

Beth Rivard

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Cc: Beth Rivard
Subject: Next Meeting--Hanover Affordable Housing Commission

In response to Bruce's recent e-mail, most members have said that they can attend a meeting at 7:30 PM on Thursday, December 20th, at Town Hall.

The agenda is to review our role/mission and self-evaluate how we are doing and what we may need to do differently in the future:

1. New members
 - a. I hope to have a list from Julia of Hanover people who may be interested in contributing to the Town
 - b. Bring your own list of people who you believe have the interest, passion and/or skills that the commission needs.
2. Review the role of the HAHC from the perspective of the Board of Selectmen, Planning Board and Town Manager.
 - a. Advisory (all boards, commissions and staff)
 - i. Specific projects or land that becomes available
 - ii. Zoning for affordable housing
 1. Incentives that really work
 2. Regulations that increase cost of development
 - iii. Other?
 - b. Outreach/Advocacy
 - i. Public education
 - ii. Other Towns on common issues with state laws/practices such as LIHTC, NHHFA policies on infill, etc.
 - iii. UVLSRPC (Christine Walker, E.D., Kate Connolly (Secretary/Asst Treasurer)
 - iv. UVHC (Anne Duncan Cooley)
 - v. NHHFA (Ben Frost)
 - vi. Other?
 - c. Internal rating of how we are doing vis a vis our roles/mission
 - d. HAH Commission skill/education needs to fulfill advisory and outreach roles (are there any gaps?)
 - i. Need for affordable housing
 - ii. Zoning for affordable housing
 - e. Other
3. Frequency of meetings
 - a. Regular meetings
 - b. Regular meetings with Twin Pines Housing Trust for updates on Gile and new projects

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Also, the commission is also responsible for an annual report to the Selectmen and Town Meeting that will be published in the annual town report. For reference the most recent annual report (for 2011) is below:

Affordable Housing Commission

The Hanover Affordable Housing Commission (HAHC) was established by action of the Selectboard on September 10, 2001 as a commission under its jurisdiction. In 2009 Town Meeting voted to establish a Housing Commission, as a restructuring of the Affordable Housing Commission, pursuant to RSA 673:1, and other pertinent New Hampshire Statutes which govern municipal commissions, their conduct, and their receipt of appropriated funds to carry out their charge, according to terms and conditions to be determined by the Selectboard. The name of the Commission remains the same. The Commission finished taking all of the steps needed to effectuate this change. One significant result is that the Commission is now able to receive and retain real and fiduciary assets which can be used to further its mission.

The purpose of the Commission is to develop and recommend to appropriate boards of the Town of Hanover permanently affordable housing policies and regulations; promote affordable housing; identify Town resources that could assist in the effort to provide affordable housing; study suitable sites in the Town for affordable housing; explore and recommend partnerships with other Town Boards and Commissions and with organizations such as Twin Pines Housing Trust and Habitat for Humanity; evaluate and report the effectuation of Town policies on affordable housing; represent the Town at regional meetings; and serve as an educational resource for the community.

The Commission held nine meetings in 2011. These are held at 7:30 PM, at Town Hall, on the third Thursday of the month. The public is always welcome to attend.

Members are Bruce Altobelli (Vice Chair), Chip Brown, Don Derrick, Karen Geiling (Secretary), Paul Olsen, James Reynolds, and Andrew Winter (Chair). Len Cadwallader, Robert Chambers, and Joan Collison serve as Alternate Members, and Judy Doherty is the Selectboard's representative to the Commission.

In-Town and Regional Housing Needs

The HAHC has been studying the possibilities of various In-Town and other sites for affordable housing. The Commission is also working cooperatively with Dartmouth College on the planning of off-campus housing for its employees.

In addition, the Commission has begun working closely with the Hanover Planning Board on planning initiatives to provide for increased housing diversity, in order to address the housing needs of a diversifying population with respect to income levels; aging and the relative increase in the proportion of Hanover households with fixed incomes; changes in family and household characteristics; and anticipated increases in the costs of heating, utilities, transportation and commuting, and other housing necessities. The Commission has been reviewing drafts of land-use policy concepts developed by a Planning Board study committee and is providing advice to the committee. It is anticipated that this planning effort will result in changes in zoning and related regulations to provide for diverse housing in Hanover over the coming decades.

The Commission has entered into dialogue with Sustainable Hanover to discern ways in which both groups can collaborate in ways that reflect mutually compatible goals, and looks forward to working more closely together.

The Commission has been in conversations with colleagues in other municipalities and with regional housing, planning, and transportation organizations, including the Upper Valley Lake Sunapee Regional Planning Commission and the Upper Valley Housing Coalition. Both the Commission and the Coalition are currently engaged in comprehensive studies to discern changes in regional demographics and housing characteristics. They are also working to ascertain the direction of future housing needs, changes in housing and transportation costs and availability, and the evolution of the economy in general and employment types and locations in particular, in order to develop networks and determine strategies that can effectively accomplish common workforce housing efforts.

Workforce Housing Developments

The Gile Hill housing development, which started in 2001, was shepherded by the HAHC through concept, preliminary design, and into project management by Twin Pines Housing Trust and the Hartland Group. The development was dedicated by Governor Lynch in October 2007. It is the largest mixed affordable and market-rate housing development in New Hampshire, and it has become a model inspiring similar efforts in many other communities throughout our state. Eight buildings are now open and fully occupied. At this point, 97 of the projected 120 dwelling units have been constructed. All 61 rental apartments have been fully occupied, of which 46 are affordable to low- and moderate-income households, and there is now a long waiting list. The other 36 dwellings are condominium units, eight of which are affordable. Even the market-rate condominiums are affordable relative to the Hanover market in that they are priced at less than the median for housing in Hanover, thus being available to moderate- and middle-income families. Because of the weak housing market, it is not known when the remaining 23 condo units in the final two buildings will be built.

While significant moderate-income workforce-affordable rental housing has been built recently in Lebanon, addressing a need which has attracted much attention as a result of the recent recession, there are no active plans for the same types of large-scale development in Hanover. It is doubtful that any major housing developments will be pursued until Gile Hill is finished and has been absorbed into the local housing supply.