

Pam Mullen

From: Jaci Allen <allenjaci@gmail.com>
Sent: Friday, March 08, 2019 3:26 PM
To: Rod Francis
Cc: Pam Mullen
Subject: Fwd: 6-7 Unit Norwich Affordable Housing Unit Project

Begin forwarded message:

From: Stuart Richards <srichards@globalrescue.com>
Subject: Re: 6-7 Unit Norwich Affordable Housing Unit Project
Date: March 1, 2019 at 7:22:09 AM EST
To: Andrew Winter <Andrew@tphtrust.org>, Jaci Allen <allenjaci@gmail.com>, "Ralph Hybels" <rhybels@lmimed.com>, Jeff Lubell <jefflubell@yahoo.com>, Paul Manganiello <Paul.D.Manganiello@dartmouth.edu>, Rod Francis <RFrancis@norwich.vt.us>, Herb Durfee <HDurfee@norwich.vt.us>, John Pepper <seabird37@gmail.com>, "Mary Layton" <marydlayton@gmail.com>, Claudette <cbrochu30@gmail.com>, John Langhus <johnlanghus@gmail.com>, Linda Cook <lcook2825@gmail.com>
Cc: John Farrell <jjtwister@gmail.com>, "kals95@startmail.com" <kals95@startmail.com>, Gus Seelig <gseelig@vhcb.org>, Clay Adams <clayton.adams@mascomabank.com>, Tim Briglin <tim@tuckermancapital.com>, "Colin G. Calloway" <Colin.G.Calloway@dartmouth.edu>, "Marcia Calloway" <Marcia.S.Calloway@dartmouth.edu>

Dear Andrew,

Many thanks for detailing some of the many challenges that face this project. There's new information that I believe will be helpful in moving this project forward. I'd very much like to get together with you and a few others to discuss whether this information makes this a more viable project with attention to "economic sense," economies of scale and size. Please let me know about your availability.

Looking forward to getting together,

Stuart

Stuart L. Richards, Director
Norwich Affordable Housing, Inc.
617-459-4199

From: Andrew Winter <Andrew@tphtrust.org>
Date: Thursday, February 28, 2019 at 4:09 PM
To: Global Rescue LLC <srichards@globalrescue.com>, Jaci Allen <allenjaci@gmail.com>, Ralph Hybels <rhybels@lmimed.com>, Jeff Lubell <jefflubell@yahoo.com>, Paul Manganiello <Paul.D.Manganiello@dartmouth.edu>, Rod Francis <RFrancis@norwich.vt.us>, Herb Durfee <HDurfee@norwich.vt.us>, John Pepper <seabird37@gmail.com>, Mary Layton <marydlayton@gmail.com>, Claudette <cbrochu30@gmail.com>, John Lanhus <johnlanghus@gmail.com>,

Linda Cook <lcook2825@gmail.com>

Subject: RE: 6-7 Unit Norwich Affordable Housing Unit Project

Dear All -

Thank you to Stuart for including us on his correspondence with the Select Board, Planning Board and Town Staff.

As you may know, Twin Pines spent a considerable sum this summer and fall reviewing the possibility of doing a homeownership project on the Britton parcel on Goodrich Four Corners Road. Unfortunately, there were significant limitations with the parcel around its septic capacity and the Green Mountain Power ROW along the edge of the property that reduced the potential for a homeownership project. The project was too small to make economic sense for Twin Pines to pursue. It is also smaller than the Vermont Housing and Conservation Board (a major funder for such homeownership efforts) likes to see for new homeownership projects given the difficulties of long-term self-management. Twin Pines Housing continues to look at other sites in Norwich for potential rental development, as well as work on efforts to upgrade its existing homeownership project at Starlake Lane with the introduction of a solar field to serve the 14 homes there. This latter effort is well underway and we hope to bring solar to residents there later this year.

Please let us know if you have questions about these efforts and know that we continue to look at options to bring additional affordable housing to the Town of Norwich.

Thank you.

Andrew

Andrew B. Winter

Executive Director



**TWIN PINES
HOUSING**

226 Holiday Drive, Suite 20
White River Junction, VT 05001
P. 802-291-7000 (x108)
P. 802-698-0581 (direct)
M. 617-283-2229
www.TPHtrust.org

From: Stuart Richards [<mailto:srichards@globalrescue.com>]

Sent: Monday, February 25, 2019 2:21 PM

To: Jaci Allen; Ralph Hybels; Jeff Lubell; Paul Manganiello; Rod Francis; Herb Durfee; John Pepper; Mary Layton; Claudette; John Langhus; Linda Cook

Subject: 6-7 Unit Norwich Affordable Housing Unit Project

Herb and Rod,

Please make this correspondence part of the file for your next meetings for the Selectboard, Planning Commission and Affordable Housing Sub-Committee.

Thanks,

Stuart L. Richards, Director
Norwich Affordable Housing, Inc.
802-649-3928

