

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 23, 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. Betsey Andrews-Parker conducted roll call:
Mark Speidel absent.
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.

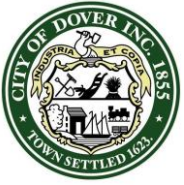
3. APPROVAL OF ORGANIZATIONAL MEETING MINUTES OF MAY 2, 2024

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

4. HOUSING OPPORTUNITY GRANT UPDATE-STRAFFORD REGIONAL PLANNING COMMISSION

Blair Haney & Mark Davie from Strafford Regional Planning Commission (SRPC) presented and led group discussion regarding the ongoing community engagement and regulatory audit they are working on as part of the City's Housing Opportunity Planning Grant partnership with them. Blair began the presentation with a presentation of background data research and mapping, highlighting nonconforming lots and potentially developable areas. The Committee was tasked with providing feedback that SRPC should consider to further refine their data. It was suggested that school locations be represented on future maps, as the developable land analysis appeared identify northwest Dover as least developed and that future development of those areas would place outsized pressure on Woodman Park. There was also some discussion as to possible takeaways of the data presented and weighing the potential for increased height and density in areas already developed in the City's core to alleviate new infrastructure investments. There was also some discussion as to whether the data presented could be refined to the point of identifying the City's capacity for new units from an infrastructure standpoint.

Mark then gave a presentation of the surveys and community engagement conducted thus far as part of the project. The Steering Committee used a four-pronged approach to assessing housing needs and preferences and citizen engagement within the City of Dover, including digital surveys, visual preference boards, developer interviews, and targeted outreach to service providers in Dover. In presenting the survey results, it was noted that Dover has an unusually diverse housing inventory. Many respondents noted that simply increasing the number of available housing units has limited efficacy if the rental and purchase prices remain beyond the reach of current residents. The top two categories of identified need for housing units from the survey are rental housing (affordability was not a choice) and Supportive Housing (employer provided, assisted, etc.) 88% of respondents noted that they feel safe in walking in their neighborhoods and that they



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value that. Mark reported that the respondents fell across a bell-curve of income and age levels. Most reported that their housing costs (rent, mortgage, utilities) have increased between 15 and 20% in the past year. There was a discussion as to whether or not respondents understood terms like “ADU” and the need for clarification when using abbreviations and housing jargon that the public may not fully understand. Regarding the Visual Preference survey, it was suggested that the verbal prompts offered to the respondents were different than the one printed on the hand-out which made the results somewhat ambiguous. It was suggested that as costs of materials and labor go up, aesthetics may have to be sacrificed. Committee members were cautioned that the economic picture will evolve over time affecting costs. It was noted that aesthetic standards exist in downtown areas and that properties currently need to conform to these standards where applicable. Due to time limitations the discussion ended with a quick listing of other materials available in our hand-out packet. There was brief coverage of the interview results from both the developer and service agency interviews. A variety of suggestions were noted, including the need to better support housing types for those with disabilities and experiencing homelessness, that will be incorporated into the regulatory audit.

While the need for attainable housing has been identified as one of the 2035 Vision Chapter’s pillars and is this Council’s top priority, it was noted that Housing Policy was once separate category listed in the City of Dover Master Plan of 2015. It was recommended the City consider adding a specific Housing Chapter to the Master Plan in the future as opposed to including it as a subset of Land Use and Vision.

We hope to meet with our break-out groups sometime before and also during our next Housing committee meeting. Ryan Pope will coordinate this.

5. ADJOURN

Motion to adjourn by Betsey Andrews-Parker, seconded by Krysta Gingue.

The Housing Committee’s next meeting will be held in the City Council Conference Room at 5:30pm on June 27, 2024