

Posted 7/29/2020

Minutes
Affordable Housing Subcommittee
HOOKSETT TOWN OFFICES ROOM 105
35 Main Street
WEDNESDAY, JULY 22, 2020
5 PM

MEETING CALLED TO ORDER AT 4:49 PM

PROOF OF POSTING Posted on website calendar and bulletin board at Town Office entrance

MEMBERS OF THE SUBCOMMITTEE

David Boutin, Matt Barrett-Chair, Chris Stelmach-Vice Chair, Brett Scott, David Scarpetti.

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

PLEDGE OF ALLEGIANCE: 5:05

Approval of Minutes of 7/01/2020 made by, David Boutin 2nd by David Scarpetti.

All in favor of Minutes as written, No changes

DISCUSSION: Affordable Housing updates:

Matt B does the development proposal for exit 11 have plans for affordable housing?

Nicholas, In August I have a meeting with Supreme Ind. and a company called Port One, out of Boston. They will provide their plans for development of the pit at exit 11.

David B has supreme agreed to contribute to the sewer?

Nicholas I am sure that will be a component of the development plan. What is being proposed, according to them, is permissible with current zoning. Most likely Warehousing.

David B it would be in the best interest of the town to have some kind of residential development added.

Nicholas I agree

David S the traffic problem at exit 11 has to be addressed

Matt B any news on the dome?

Nicholas it is my belief that they have the variances from the state fire office. But they have not come to the town for the building permit.

Brett when does the site plan expire?

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Nicholas May of 2019

APPOINTMENTS:

MARK PILOTTE - VP of Development



Nicholas introduced Mark Pilotte to the committee and explained why he invited him to talk.

We are looking to rewrite our Ordinance for the purpose to include more multi-family housing with a affordable component. Mark has work in this specific form of development and can help us to understand how we can best complete this and to answer questions you may have.

Mark P, Our main focus is to provide affordable and workforce housing along the east coast. My main goal is planning properties and getting the design going. I know the process though it may be a bit different in every state and town but I deal all the time with the permitting and the local land use boards. I do not have anything to do applications for tax credit and grants. I am here tonight to discuss where the best locations are in Hooksett for affordable housing and what areas may benefit most to have workforce housing development. David added that in NH we have local control. Mark yes you do but there is a check list for criteria and one good thing to review for an area of development is if it is set up for public transit and walking to shopping. We look at Hooksett and give it good marks for the proximity to Manchester. We score the applications and see what the best achievement for success is.

David S How large are the developments?

Mark several hundred units. During this pandemic and during recessions there becomes more demand and it is necessary. Of an over-all housing component, we e like to see 10% added for affordable housing

Matt B what is the definition of affordable housing and are there criteria for the number of bedrooms?

Mark it is confusing because people think section 8 and that is not always the case. The tenants are there for a verity of reasons. They have case managers and they work with all parties to keep a rents contracts in place. The state sets up the best locations with major cities nearby be it concord or Manchester and they set the application criteria and the % of affordable housing.

Matt B I would think that these models for criteria would be thrown out of whack during this pandemic. If you are going to build today it is tough to go on the model for today because it will change next year.

Mark they are looking at how long we can weather through this. The government is dumping money into this market.

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David B one thing we are discussing is what should we allow for height and setbacks? Those are our important issues and to amend the Zoning Ordinance. What would your recommendations be for changes to our ordinances?

Mark When looking at affordable housing the state sets some of that and the developer is looking at how do I do this and have this project make money? I don't build to high so I that I don't have to invest in an elevator and go stick built for the most economical cost. Setbacks will depend on the neighborhood and abutters for privacy. There is a lot of granite in Hooksett and blasting here is costly. If the setback can be brought close to the street that helps and then leave the back area as open space.

David B do you sprinkler your buildings?

Mark it depends on the size. 3 story would need sprinklers. Elevators depends on state requirements. Local agreements are negotiated. Add sewer or water and negotiate the reduction in impact fees. Other cost to consider are infrastructure and traffic lights.

David B we have a development that is a 4-story apartment building and we have set precedents for height.

David S Neighborhood Works is a nonprofit organization for the state. Are there percentages that are required for how many units of affordable housing?

David B have you look at our Ordinances?

Mark your Zoning Ordinance is antiquated in some points and it should be a priority to work on it to be more in line with today and where you what it to go in the future.

Mark I will look through the Zoning Ordinance and give you some suggestions for height, setbacks and densities. Cost of buying and impact fees. Water & sewerage meter fees and tap fees are sometimes too high and it would be more cost effective for private. If the development is within ½ mile of commercial shopping and your zones don't allow that in residential, that is a developer's motivator.

David S would you advise 1- or 2-bedroom units? What about this hitting the schools with more kids and costs?

Mark stay at 1 or 2 I do not recommend going to 3

Mark the big concerns when towns start discussing affordable housing, are school systems overload and those needing more programs. I have to say it is a minimal impact overall.

Nicholas what I hope comes out is to identify specific parcels to rezone or set aside and be eligible for tax credits.

Matt B we have to see where it is best suited and make sure mixed use is where we want it. Mixed use is commercial and that is not something I want to get into. The tax credit may not be allowed for commercial use

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Nicholas in regard to the zoning issue, it is that our PZ doesn't allow residential use. Commercial is on the downhill slide and residential development has shown more interest. I want to focus on the incentive of development. Bend the rules for the restrictions.

Nicholas asked Mark if he could provide the committee examples of written incentives.

Mark Off site improvements should be from the impact fee. If I am required to pay impact fees then the offsite improvements should come from those paid from my development. If I am going to provide open space, then give credit from recreation line of impact fees. I look at those and see how I can negotiate with the town. The variance process is tough with the hardship requirement. Density is a fine line.

David S What about water and sewer?

David B why do we have a high impact fee?

Nicholas, we have a matrix for rates on use.

Mark the impact fee for NH is there because they don't have state tax. It makes up for that. You have to have a balance of Commercial and residential and also Single Family or apartments.

Nicholas, we have several parcels in the PZ that will never develop commercially because of where they are located. They should be rezoned or be allowed to have residential development. Parking is an expensive part of it to and the amount our Ordinance requires. We require 2.5 spaces in some cases for each unit.

Mark we average about 1.5 spaces and that has helped to bring up the density needed for to make it worth the costs.

David S what is our density requirement in PZ

Nicholas we have none because it is not allowed. 12 units per acre is our highest density

Mark 10 to 20 per acre with water and sewer is our projected amount. For Mixed Use you have to get the residential component built first and commercial will follow because they have that captive audience.

Brett in the PZ it makes sense to allow for residential on some parcels.

Mark the accessibility near Manchester is great for use of transit systems and If you have no sewer that the leach field and septic system can takes up a tremendous amount of land.

David S are you pursuing Harmony Place for Development

Mark yes. The application is ongoing. The number of units and height requirement and cost are the big issues.

Nicholas very informative thank you

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Mark I will look at your Ordinance and send you some information on a few of our projects.

David S if we do 1 bedroom units then we don't have to worry about the schools being inundated.

Mark you can't discriminate. The enrollments are down in a lot of locations. We try to keep trac of the impact and it is not a big influx. I will send Nicholas information and he can share with the committee.

Nicholas will get in touch with the NH Housing authority and maybe Neighborhood Works for one of our next meetings

David S when do we need to provide information for the Warrant Articles?

Nicholas by this Nov.

David B motion to adjourn @ 6:34. 2nd by Brett Scott, all in favor.

Minutes respectfully submitted by Kathy Lawrence