

Hanover Affordable Housing Commission September 20, 2007

Present: Bob Strauss (Chair), Bruce Altobelli, Roy Banwell, Len Cadwallader, Peter Christie, Charlotte Faulkner, Larry Kelly, Peter Runstadler,. Staff: Jonathan Edwards

The minutes of June 21, 2007 were approved as circulated. .

Roy Banwell reported on the Gile Tract.

Construction contracts with Trumbull-Nelson are signed. Financing closed on September 5th. Construction is proceeding with site work including the water and sewer lines. The concrete pour for the first set of foundations is scheduled for October 15th. .

Twin Pines Housing Trust reports they have started a list of interested home purchasers and tenants. They have 19 who want to purchase, 4 who want to rent and 10 who will do either. A written sales report dated 9/18/07 from marketing agent, Nancy Snyder, was circulated. They will market it as "Gile Hill". The following is being done to prepare for the sales effort:

1. An office is being setup at the Trumbull-Nelson main building in which displays, brochures, renderings, and samples of finishing materials will be available. Sales people will be able to work in the office during open house periods.
2. A professional photographer is on site to take pictures for brochure presentations. Trumbull Nelson is setting up a system where mages can be projected of actual building progress.
3. The name has been finalized as GI HILL and a suitable logo designed.
4. A website will be prepared.
5. A model of the Gile Hill site is being created and should be ready about October first.
6. Introductory events are being planned at the hospital, Hanover Community Center, and other locations. No schedule as yet.

Jonathan Edwards wrote a descriptive piece about Gile Hill that will be circulated to town employees. He has been forwarded it to Wayne Gerson, Chief School Administrator, to circulate to school district employees. It was suggested the description be forwarded to faith communities to put in their newsletters. Len will contact the United Valley Interfaith Project to ask them to spread the word.

Chair Strauss circulated a revised draft of a proposed zoning ordinance on "inclusionary zoning." Moved by Kelly and seconded to forward to Planning Board in consideration as a zoning amendment for the warrant to be voted by the Town in March, 2008. Motion carried.

Chair Strauss circulated a memo dated 9/17/07 summarizing questions that have to be answered (presumably with a market survey) to ascertain if there is a need for additional older adult subsidized housing that could be built in the vicinity of the Town's 24-unit Summer Park ' development. Many units could be built if the five privately held homes in that block could be acquired but that isn't likely. However, there is a distressed 10-unit apartment building fronting Summer St. that might be available for purchase. A business plan needs to be written to figure out how much we could pay for it. If a pre-development survey is required, Altobelli said grants

are available from NHHFA. Application to NHHFA would have to be made through TPHT. Altobelli said tax credit financing could help make the business plan work.

Chair Strauss reported the College plans to take a preliminary concept of its Rivercrest development to the Planning Board in November 2007.

SB 217, a conservation and housing bill to promote rural affordable housing, was passed and signed by Governor Lynch on July 1, 2007. \$1.2mm was appropriated.

Strauss reported the College-owned six single family units in Burton Road Triangle are scheduled for reconstruction.

Charlotte Faulkner commented the Cottage Cluster seminar held earlier in the week was very successful.

Meeting adjourned at 9:15 PM