

DRAFT MINUTES

Housing Advisory Committee

MINUTES

May 13, 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 John Mueller, Barry Sandberg, Nancy Belanger, Tony Texeira. Kathy Corson arrived at 8:40 a.m. Cliff Sinnott was absent for this meeting. Also Russ Dean Town Manager and Dave Sharples Town Planner.

Dave Sharples talked briefly about the process regarding the master plan. In addition, he handed out housing sales data. The market is hot since January 1st.

Tony Texeira described a CDBG grant the Exeter Housing Authority had received to do heating conversions on 107 units. He talked generally about the EHA voucher program and how it works. 125 of 169 vouchers are used right in town. Exeter residents have preference. Of the 169 available vouchers, 125 live in town, approximately 85 are elderly and 22 low to moderate income.

Data from last meeting was reviewed. Dave mentioned single family homes with in-law apartments. Multiple single family homes on a single lot added 40-50-60 units to the total. The percent of value distribution remained the same in terms of value.

Dave commented on the data points and market. Kathy and Barry discussed the housing market conditions. The elderly exemption program was discussed. Russ explained the 68 million in total exempted value that was out there. The town actually exempts 34 million but 68 is the number that values would need to reach to generate one dollar in taxes – he calls this the gap. There are elderly exemptions being granted at Sterling Hill. When values were higher at Sterling Hill it didn't mean as much of a percent reduction in taxes. Other affordable and workforce housing developments were discussed including the Meeting Place (Avesta Housing) and Watson Woods. Dave described the affordable and workforce housing RSAs and definitions. There was a handout defining both things.

A discussion on income limits ensued. A family of 4 income is up to \$82,300 now. Workforce housing – Watson Woods is a federal program. Workforce Housing coalition was discussed. 100% of median annual income of \$82,000 for a 4 person family. Workforce housing stays. Purchase usually a 30 year deed restriction. Listing – paper clip of how qualified, etc.

Units of low value property – incentive 10% of housing as affordable. In Exeter, there is a 73 acre parcel near Ernest Avenue that has potential for 90 units. One of last large tracts out there for this purpose.

Windemere, tweaking needed to be done. New urbanism? Hayes mobile home park. Senior housing list 80/20. Owner occupied, can live in rental units.

Russ discussed the commercial residential component of the assessors list. Riverwoods is counted as a commercial property as is the meeting place, although both are residential. Multi-family projects were discussed from a tax perspective and other perspectives. Service costs of single family and multi-family were discussed. Kathy has read online studies on some of these.

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The next meeting is scheduled for Friday, June 10th at 8:30 a.m.

2. Adjournment

The committee adjourned at 10:05 a.m.

Respectfully submitted,

Russell Dean
Town Manager