

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, May 2, 2024, 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
Mary Beth Rudolph

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, Ernie Clark, & Mark Speidel
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 MARCH 28, 2024

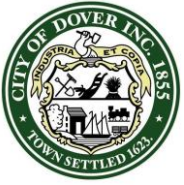
Motion by Ryan Crosby to accept organizational meeting minutes. Second by Dorothy Wagner. Motion Passed 9-0

4. WORKGROUP UPDATES AND DISCUSSION OF COMMITTEE REPORT

Krysta Gingue presented a review of the draft outline and timeline for the Ad-Hoc Committee to Address Community Housing Needs Final Report and invited members of the committee to submit to her any additional requests for information, comments, and/or materials for inclusion. There was discussion and support for including a means to address the needs of unhoused residents in the work group scopes of work and/or in the final draft of the Committee's upcoming report. There was also discussion of looking to the housing solutions of other communities and adapting them to meet our own local needs.

The Committee discussed the InvestNH Municipal Per Unit grant funds and it was suggested that the money might be used to support specific, underserved populations in the city, including but not exclusive to upgrading old and new housing to meet ADA standards to meet the housing needs of those living with disabilities and experiencing homelessness. Given the recent availability of additional state and federal grant opportunities to support various housing development initiatives, it was suggested that the City consider hiring a grant-writer to pursue other funding sources to help fund projects meeting these objectives. The potential sale of the Willand Warming Center was raised, and there was some discussion as to whether the money received could also be invested or re-leveraged to improve housing and services to underserved populations. The Committee stressed the need to for openness to innovation, repurposing ideas and reports from comparable towns and cities to present tested solutions, and using all available funds and funding streams to increase housing opportunities to Dover.

Ryan Pope reported that the NH Department of Business and Economic Affairs is finalizing the criteria for their Housing Champion designation for municipalities to recognize innovative communities and provide priority access to various



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funding opportunities for infrastructure development. The rules for the designation and affiliated grant programs are still in development, but it was suggested that the Committee review the draft criteria to determine whether Dover should consider designation and use the document to help analyze best practices and audit the City's current policies against it.

There was some discussion of potential zoning improvements for the group to consider that was brought forward by the Zoning and Financial Incentives work group. That conversation included a discussion of potential modifications to the Transfer of Development Rights (TDR) fee structure for market-rate unrestricted units, and the feasibility of adding a surcharge in addition to the current per-unit price for the purpose of funding a Housing Fund. To encourage more affordable units, it was also suggested that the City consider greater flexibility with TDR, allowing additional unrestricted units in new developments in exchange for long term commitments of affordability in preexisting units owned by the same developer.

Ryan shared that the May 23rd meeting would feature a presentation by SRPC covering community outreach and data collection/review efforts to date. Mayor Carrier suggested that the June meeting include an opportunity for the three work groups to break out and work in person, to which the group agreed.

5. ADJOURN Motion to adjourn by Ryan Crosby, seconded by George DeBoer.

The Housing Committee's next meeting will be held in the Council Conference Room on Thursday, May 23rd, 2024 at 5:30 PM.