

DRAFT MINUTES

Housing Advisory Committee

MINUTES

July 15, 2016

1. Call Meeting to Order

The meeting was convened at 8:30 a.m. in the Nowak Room of the Town Office. Present were committee members Kathy Corson, John Mueller, Nancy Belanger, Cliff Sinnott, Barry Sandberg. Also Russ Dean Town Manager and Dave Sharples Town Planner.

Dave Sharples handed out updated information regarding year to date sales and the latest housing white paper outline. Cliff then gave an overview of progress on the outline and the different topics.

Dave reviewed with the group the new law regarding accessory dwelling units and pointed out Exeter had 2 things it needs to change. One is to change the square footage allowance from 720 to 750 square feet. The other is to perhaps add to a zone R-4 that may be excluded currently from allowing accessory dwellings.

The following items were discussed/noted:

- The cost of residential housing vs. tax income generated
- Selectman Clement was in attendance and commented on the conservation bond effort in the early 2000's which had some figures developed on this
- Kathy Corson cited some internet studies she has read regarding expenditures per acre as it pertains to different kinds of development.
- The cost of replacement vs. expansion and growth was discussed including police, fire, and public works needs.
- John Mueller pointed out it was the market that drives development – what is hot.
- Russ Dean described the idea of Exeter as desirable and as it pertains to housing the desirability issue and how lack of housing can lead to increased values if the community is desirable and this appears to be a trend.
- Nancy Belanger discussed rents and how in her view renters are tied to the community and taxes are being paid just through different means.
- A discussion ensued on Charron Circle and the cost per acre of development and why these units were going for so much. Cost of land was discussed and Dave Sharples outlined how a developer would approach these kinds of situations.
- John Mueller discussed working with developers, state incentives on workforce housing. Hampton, Stratham, Brentwood, taxes are lower. He is interested in the tax adjusted cost of housing.
- The School district cost per square foot profile was discussed.
- Rents were discussed. Cliff pointed out there isn't enough supply. The new numbers are very high in terms of rental costs. Various rental properties were discussed including the cost of the new units at 80 Epping Road and what those would be. Also Eventide rents were quoted at \$1800/month for 900 SF.

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The Town Planner reviewed his stat sheet which included an update on active housing units and proposed units. The ZBA senior housing on Epping Road variance is still in play for a little longer. There are 9 single family homes. 27 Chestnut Street is coming online. A discussion was held whether this kind of development was a winner or a loser cost-wise. Kathy Corson suggested she would support developing Epping Road in such a way where you have multi use with residential above retail. The group discussed this was the Whole Foods example in Portsmouth (former Portwalk). Perhaps there is a formula of 80/20 commercial vs. residential in that area.

- Cliff Sinnott then reviewed the NHFA data and age cohorts for the future.

The next meeting is scheduled for Friday, August 12th at 8:30 a.m.

2. Adjournment

The committee adjourned at 10:00 a.m.

Respectfully submitted,

Russell Dean
Town Manager