

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, October 24, 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: Mark Speidel

Additional Attendees: Staff Liaison – Housing Navigator Ryan Pope

2. CITIZEN'S FORUM

Mayor Carrier opened the Citizen's Forum. A citizen thanked the Dover City Council for their support of 13B to provide beds for the unsheltered and for making resources available to the guests the Warming Center.

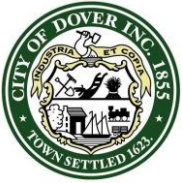
3. APPROVAL OF ORGANIZATIONAL MEETING MINUTES OF SEPTEMBER 26, 2024

Motion by George DeBoer to accept organizational meeting minutes. Second by Ryan Crosby

4. REGULATORY AUDIT REVIEW – STRAFFORD REGIONAL PLANNING COMMISSION

Ryan Pope, Housing Navigator, presented an updated Dover Housing Market Report to the committee that was prepared in anticipation of an upcoming neighborhood meeting on Florence Street on the subject of housing affordability. Kerrie Diers, Principal Planner for the Strafford Regional Planning Commission (SRPC), presented the Audit Steering Committee's Final Report of the City of Dover Land Use Regulation Audit Report for review by the Housing Committee followed by discussion. She gave an overview of the report and stated that the committee had interviewed and surveyed a variety of stakeholders and discovered that, in general, respondents were looking for housing options with an emphasis on accessible, affordable housing. ADUs (Accessory Dwelling Units) were also favored as a housing option. In addition, SRPC conducted a developable land analysis to determine where in Dover there is land that could be used to create additional housing. The committee utilized best practices sited in the New Hampshire Housing Toolkit, Regional Housing Needs Assessment and analysis of Dover's land use regulations to inform the report.

The Steering Committee developed a list of recommendations which include greater support for ADUs, conversion of existing dwellings into multi-families, new two-unit dwellings, new three or four-unit dwellings, new multi-family dwellings, and zoning adjustments to expand and balance the available housing stock in Dover. Community Residences (a housing solution for residents with disabilities) regulations, affordable homes for purchase, and shelter definition were also recommended. Dover appears to be in good shape for the State's Housing Champion designation which may also bring additional resources to the City. The application for designation is due November 15th and will be prepared by Planning Staff. The issue of parking was also discussed. There was a discussion surrounding whether increased



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, October 24, 2024
Meeting Time: 5:30 pm

homebuilding of higher end housing can benefit those of low-income. It was suggested that increasing housing stock should occur hand-in-hand with more direct forms of rental and purchasing assistance such as developer incentives and the establishment and funding of an affordable housing trust or revolving fund to further support development for residents of low and moderate income.

There was further discussion of what it would take to fund operations for ongoing services for our unhoused and low-income neighbors in Dover. Ryan Pope stated that municipal deed restrictions, like when the City approves and incentivizes HUD Fair Market housing, present an opportunity to add language requiring landlords to accept vouchers or enroll the unit with programs like Home For All's Affordable Housing Incentive Program (AHIP).

It was suggested that a section on innovative case studies such as the proposal to build a new county rest home and use the old one for interim housing be added to the report to inform the public as to what the City has tried to do to alleviate the housing crisis and ascertain the cost of inaction in instances of failure. There was general agreement to include such material in the Ad-Hoc Committee's final report in order to underscore and prioritize the city's efforts on behalf of citizens calling for more affordable housing. It was also suggested that the stories of those struggling to find affordable, accessible housing be included in our final report to humanize the report. There was also confirmation provided that this final report will be posted on the City website following delivery and acceptance by Council.

5. COMMITTEE REPORT CONTENT REVIEW

The question was raised as to who will write up the report, with Krysta and Betsey indicating that they would take lead. The goal is to provide a history and overview of the City's efforts on behalf of expanding affordable housing as identified in the housing Pillars of the City's Distinctly Dover Vision Chapter and the role of the proposed Housing Commission going forward as a continuation of the Ad-Hoc Committee's work. It was decided that individuals would use the "pillars" format to organize and submit their ideas and thumbnails of proposed housing programs to Ryan Pope in advance of the next Ad-Hoc Housing meeting on November 21st, a two-hour meeting where the ideas of the group will be compiled and vetted for inclusion into the Committee's report.

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

The Housing Committee's next meeting will be held in the Council Conference Room on Thursday, November 21, 2024 at 5:30 PM.