

Economic Development Advisory Committee

Date: May 15, 2024

Town of Hooksett Municipal Building,

Time: 5:00 PM

Minutes

1 **CALL TO ORDER@**

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3 **PLEDGE OF ALLEGIANCE: 5:05**

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5 **ATTENDANCE: David Scarpetti - Chair, Matt Barrett – Vice Chair, Alden Beauchemin –**
6 **Business Member, Jesse Tringale - Member**

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8 **STAFF & OTHER DEPARTMENTS: Elizabeth Roubidoux – Town Planner, Andre Garron – Town**
9 **Administrator**

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11 **EXCUSED: Peter Stoddard, Michelle Gannon**

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13 **APPROVAL OF MINUTES: 04/17/2024 Motion to approve made by Matt B, 2nd by Alden B**

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15 **APPOINTMENTS: Christopher Ware, Ware Group: Keller Willams Bedford NH**

16 **Discussion of Affordable Housing:**

17 **Chris Presentation on Affordable House.** I have been meeting with different boards and
18 committees. I have been real estate broker for 9 yrs. with Keller Willams Bedford NH. Prior, I
19 was with Fidelity Investments. When I was first starting in the real estate business, I had a call
20 for any mobile home in parks and reached out to Dave Grappone and asked how does this
21 work? It was an eye opener for me, and Dave was bringing in new mobile home Park to NH and
22 if I would like to be realtor? Back then the standard single ran about \$60,000. A double, about
23 \$160.000. Now they would run \$190 - \$250. Prices are going up substantially. I am involved and
24 volunteering and getting more involved in communities to discuss Affordable Housing.

25 **Presentation 2015 – 2024 analysis Affordability lacking.**

26 **Chris** annual home sales are down slightly for 10 yrs. ago, that is due to inventory. Mortgage
27 rates have fluctuated from 3.85% in 2015 to 7.13% 2024. Days on the market have gone from
28 83 to 38. Average price for single family home 2015 \$242.500 to \$500.00. Downsizers are
29 staying put due to good interest rates and the cost to replace is too high. They are building ADU
30 in their homes for family members to come live as a way to save home cost. First-time home
31 buyers cannot buy the move-up home, so they are renting. Potential solutions are for towns to
32 change their zoning to more mixed use. Commercial and residential. Educate Zoning boards to
33 allow more flexible zoning. Allow expansion of Mobile Home Parks. Allow more flexibility for
34 Accessory Dwelling Units. More inventories would help lower home prices. Give cities and

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35 towns more tax revenue from properties that are performing. We have great job opportunities
36 with good annual incomes here and want to afford our own homes.

37 **Andre** with regard to how to help communities need to be educated and they have been doing
38 this a long time. What needs to be added to our conversation are neighborhood groups and
39 existing residents and why this is important to find affordable reasons. These are for our
40 policeman, firefigths, our employees, our families that will live there.

41 **David** complains about adding to the school districts but that is declining. Enrolment is down.
42 Maybe do a subdivision. Not a park with but a subdivision well and septic so they own. Then
43 they don't have the monthly fee for the HOA to maintain. They maintain their own.

44 **Jesse** I think the ADU idea is a good solution. I have an ADU, and older parents and the direction
45 society is going an ADU can make it more affordable to use it rent or have family members live
46 with family. Older and kids coming back to live with parents. It brings back the generational
47 aspect to the community, which is a good thing. I see the benefit of more parks, but it should
48 be for over 55 so it gives an affordable benefit for older people to go and no burden on the
49 school district. Rent is crazy high and the ADU can bring a monthly income that would put a
50 dent in your mortgage. If the town could make it easier for the homeowners to have an ADU I
51 think that would be great.

52 **Alden** I think Jesse is right about the ADU ideas. The fact of the matter is we could do this
53 immediately. I don't understand why Hooksett doesn't allow detach ADU's. An older family
54 member could have their own space on the parcel, and we can take care of them. EDAC should
55 support the effort to change the ordinance for detached ADUs.

56 **Jesse** is allowing detached ADUs, something the Town can do or is a State regulation.

57 **Alden** it is a Zoning Change. It is in the Zoning Ordinance. We would probably need to catch up
58 with the Planning Board and encourage it.

59 **David** it would have to be a discussion with lot size. It would need to be a large parcel to add an
60 ADU to the back yard. I would not want someone putting a small home in the back yard of the
61 neighborhood we live in.

62 **Jesse** we would really have to dial in on what the definition would be because we are seeing
63 tiny homes being built and delivered to your home. Amazon and Tesla are building them. I have

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64 seen these little barns or carriage homes that look nice. We do need to be careful of what we
65 allow so neighbors can live with it too.

66 **DEVELOPMENT UPDATE: Elizabeth Roubidoux-Town Planner- N/A**

67 **ADJOURNMENT: Motion to adjourn made by Matt B 2nd by Alden B @ 5:55**

68 **NEXT MEETING: June 19th 2024**

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