

Hanover Affordable Housing Commission

January 18, 2007

Members Present: Bob Strauss (Chair), Bruce Altobelli, Roy Banwell, Peter Christie, Joan Collison, Dick Jennings, Larry Kelly, Charley Muntz

Public Present: None

Staff: Jonathan Edwards

MINUTES

The minutes of December 21, 2006 were approved.

PUBLIC COMMENT

None.

GRASSE ROAD III & RIVERCREST

Bob Strauss stated that there would be no discussion of these projects at the meeting other than his reporting on the Planning Board meeting about Grasse Road III which had taken place on Tuesday, January 16, 2007. Bob reported that residents of Rip Road would like Grasse Road and Reservoir Road to be constructed and re-constructed in a way which would encourage more traffic there and less on Rip Road. Peter Christie noted that although a final decision had not yet been made and one more public hearing remained before that could happen, the consensus of the Select Board seemed to be to put Reservoir Road back in the same condition as before the flood damage. The estimated cost would be \$50,000 - \$75,000 more than had been put aside last year, and no FEMA or other state or federal support was expected. Bob Strauss read excerpts from the Traffic Report about the project and noted an issue about the proposed "dog leg," which Roy Banwell thought contributed unnecessarily to the cost of the project.

Larry Kelly informed the meeting that because of concerns anticipated by the Town Manager, Dartmouth College had concluded that the town affordable housing units attributable to the Water Company land should only be done at Grasse Road, and none transferred to the Rivercrest Project. The concerns related to anticipated criticism of the Town, the Commission, and the College. The Town Manager feared that even if, as appeared to be the case, there was no legal bar to shifting some units of that housing to Rivercrest, it was inadvisable to do so; a position to which the College agreed.

Roy Banwell recommended that the Commission should step up and support the cause, Dick Jennings suggested that the Commission have a public hearing to push it, and Bob Strauss said he would try to set up a meeting among the interested parties.

GILE TRACT

Bob Strauss noted that this project was scheduled for another, and hopefully final, Planning Board hearing on Tuesday, January 23, 2007. Because of funding timelines, it is important that final approval be given at that time, and members were encouraged to attend. Larry Kelly outlined the somewhat complicated access easement arrangements the Gile housing developers and the Town have been working out with the College and with Dartmouth Hitchcock Medical Center. Roy Banwell has been participating in the Gile team's meetings, including with respect to choosing a contractor, and is impressed with the team.

HOUSING SURVEY

Charley Muntz continued the discussion of the housing survey he and Peter Runstadler have been working on, to gauge the interest of town and school district employees in renting an apartment or buying a condominium at the Gile tract. At last month's meeting, Peter presented an analysis of the results of the survey which had been given to Town employees and Charley led a discussion of how the survey might be improved before being sent to School District employees. He and Peter suggested two improvements, the first that respondents be given a better feeling for what they realistically and feasibly could afford to buy and the second, that respondents be provided detailed information about the restrictions designed to insure permanent affordability and the resultant impacts for re-sale and improvements. Charley described the Champlain Housing Trust in Burlington as having developed an excellent, on-line model for this. He also noted that the Land Trust in Burlington, being driven by demand, was moving away from developing rental units towards town house – condominium unit sales. The units are all multi-family, not single-family. He noted that a grant towards the first purchase of a unit has provides an ongoing benefit for all subsequent sales.

Dick Jennings said that Mascoma Savings Bank is set up so that it can assist with the financing of permanently affordable unit purchases, and he pointed out that the Bank does all of the mortgages at Star Lake Village in Norwich.

Bob Strauss expressed a concern that both Twin Pines Housing Trust and the Hartland Group should be developing a plan for how potential residents would be qualified and getting the plan to the Commission for review. Peter Christie asked whether the allocation of units between for-rent and for-sale, and between affordable and market, could be changed as the project went along. Bruce Altobelli responded that the tax credit rentals will only be able to be rented and that at specified rates. It is not known whether market for-rent units could be changed to for-sale, but it is thought that market for-sale units could be rented instead.

PROPOSED NEW RESIDENTIAL DEVELOPMENT

Jonathan Edwards reviewed with the Commission the document he prepared entitled " Proposed New Residential Developpr (sic) Development," dated September 27, 2006,

updated from 11/16/04, 5/9/05, 9/26/05, 5/1/06, a copy of which is attached to these Minutes. The numbers are based on data available as of September, 2006. The Census reported 2,832 multi-family and single-family dwelling units in Hanover as of April, 2000. Jonathan found, based on building permits, that about 15 new units were created each year, and so he projected that 90 new units had been created since the 2000 census ($15 \times 6 = 90$), giving an existing total of 2,922 dwelling units as of September, 2006.

OTHER BUSINESS - PENFIELD PROPERTY

The Penfields own a parcel off of Curtiss Road in Hanover, adjacent to their Hampshire House apartment building. They would like to use the parcel to expand the apartment building, and may be open to including some units of affordable housing, but a zoning change would be required. This is being discussed with the Planning Board for possible inclusion in the May 2007 Town Meeting warrant. Dick Jennings noted that the apartments currently are relatively affordable for Hanover, without being dedicated as permanently affordable, although Roy Banwell noted that the cost of new construction might force higher rents. Bob Strauss wondered if Twin Pines Housing Trust might be able to rent units there.

Respectfully submitted,

Larry Kelly

Secretary Pro Tem