

CITY OF DOVER

AD-HOC COMMITTEE TO ADDRESS COMMUNITY HOUSING NEEDS – DRAFT MINUTES

Meeting Type: Regular Meeting
Meeting Location: City Hall, Council Conference Room
Meeting Date: Thursday, March 28, 2024
Meeting Time: 5:30 pm

Regular Members: 9

Mayor Robert Carrier, City Council, Chair
George DeBoer, Planning Board
Ryan Crosby, Dover Housing Authority
Betsey Andrews Parker, CAPSC, Vice-Chair
Robert Baldwin
Mark O'Dell
Dorothy Wagner
Ernie Clark
Krysta Gingue

Alternate Members: 3

Mark Speidel, Planning Board
Pam Lessard, Secretary
Leslie Michaud

1. CALL TO ORDER AND ROLL CALL

Mayor Carrier called the meeting to order at 5:30pm. Mayor Carrier conducted roll call:
Absent: Betsey Andrews Parker, Mark Speidel, and Leslie Michaud
Additional Attendees: Staff Liaison – Housing Navigator Ryan Pope

2. CITIZEN'S FORUM

Mayor Carrier opened the Citizen's Forum. Citizen's Forum closed with no public comment.

3. APPROVAL OF ORGANIZATIONAL MEETING MINUTES OF FEBRUARY 22, 2024

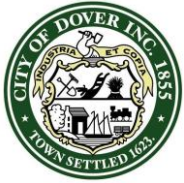
Motion by Ryan Crosby to accept organizational meeting minutes. Second by Dorothy Wagner

4. HOUSING OPPORTUNITY PLANNING GRANT UPDATE – STRAFFORD REGIONAL PLANNING COMMISSION (SRPC)

Jennifer Czysz, Executive Director, and Mark Davie, Planner, from the Strafford Regional Planning Commission made a presentation to update our committee on the activities of the new Housing Opportunity Planning Grant. The current SRPC Project Manager, Angela Cleveland, is leaving SRPC but will be replaced on this project by Kerrie Diers, another experienced planner. They will be joined by Kelly Giraud, Associate Professor of Natural Resources and the Environment and Real Estate Economist from UNH, and a team of her students to help them complete the tasks proposed in the grant scope. Krysta Gingue and George DeBoer from our Ad-Hoc Housing Committee will be joining the project's steering committee to ensure the project results align with the Housing Committee's report to Council later this year.

Jen Czysz gave a project overview, covering the project outline and the list of tasks to be undertaken. Representatives from SRPC intend to meet with our Ad-Hoc Housing Committee three times over the course of the grant to provide periodic updates. The project outcomes will include a more detailed community survey, data collection and market analysis that reflect current conditions, and case studies to illustrate their findings. This data will then be used to audit Dover's existing regulations and propose recommendations for new/modified Zoning ordinances and/or Land-Use Regulations based on research and community needs.

There was specific discussion of Accessory Dwelling Units (ADUs) and Housing Opportunity Zones as referenced in NH RSA 79-E. With regard to affordability, the point was raised that Fair Market Rent without utilities does not address



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the needs of the most cost burdened within the community. The topic of Impact Fees was raised again, in that the additional costs may be discouraging new development. Conversation covered other barriers to project completion including construction costs, taxes, cost of lending, and infrastructure. While many larger projects are not being built now, smaller lots and higher density solutions appear to be making an impact. There was conversation around the pace and overall balance of development, including strategic planning to mitigate the impacts of sprawl. There was broad consensus that outreach efforts should include developers to make available tools are known and utilized, and which lending/financial institutions are best able to accommodate affordable development. The subject of recent InvestNH funds received by the City was also raised, in that they can be used to support new housing options accessible those living with disabilities. Those living with disabilities should also be considered in the creation of all new units, including ADUs when possible. It was suggested that the City employ a part time grant writer to assist developers of affordable housing with accessing other outside resources in light of other market trends and concerns; interest rates are not expected to come down anytime soon and tradespeople are aging out of business with few new people entering behind them, further driving up costs. The Committee discussed also discussed that Housing Goals should be more explicitly enumerated in the Master Plan, possibly with a specific Housing Chapter or more clearly defined component of the existing Land Use Chapter.

Mark Davie described the outreach and data collection efforts of the Housing Opportunity Planning Grant group to date. The group is distributing housing preference surveys at the Clerk's Office & Library to get as broad a range of opinions as possible. The online survey is ongoing and is being pushed out through various means, including digital newsletters and QR coded flyers. The Committee provided additional feedback to SRPC regarding the people, organizations, and constituencies that should be engaged through more targeted outreach, including focus groups and interviews.

5. WORK GROUP ASSIGNMENTS

Krysta Gingue reviewed the initial outline of the Committee's report to Council, asking members to review it and return with comments, feedback and questions. The Committee acknowledged Krysta's efforts and the time she has put into keeping the Committee on-task. Ryan Pope reviewed the Work Group preferences and will organize initial meetings of these groups between meetings by email.

6. ADJOURN Motion to adjourn by Ryan Crosby, seconded by Krysta Gingue.

The Housing Committee's next meeting will be held in the Council Conference Room on Thursday, May 2nd, 2024 at 5:30 PM.