

Hanover Affordable Housing Commission

Meeting Minutes Oct 16, 2014

Present: Bruce Altobelli, Don Derrick, Jim Reynolds, Bob Strauss, Julia Griffin, Chip Brown.

Guest: Andrew Winter, Twin Pines Housing Trust

Meeting was called to order at 7:40 pm

Gile Hill Update: by Andrew Winter

Final planning for last 15 of 120 units. These will be affordable rental, at 50 – 60% AMI.

Financing incomplete, but moving. Hope for Dec '14 complete commitments.

Cost about \$235k / unit, including ancillaries, including sidewalk on Rte 120. Town will be assisting on that.

Original plan was at least 50% affordable (condition of town gift of land to project), now planned 57% affordable. Rent prox \$750/ mo. for 1 bedroom, \$900 for 2, \$1,000 for 3 br.

Hope to begin construction spring 2015, finish late '15.

NHCLF balance still outstanding.

“Senior Village”: by Andrew Winter

Twin Pines is looking in to apps for small predevelopment grants, then potential donors.

Starting to think thru administrative process: ownership etc.

Cost of land acquisition is a key issue.

West Wheelock Charrette: by Chip Brown

Chip and Julia report continued great progress and cooperation between the Planning Board, Dartmouth, Hanover staff, and the landowners.

3D modeling by Chris Kennedy of UK Architects is very useful.

Aiming for November deadline for zoning amendment proposal submittal.

Meeting adjourned at 8:45 pm

Next meeting Nov 20, 2014, 7:30 pm, Town Hall.

Respectfully submitted,

Don Derrick, Secretary