

# DRAFT MINUTES

Housing Advisory Committee

MINUTES

November 18, 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, and Kathy Corson. Also Russ Dean Town Manager and Dave Sharples Town Planner. Selectboard member Don Clement was also in attendance.

Cliff handed out the draft white paper for review by the group. The following issues and discussion took place:

- Definition of housing tenure was discussed (page 3 of draft report)
- John asked how we compare to Rockingham County. Cliff covered that the group had indicated Dover should be included because it was reflective of a town with similar housing makeup. Dover is in Strafford County. Towns with older centers like Rochester and Portsmouth are reflective of Exeter in terms of housing. This list is on page 7. Cliff confirmed Dover was included in that chart on page 7 but not on the Rockingham County chart.
- Discussion occurred on the SAU16 towns on this topic of owner occupied and renter occupied.
- The group discussed charts comparing SAU16 towns and also “comparable towns” as Cliff described.
- John raised issue of workers and workforce housing, travel for workers, etc. and carving out housing for workers.
- The mobile home numbers were discussed – 1100 versus 850 as reported in the ACS.
- Definition of workforce housing as it compared to low mod income housing was discussed and the need to highlight that in the white paper. Discussion on income restrictions as workforce where assets are not shown can mean those can pay cash for workforce housing out of a trust fund. LMI is income based and that must be disclosed.
- The tax exemption programs were discussed including the elderly exemption. The town manager reviewed the specifics about limits and amounts exempted.
- Kathy handed out a chart comparing values and tax bills in Exeter, Stratham, Hampton, and other SAU towns along with square footage.
- Dave handed out revised information on sales data for the year, which continues to be strong. He also updated the housing sheet which shows new units and those that are now occupied.
- The group asked John to forward his information again on the cost of residential development and ROI and how that may be included in the draft.
- Everyone was to review the draft and offer proposals for key findings and issues to be discussed at the next meeting and included for the selectboard, planning board, and master plan process.

The next meeting is scheduled for Friday, December 9th at 8:30 a.m. in the Nowak Room.

## 2. Adjournment

The committee adjourned at 10:20 a.m.

Respectfully submitted,

Russell Dean  
Town Manager