

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, September 26, 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

Betsey Andrews Parker called the meeting to order at 5:30pm. The roll was called.:

Absent: Ryan Crosby, Robert Baldwin, Mark O'Dell, Dorothy Wagner, Pam Lessard, Mary Beth Rudolph & Mark Speidel

Additional Attendees: Staff Liaison – Housing Navigator Ryan Pope

2. CITIZEN'S FORUM

Betsey Andrews Parker opened the Citizen's Forum. Citizen's Forum closed with no public comment.

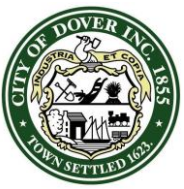
3. APPROVAL OF ORGANIZATIONAL MEETING MINUTES OF JULY 25, 2024

Motion by Krysta Gingue to accept organizational meeting minutes. Second by George DeBoer. Motion Passed 6-0.

4. HOUSING NAVIGATOR UPDATES AND ANNOUNCEMENTS:

Housing Navigator Ryan Pope provided the following updates:

- The Planning Board recommended at their meeting on September 24th to set the City's Impact Fee assessments to \$0 with an effective date of July 1, 2024.
- The Housing Navigator continues to assist Community Development Planner, Dave Carpenter, with updating the City's new Community Development Block Grant (CDBG) Consolidated Plan. This project includes a variety of community outreach initiatives which will kick off at Apple Harvest Day with an online and in-person survey to identify and prioritize community needs.
- The City has commenced work on the Land Use Chapter of the Master Plan and is seeking members for the project steering committee. Members of the Housing Committee were solicited to participate and invited to follow up with Planning staff for consideration.
- The Land Use Audit, funded by the Housing Opportunity Planning (HOP) Grant program and prepared by Strafford Regional Planning Commission (SRPC), is nearly complete and is expected to be released in October. Initial drafts reviewed by the project's Steering Committee provide feedback highlighting Dover's preexisting inclusive housing policies while making recommendations for further improvement. The upcoming meeting of the Steering Committee will review a concept to incentivize affordable-homes-for purchase. This concept is unique in that it would reference data tables released annually by New Hampshire Housing to determine home values that are affordable to residents earning 80% or 100% of area median income (AMI), currently in the \$300,000 - \$400,000 range. Homes created in this manner would be deed restricted so that their resale value could not exceed the values indicated on the most recently published table. The purchase of such homes would not require income verification of buyer households, though the properties would be subject to other requirements including owner occupancy. Ryan indicated that the concept in its current form had been created with input and vetting by financial institutions, developers, realtors, mortgage insurance companies, and legal counsel from NH Housing. Betsey inquired as to the lack of buyer-income-qualification, whether such homes



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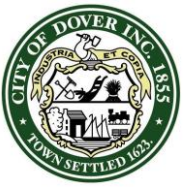
would meet the needs of households at 80%-100% AMI, the potential for households of means to acquire them, and whether there might be some consideration of catering the program to qualified households. Ryan indicated that the concept is open to revision and that incorporating income verification would likely require additional municipal oversight. Ernie Clark inquired as to the means by which the incentive would be applied and the standards to which the homes would be built. Ryan clarified that the proposed mechanism would most likely be applied on a discretionary basis through the Transfer of Development Rights (TDR) ordinance in the same manner of size restricted homes, with no requirement that such price-restricted homes be built to the same standard as unrestricted units within the same development. Krysta indicated that the differing standards would likely deter potential buyers who could afford other amenities. The issue of increased density, perception, and the proposed availability of units to any buyer was raised. It was noted that the need for homes at this price point exists among all demographics and that their creation would allow greater movement within the local housing market. Robert Baldwin indicated that the 950 – 1,000 square foot homes, priced at \$350,000, he's built at Lois and Margaret Streets in Rochester might be potential examples of homes that could be created at this price point. He indicated that the reduced lot and building size were components of their attainability and that those same features likely deterred buyers who could have afforded more. George inquired as to the length of the deed restrictions, which Ryan indicated is currently proposed at 30 years, renewable on resale. Ryan also indicated that proposed language included provisions that resale values would be the greater-of either the acquisition price or the most recently published value in order to preserve equity. He shared in closing that the proposal was still in a concept phase and invited the group to continue thinking on it and considering potential issues prior to its introduction to other City boards for consideration and adoption.

5. WORK GROUP BREAKOUT SESSION

It was decided not to break out into work groups and to allocate time for all those in attendance to discuss the Committee Report's content and format. Mayor Carrier shared that the Mayor of Manchester recently met with area landlords to request that vacant units be prioritized for veterans experiencing homelessness, which was met with enthusiasm and success. The recommendations of the SRPC Land Use Audit were raised as a subject of review in the October meeting after it is finalized and shared among Committee members. Krysta, Betsey, & George led the subsequent discussion of the Committee's Report to Council. Committee discussion included assessing targets and timelines by category, including solutions to address homelessness – which could include interagency coordination and the adoption of a Built For Zero model or best practices from Community Solutions. There was discussion of greater regional and county collaboration as another opportunity to consider with the acknowledgement that cities will likely have to commit greater resources due to the availability of infrastructure and services.

There was discussion of adopting general principles to guide the tone of the Committee's Report. The Committee discussed the need to establish measurable goals, with achievable and realistic timelines, that are rooted in demographics, data, and population growth projections. Robert Baldwin stressed that greater variety is needed in housing stock and that greater focus should be paid to 'missing middle' typologies including infill development, townhomes, and smaller homes for purchase, citing significant market demand for such units. It was also noted that the Committee incorporate solutions for low-moderate-income (LMI) households, specifically those on fixed income, who are being priced out of their homes due to recent increases in market rents. Betsey suggested that units created with City incentives include language that disallows discrimination against tenants with Housing Choice Vouchers and that developers and landlords work with area service agencies to place tenants in greatest need, citing the State's 12,000 waiting list for seniors seeking voucher rental assistance. George recommended that the Committee Report also include case studies to help humanize the data and recommendations it contains.

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



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The Housing Committee's next meeting will be held in the Council Conference Room on Thursday, October 24, 2024 at 5:30 PM.