

Based on our analysis of existing housing conditions, current trends and projected needs, the Exeter Housing Committee makes the following recommendations for consideration by the Town:

1. The Housing Advisory Committee report should be transmitted to the Master Plan Committee for consideration in the preparation of the current Master Plan Update. **This item has been completed. The Master Plan was adopted in February of 2018 and incorporated the report into the plan.**
2. The Committee should continue to meet and report on the state of housing in the town on an ongoing basis to update trends and findings outlined in this report intended to support policy making decisions by the Town. **This item has been partially completed the remainder is ongoing. Since its creation, the Housing Advisory Committee has consistently met once a month with a quorum present. The Committee continues to stay engaged and work on their charge.**
3. The Town should perform a realistic assessment of housing growth for the near term (next five years) and long term (10-20 years) based on expected population growth and current zoning conditions. This should be done in concert with a parcel-level buildout analysis of each residential zoning districts to determine the realistic potential for further housing development by type. **This item is being worked on. The Town Planner identified all developable land remaining in town utilizing GIS software. Funding issues have put this project on hold as other priorities have taken up all available funding to date. The Committee should discuss if this analysis is still warranted due to the pending zoning changes being worked on by the Planning Board.**
4. The Master Plan should further examine the cost of current housing, evaluate how those costs may continue to rise under existing conditions, and examine opportunities the Town may have to help moderate housing costs. **This item has been completed. The 2018 Master Plan has several Action Agenda items under Grow that directly relate to this recommendation.**
5. Zoning ordinances should be reviewed to ensure that adequate and desirable forms of residential growth is encouraged while maintaining a balance of housing types within the town's housing stock. Specifically, the Planning Board should undertake a comprehensive residential zoning review, including the following:
 - o Review the appropriateness of allowing multifamily housing development by special exception in all parts of the R-1 district, especially in areas distant from existing infrastructure.
 - o Evaluate open space / conservation ordinance triggering limits to determine if they are preventing the realistic application of ordinance given remaining development

opportunities of this type.

o Review the density and other incentives established by the affordable housing ordinance to determine if they are sufficient to encourage this form of mixed market and workforce/affordable housing development, and if insufficient, consider alternatives.

o Evaluate residential zoning lot size requirements in single family residential zones and their impact on the construction of smaller and more affordable single-family homes. **This item has been partially completed the remainder is ongoing. The Planning Board proposed and the Town adopted the Mixed-Use Neighborhood District that addressed some of these recommendations. In addition, the Planning Board is currently in the process of reviewing the entire Zoning Ordinance and the current draft includes provisions on all of these recommendations.**

6. The impact of the Town's property tax exemption programs, including the elderly, alternative energy and downtown rehabilitation (RSA 79E) exemptions, should be quantified and monitored annually. Projections of impact should be developed to anticipate the effects of demographic and other trends. The programs should be periodically re-examined and calibrated to ensure fairness principles are being applied evenly across residential property types. **This item has not been addressed. This exact recommendation is in the 2018 Master Plan but has not been addressed yet.**

7. The Planning Board should consider opportunities and incentives to encourage residential infill development, especially in the R-1 and R-2 districts, as a means to expand the supply of smaller and more affordable single family, duplex housing types in existing residential neighborhoods. The Board should also monitor changes in the accessory dwelling unit building activity with the change in the ADU ordinance and consider taking steps to raise awareness about this housing option to homeowners as needed. **This item is being worked on. As mentioned above in number 5, the Planning Board is exploring a host of zoning changes to address these recommendations.**

8. As part of the Master Plan update of the Town should examine the balance of single and multifamily housing including an analysis of the opportunities for additional development of each under existing zoning and land use policy. **This item has been completed. The Master Plan did examine this and it resulted in several action items that encouraged additional multi-family housing opportunities in areas that could support it.**

9. Using the Master Plan as a basis, the Town should develop a comprehensive housing strategy, including zoning and other policy actions, to ensure that an appropriate housing stock, both in

type and affordability, will exist to meet the needs of a vibrant, diverse and growing community. This item is being worked on. As mentioned above in number 5 and 8, the Planning Board is exploring a host of zoning changes to address these recommendations.

10. The Town should work with the Rockingham Planning Commission and Workforce Housing Coalition of the Greater Seacoast as a means to cooperatively engage with surrounding communities about the equitable sharing of affordable housing responsibility in the region. Models of cooperation from other states and regions that have utilized regional housing summits, compacts or memorandums of understanding within a region to set shared affordable housing goals and targets should be explored and applied here as appropriate. This item is being worked on and some things have been completed. The Committee did host a regional housing summit along with several other meetings and presentations to engage surrounding communities in the housing discussion.