

Minutes  
**HANOVER AFFORDABLE HOUSING COMMISSION**  
**jointly with the HANOVER PLANNING BOARD**  
**April 19, 2012**  
**7:30 PM Town Hall Boardroom**

ATTENDANCE:

AFFORDABLE HOUSING COMMISSION: Andrew Winter, Don Derrick, Bruce Altobelli, Robert Chambers, Robert Strauss

PLANNING BOARD: Jim Hornig, Joan Garipay, Kate Connelly, Iain Sim, Judith Esmay, Mike Hingston

STAFF: Jonathan Edwards

GUESTS: Anne Duncan-Cooley, Doug Sousalla, Upper Valley Housing Coalition; Christine Walker, UVLSRPC

1. Presentation by Anne Duncan-Cooley and Doug Sousalla about "Irene cottages" as a method to provide affordable housing
2. Christine Walker: Presentation on Regional Housing needs assessment. Changes in demographics:
  - accelerating ages of residents
  - needs for accessory housing, varied size allowances in zoning, multigenerational housing
  - smaller household sizes
  - our region has centralized employment centers, but widely scattered housing
  - transportation cost does not (yet) outweigh higher housing costs in regional employment core
  - 4600 dwelling units needed in region over next ten years
  - intermunicipal coordination is important based on an effective regional plan
  - impediments to housing analysis lead to difficulty in reaching conclusions
  - one good source of data is the American Community survey for demographics

Adjourned at 9:00 PM

Respectfully submitted,  
Jonathan Edwards

Approved May 17, 2012