in collaboration with the Planning Office which is assisting the Planning Board in overhauling the subdivision and site plan regulations this winter.

We agreed to submit a copy of the Retrospective to the Planning Board. Jonathan will arrange to have a discussion of the report at a meeting of the Planning Board.

Meeting adjourned at 9:00 PM