

Minutes
Affordable Housing Subcommittee
HOOKSETT TOWN OFFICES ROOM 204
35 Main Street
WEDNESDAY, JULY 1, 2020
4:30 PM

MEETING CALLED TO ORDER AT 4:32 PM

PROOF OF POSTING Posted on website and bulletin board at entrance

INTRODUCE MEMBERS OF THE SUBCOMMITTEE

David Boutin, Matt Barrette, Brett Scott, David Scarpetti, Mark Chagnon, Chris Stelmach, Paul Scarpetti.

STAFF: Nicholas Williams Town Planner, Kathy Lawrence Admin Assistant, Minutes

PLEDGE OF ALLEGIANCE

DISCUSSION

1. OFFICER SELECTION

David Boutin made a motion to nominate Matt Barrette as Committee Chair, 2nd by Mark Chagnon. Motion passed all in favor

David Boutin made a motion to nominate Chris Stelmach as Vice Chair, 2nd by Mark Chagnon. Motion passed all in favor.

2. REVIEW/ESTABLISH SUBCOMMITTEE CHARGE

Nicholas explained that the conversation started because of interest in mixed use development throughout town the included a verity of zones where residential is not allowed. There is a real need for more residential development and our town needs varied forms of residential housing. Our committee needs to focus on Mulit Family Affordable Housing. David B our Charge needs to understand what we have and then how do we define what we need moving forward and where development is best located. Also, what will the criteria be: height, setbacks, acreage & density.

3. REVIEW EXISTING AFFORDABLE HOUSING/ELDERLY HOUSING ORDINANCE

The committee reviewed the present Ordinance Article 7: Elderly, Older Person, and Handicapped Housing & Article 16-A: Workforce Housing

Matt B do we re-write it? Are there models from other towns that we can review?

David B Several towns do have some models we can review that have mixed use Exeter and Amhurst have examples. Londonderry too. We can work from those and build our own. Nicholas explained that we are close to Manchester and there is a lack of affordable and available units.

Nicholas provided Hooksett Housing Stats for 2018:

Population: 14,600,

Housing units: 5,250,

Median Home Value: \$243,000,

Median Mortgage monthly: \$2,100,

Median Household 2 Income: \$72,000,

Median Rent 1 BR: \$1,407,

Median Income Per Capita: \$36,000 - \$38,000

78% Owner

22% Renter

5,000 total Households

500 Single Household

1,100 single Income Households

Housing Cost Burdened Thresholds:

Multi-income Household: \$1,800

Single Households: \$850 - \$950

55+ Communities:

30% of Res 55+

6.5% of Res 75+

367 Units of age-restricted

Median Cost per Unit: \$220,000 (not verified)

Nicholas added that Hooksett does not have # for Work Force Housing

Mark asked what is classified as WFH?

David B it is income related and can only be so much.

Nicholas when we adopt WFH we will have to identify the zones allowed for WFH and most of our zones will have to allow it.

Mark Will we have the ability to say to a developer they have to provide so many affordable housing units in their plan?

Nicholas the Planning Board will administer that

David B I think we should address Mixed Use development and the addition of residential use with-in the regulation and where we are going to allow the mixed use. We define building height, sewer & water before they can develop and other specifics such as setbacks and space between buildings

Nicholas yes, update to allow a residential component within mixed use is going to have to be allowed in commercial zones. Unfortunately it may be to late for the Hackett Hill location as there is a developer that is coming in August with plans that are suited for that zone, Also we need to think about incentivizing offsite improvements that include lighting, parking, and turn lanes that can bring down the cost. Planning Board can allow more density for example.

The Board reserves the right to close the meeting at 9:00 p.m. and continue any unheard items to the next Board meeting.

David B what standards should we ask for?

Nicholas, maybe a Best Practices can be put in place.

David B I don't know that you can legally use Best Practices, "recommended" is a better option. Our density is not affordable for development too. I don't think the Planning Board would have a problem with a higher density allowance.

Nicholas would like to talk with a developer to have them share what locations in town would spark the most interest.

Mark are we looking to include Elderly, Affordable and Work Force Housing

Matt what would be the best use and best locations.

David S we should consider the impact on schools. Maybe we can get Neighbor Works and the NH Housing Authority to come talk with us

David Boutin made a motion to have, Town Planner Nicholas Williams, contact NHHA and possibly a developer to attend the next scheduled meeting. 2nd by Chris Stelmach. All in favor.

OTHER BUSINESS

ADJOURNMENT: David Boutin made a motion to adjourn @ 5:35 2nd by Mark Chagnon

Next meeting July 15th @ 4:30pm Town Offices

Minutes respectfully submitted by Kathy Lawrence