

October 6, 2006

Bruce Pacht
Executive Director
Twin Pines Housing Trust
240 South Main Street, Suite 4
White River Junction, VT 05001

Re: Gile Community

Dear Mr. Pacht,

An Upper Valley Housing Coalition Design Review Team consisting of Steve Marion (Chair), Ralph Hybels, Rich Eardensohn, Bruce Williamson and Nicole Cormen has reviewed the Application for Support for the construction of 120 units of housing at Gile Community in Hanover. Based on the materials presented, the presentation of Miro Weinberger and further discussions, the Committee has concluded that **the Gile Community is worthy of the Coalition's highest rating and is "Highly Consistent" with the Coalition's Project Endorsement Guidelines.** A summary of the Findings of the Design Review Team is as follows:

Affordability:

The proposal includes a total of 120 units, consisting of approximately 60 rentals and 60 homeownership units. Of the rentals, 45 will be low-income tax credit eligible, meaning they will be affordable to households at or below 60% area median income (AMI) for Grafton County. A significant (but currently undetermined) number of these will be affordable to those at 50% AMI. Fifteen homeownership units will be affordable to households at or below 80% AMI, ranging in price from \$150,000 to \$180,000. The affordable homeownership units will have affordability covenants or some other means to maintain the affordability of the units in perpetuity. Twin Pines Housing Trust has experience with limited equity covenants. As these prices are clearly within the Coalition's affordability criteria, the proposed project is highly consistent in this area.

Site Selection:

The proposed project will be served by public water and sewer and is on a major transportation route. The site has bike and walking paths, with one path that has access to a southbound Advance Transit site. A northbound route is not directly available and the developer is looking into options to provide access. The location has excellent access to employment.

The proposal contains thoughtful approaches to stormwater and wetland issues. The Coalition encourages Twin Pines and the Hartland Group to continue to think innovatively about ways to reduce the impact of the development on natural resources. As proposed the Design Team concludes that the proposal is highly consistent with the site selection criteria.

Site Use:

The proposed project includes a mix of housing options. The proposed rental and homeownership costs, as well as the previously mentioned perpetual affordability of homeownership units, are highly consistent with site use criteria.

Project Design:

The Gile Community clusters 120 units on less than eight of the twenty-two acres, giving an overall density of 15 units per acre. The building height and density of the clustered area, as well as the presence of three-story buildings is consistent with the Coalition's design criteria. Additionally, a common building and paths on the parcel, as well as the possibility of LEED Certification, make this project highly consistent with the Coalition's project design criteria.

In summary, the Review team concluded that the project will provide greatly needed workforce housing close to job centers and on a major transportation route. It utilizes existing infrastructure and creates a community of mixed incomes. Permitting of the number of units proposed is crucial to the developer's ability to provide a significant number of affordable units. The Design Review Team was impressed that half of the project's housing choices will be affordable to low and median income households. Based upon the above findings, the Upper Valley Housing Coalition rates the Gile Community project as Highly Consistent with the Endorsement Guidelines.

Sincerely,

Anne S. Duncan Cooley
Executive Director
Upper Valley Housing Coalition

