

AFFORDABLE HOUSING COMMISSION
March 21, 2013 7:30 PM
TOWN HALL, 41 SOUTH MAIN STREET

In attendance:

Members: Bruce Altobelli (Chair), Chip Brown, Karen Geiling, Jim Reynolds, Ed Grampp, Bob Strauss, Joan Collison, Don Derrick, Robert Chambers

Guests: Andrew Winter, Jonathan Chaffee

Staff: Julia Griffin

Called to order at 7:35 PM

Minutes from January 2013 were approved.

Nominations will take place in May to add a select board member and to consider a request from Bob Strauss to rejoin the commission.

Senior housing proposal: Bob Strauss presented statistics indicating that average retirement income will not support the senior citizen living in this area.

Jonathan Chaffee, executive director of the Lebanon Housing Authority, provided information and suggestions regarding the possibility of renovation or expansion of Summer Park, senior housing that is overseen by Lebanon Housing Authority.

- Mixed- income housing is needed.
- Currently Section 8 subsidies make it attractive and we don't want to lose those by redeveloping using tax credits. Income eligibility varies.
- One bedroom units are more desirable, could possibly reconfigure the efficiencies but not easily.
- There are currently 12 efficiencies and 12 one bedroom units
- Demographic that is approaching retirement may have lower income than retirees.

Jonathan outlined a pilot program that would allow for renovation of the properties without losing subsidies. A Section 8 Subsidies Letter of Interest is due by April 1st with no obligation. Conversation ensued concerning adjacent properties that could possibly be included in the rehabilitation effort.

Motion made to support submission of a letter to request participation with RAP under HUD for this pilot program. Motion passed.

Additional comments concerning possible renovations included the opportunity to increase energy efficiency and core mechanicals of the property. There are no elevators in the buildings. It was noted that marketability should be kept in mind.

Julia presented the Plan NH grant request for a Community Charrette Program that was submitted in March regarding a West Wheelock Gateway Project.

Andrew provided an update on Gile Hill. They are working on ways to complete the development and meet financial demands.

Julia provided an update from the Planning Board. The Conditional Permit proposal is on hold, comments are still welcome. Neighborhood meetings have begun and will continue into the summer.

Meeting Adjourned at 8:50 pm. The next meeting is April 18, 2013 at 7:30 pm.

Respectfully Submitted,
Karen Geiling