

Holiday Acres Project Proposal to Board of Selectmen

September 12, 2016

**Presented by:
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on behalf of The Hynes Group**



Who We Are

- Holiday Acres is owned and operated by The Hynes Group, LP
 - The Hynes Group has specialized in operating manufactured housing communities across the United States for over 35 years
 - The Hynes Group operates 12 communities in five different states with local management teams in each community
 - The Hynes Group operates six communities in New Hampshire, including Holiday Acres in Allenstown
- The Hynes Group wants to continue being a good neighbor in the Allenstown community

Holiday Acres in Allenstown

- Holiday Acres has a demonstrated history of working collaboratively with Allenstown:
 - Established mutual agreement for payment of taxes on abandoned homes in the community
 - Cooperative efforts on Certificate of Occupancy Inspections
 - Provided funding for the new Suncook Senior Center
 - Aided the Police Department in the purchase of bicycles
 - Initiatives to support the Police and Fire Departments to conduct training exercises

Holiday Acres in Allenstown

- Holiday Acres has been a good neighbor by continuing to improve the existing park:
 - New Homes – addition of new, upscale homes
 - Street Lights – recently added street lighting to increase safety
 - Road Improvements – invested \$252,000 in road improvements last year
 - Landscaping – lawns are mowed weekly; offer free loam, mulch and seed during Community Pride Week for residents to use on their lawns
 - Low Crime Rate – minimal use of municipal services due to low crime rate
 - Tax Revenue – the park itself currently generates approximately \$312,000 in property taxes and the homes themselves generate a much larger amount

Home Currently Located in Holiday Acres



Home Currently Located in Holiday Acres



Proposed Project

- Develop an active adult, ages 55 and over, community nestled alongside existing park.
- Build community in phases of approximately 10-15 homes per year as market conditions dictate.
- Upon completion, anticipate maximum capacity of approximately 200-210 homes.
- Community will consist of double-wide homes with options including porches and garages.
- Maintains Holiday Acres' rural character with winding roads, wooded surroundings, and beautiful landscaping while providing tranquility to support and enhance quality of life.

Home Located in Tara Estates*

(representative sample of homes to be available in new community)



*Located in Rochester, NH

Home Located in Tara Estates*

(representative sample of homes to be available in new community)



*Located in Rochester, NH

Home Interior in Tara Estates*

(representative sample of home interior to be available in new community)



*Located in Rochester, NH

Home Interior in Tara Estates*

(representative sample of home interior to be available in new community)



*Located in Rochester, NH

Project Benefits to Allenstown

- Generates estimated \$900,000+/- in local property taxes.
- New community will pay approximate total of \$874,000 in sewer hook-up fees and \$315,000 in water system connection fees.
- Interior roads and utilities will be maintained by Holiday Acres at no cost to the Town.
- Will not impose a burden on local schools.*
- Spending by residents of new community will support local businesses.
- Strengthens pride in home ownership leading to potential increase of home values.
- Increases availability of affordable housing for active adults ages 55 and over.

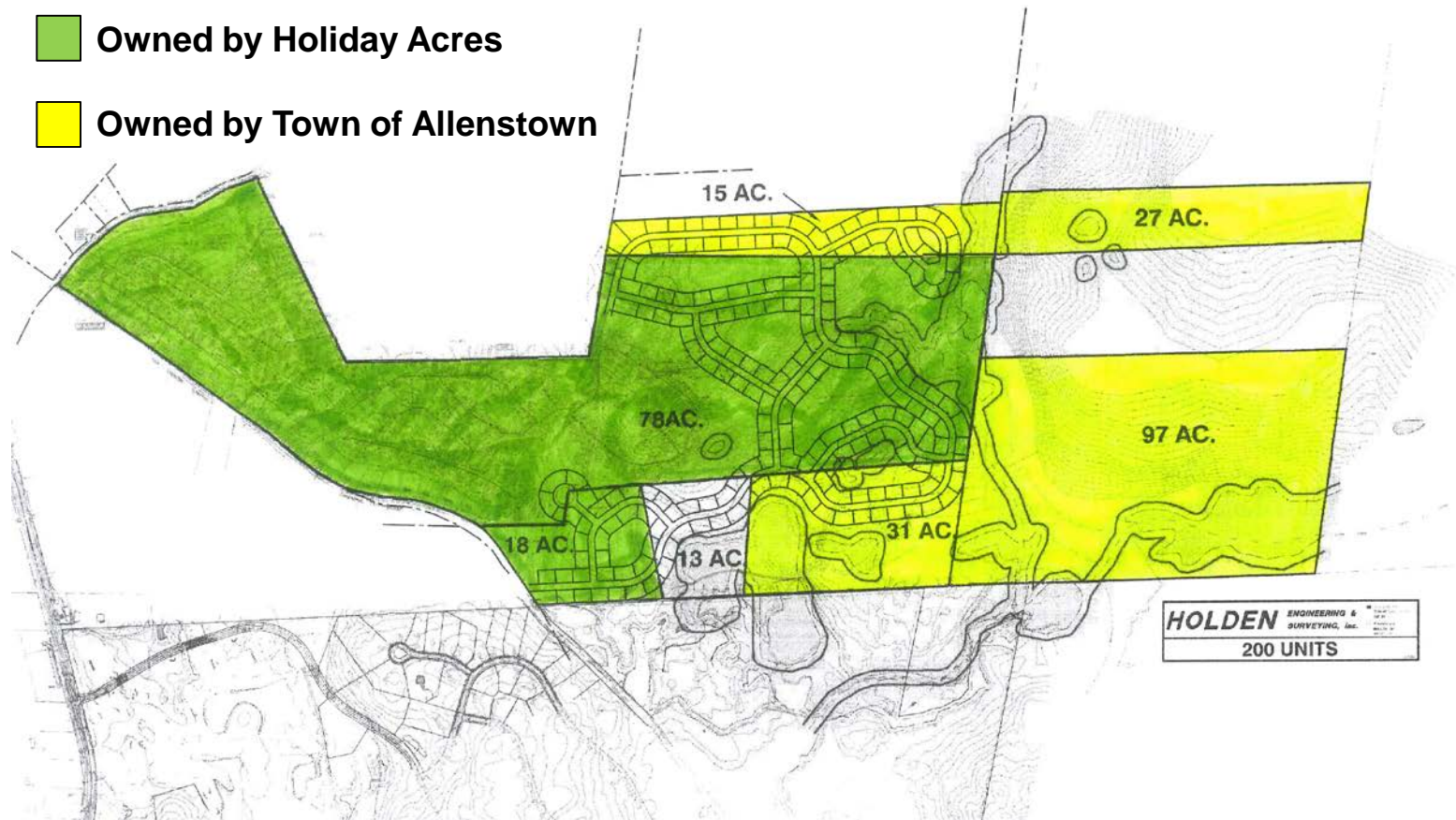
*conservatively estimated to generate 15 students

How Do We Get There?

- Holiday Acres seeks to purchase four parcels from Allenstown.

 Owned by Holiday Acres

 Owned by Town of Allenstown



Conclusion

- If Allentown accepts our proposal to purchase the four parcels of land, we stand ready, willing, and able to work collaboratively with you to achieve the economic goals of Allentown while developing a desirable community for active adults ages 55 and over.