

DRAFT MINUTES

Housing Advisory Committee

MINUTES

August 12, 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 Tony Texeira, Barry Sandberg, Cliff Sinnott, John Mueller, Nancy Belanger, Kathy Corson. Also Russ Dean Town Manager and Dave Sharples Town Planner. Selectboard member Don Clement was also in attendance.

Nancy reviewed the meeting schedule with the group. The next regular meeting would be September 9th but there is a dam ceremony at 10. So would the group like to reschedule. Consensus was to have the meeting at 8 a.m. on the 9th.

John Mueller handed out some documents which highlighted several different scenarios for developers regarding cost per square foot of development and the kinds of costs incurred and budgeted for by developers for commercial, residential, and industrial properties. Taxes would be included in rent. Rents are higher at Pease. Discussion occurred around the worksheets and the different issues about rent and triple net leases. The group discussed impact fees and studies that had been done on these topics, we have recreation and school impact fees, and water-sewer assessment fees. Some of this data came from Epping. The idea of being in Exeter versus other places was discussed – desirability and different factors. It was confirmed that taxes and carry costs were not included in the data.

Cliff brought up the concept of multi-family as more desirable to developers and whether this data bears out that case. Kathy talked about single family developments with attached homes and are there any developments out there now like that.

Cliff handed out a sheet called Age Cohort Distribution. This showed color bar charts of demographics from 2010 compared to projections in 2040 for RPC area, SAU16, Exeter, Brentwood, East Kingston, Kensington, Newfields and Stratham. The group discussed Exeter specific demographics compared to the other towns.

Cliff then reviewed another handout from American Community Survey called “Housing Characteristics for Exeter, NH and Area Communities.” This data set had several comparators including rooms, values, monthly owner housing costs as a percentage of income. Cliff mentioned that more than 30% of one’s income going to housing was to be deemed “unaffordable.” Exeter showed 37% of the population was in this category – where owner income toward housing exceeded 30% of one’s income. Russ noted the average was about the same across towns in the survey data. Kathy discussed something she had heard about the number of rental units as a % of the whole and those who had said to her to not disrupt the community balance of rental occupied versus owner occupied housing, and the reasons.

A discussion about the white paper then took place. The group reviewed Outline #2. It was agreed Dave and Russ would follow up with Cliff. It was agreed most of the data is now available. There were master plan funds still to be spent from last year. Dave discussed developing a build out scenario for residential and how this might be done for residential districts looking at available land. It was asked if we could get data for every large parcel sale in the last 5 years. Dave will look into this. It was calculated at 5 plus acres as the definition of large.

DRAFT MINUTES

It was agreed by all that having something to edit and revise would be easier than trying to draft the document in pieces.

Kathy brought up the topic of what constitutes a healthy community and good diversity of housing.

The next meeting is scheduled for Friday, September 9th at 8:00 a.m.

2. Adjournment

The committee adjourned at 10:08 a.m.

Respectfully submitted,

Russell Dean
Town Manager