

Elder Affairs Committee Meeting

Minutes: August 18, 2009

Call to Order: 6:00 P.M.

In Attendance:

Members: STacy Thrall, chairwoman; Al Baldasaro, ViceChair;
Dorothy Greenler, Secretary; Helen Conti, Nancy Irwin,
Peg Johnson, Ruth Silverman

Alternates: David Howard, Flo Silva

Elder Affairs Coordinator: SAra Landry

ABsent: SANDy Weston, Alternate
Kathy Wagner, Town Council liaison

Guests: Philip Grandmaison, Special Project Coordinator for
Southern New Hampshire Services, Inc.
Susan Haussler, resident

Old Business:

1. The minutes of the EAC meeting of August 4, 2009 were reviewed and approved.
2. A copy of the Resolution for the Town's donation of the 13 acre site on Sanborn Road was sent to those having E-mail. Stacy will mail copies to those without E-mail.
3. Kathy Wagner placed the EAC on the Town Council agenda for August 31, 2009 at 7:00 P.M. At this time the application and the request for a Cdbg (Community Development Block Grant) will be submitted by Stacy and Andre.
4. It was ascertained that no bidding process was required for the development of the town-owned land.

New Business:

1. Southern New Hampshire Services, Inc., a private non-profit organization chartered in the State of New Hampshire, oversees 54 federally funded programs in Hillsborough County. Of interest to the EAC is the fact that it is one of the state's leading providers of housing for low-income eligible seniors. Funding for this is obtained primarily from the U. S. Department of Housing and Urban Development Section 202 Supportive Housing Program (HUD).

Philip Grandmaison, Special Project Coordinator for SNHS, gave an overview of the affordable senior housing developed by his company.

He distributed a copy of the 2008 annual report along with a packet containing a listing of 23 housing developments (from 1974 to the present), pictures of five of these projects and a brochure on Supportive Housing for the Elderly. Altogether 800 apartments (20 to 70 per location) are owned and managed by SNHS. An invitation was extended to visit any of the locations. Attention was directed to STreeter Shores (Temple Street, Nashua) which has the new Nashua Senior Center and 43 rental units housed in the same building. However, it was noted that HUD does not provide the funding for a SENior Center. A secondary source for funds is the New Hampshire Housing Finance Authority.

Some specifics with regard to these developments included the following facts. All are one bedroom apartments per HUD regulations. The average size of 530 to 640 square feet comprise a kitchen, hall, living room, a bedroom, 2 closets and a bathroom. Heat, hot water and electricity are included in the rent. There is an extra charge for electricity if there is an air conditioner. Telephone and cable charges are the responsibility of the renter. One parking space is allotted to each apartment. EACH development offers on site management and maintenance and contains a community room for social gatherings.

The application process for rentals is strictly regulated by HUD. For Londonderry, the maximum annual income is set at \$33,000 for one person and \$38,000 for two people. The monthly rent is 30% of the adjusted gross income (typical monthly rent \$325 to \$350). Applications are available to any eligible senior whether or not they are Londonderry residents and the apartments are assigned on a first come first served basis. Usually, 80% to 90% of the first residents to occupy a development previously have lived in the town of construction

The process for applying for HUD financing is a complicated process requiring a great deal of thought and expertise. Each year (usually in May) HUD puts out a notice of how much funding is available. Applications for this grant money are then submitted and usually within ^{days} 90 an answer is received. The earliest that a developer for Londonderry low-cost senior housing could apply would likely be at this time in 2010. If the grant were received, construction could begin with a possible occupancy date in the spring of 2011.

The recommendation was made that the EAC obtain a letter of support from the Town Council and also a permissive zoning letter from the Planning Board. It would also be advisable to set up a dialogue with NHFA. Mr. Grandmaison was thanked for his very informative presentation.

2. THE motion was made that the EAC utilize the services of SNHS for the development and construction of the proposed low-income senior housing in Londonderry. The motion was unanimously approved. Stacy will notify Mr. Grandmaison of this decision.

3. Helen Conti will contact SNHS to set up an appointment to view the STreeter Shores development

There being no further Business the meeting adjourned at 7:30 P.M. The next meeting of the EAC will be held at 6:00 P.M. on September 15, 2009 in the Sunnycrest Conference Room at the Town Hall.

Respectfully submitted, Dorothy A. Greenleaf, Secretary.