

AFFORDABLE HOUSING COMMISSION
MAY 17, 2012 at 7:30 PM
TOWN HALL, 41 SOUTH MAIN STREET

In attendance:

Members: Andrew Winter (Chair), Bruce Altobelli (Vice Chair), Chip Brown, Don Derrick, Karen Geiling, Jim Reynolds

Alternates: none

Staff: Jonathan Edwards

Guest Speaker: Ben Frost, Director of Public Affairs, New Hampshire Housing

Audience: Christine Walker, Executive Director, Upper Valley Lake Sunapee Regional Planning Commission

Called to order at 7:35 PM

Minutes from March 15, 2012 were approved.

Minutes from April 19th, 2012 were approved.

Ben Frost, former executive director of the Regional Planning Board, introduced the New Hampshire Housing organization and explained that their mission is to encourage development of workforce housing which includes coordinating the low income housing tax credits and first time home buyer mortgages at favorable rates. His presentation, "Inclusionary Zoning and Other Tools to Help Create Affordable Housing" outlines some ways in which towns can address this issue.

Inclusionary Zoning and other Tools to encourage affordable housing:

- Accessory Dwelling Units RSA 674:21
 - By special exception, or administrative allowance towns can have more control over owner occupancy etc. ie can revoke.
 - Not restricted to blood relatives
 - Encourage owner occupancy
 - Age in Place
 - Hollis ordinance is a good reference

- Community Revitalization Tax Relief Incentive
 - RSA 79-E (2006)
 - Exemption from tax for a period of time on rehabilitated portion
 - 15% of reevaluated property or \$75,000 max
 - Can apply to affordable housing
 - Requires initial town meeting action
 - Mennino Place in Concord as example of affordable housing use

- Mixed Uses
 - RSA 674:21 I(h) and 9-B:3
 - Neighborhood Planning
 - Example, Squamscott Block in Exeter, Mixed use Workforce Housing
 - Includes a parking garage to accommodate loss of parking.
- RSA 674:21, IV(A): Inclusionary Zoning
 - Land use regulations that induce owners to voluntarily produce affordable housing
 - Reduce the number of boards they need to present to. Identify where you want it to be and specify conditions of use
 - Qualifying people, rental or owner
 - Income standard, use the Workforce Housing Law's standards
 - Housing cost burden 30% (PITI or gross rent)
 - Developer Incentives
 - Density bonus, reduce lot size and frontage requirements
 - Expedite permitting
 - Financial assistance, Exemption from fees
 - Exemption from phasing or growth management ordinance because time is money
 - Incentives and Set-asides, refer to DES for examples. Test them for marketability before employing them, talk to developers etc.
 - Inclusionary Zoning Standards
 - Compatibility of style, Intersperse throughout development, Project phasing
 - Assurance of Continued Affordability
 - Binding commitment, Planning Board Records 99yrs, HUD 30 yrs, Investors 15 years
 - Need Administrative oversight, establish monitors, provide annual reporting
 - Costs come out of rent or purchase price, 2% on sale.
 - Shaker Heights in Chester is an example of a conservation subdivision design, affordable 2 and 4 family townhouses
 - Peacock Brook, Amherst, NH produced affordable single family homes, which is due to the Amherst Ordinance that offers 8X density bonus (2 acres to ¼ acre). Max floorspace is 1300 ft sq. Current market price is \$269,000, originally \$249,000 in 2010
 - Watson Woods, Exeter, 28 units in 6 multi-family buildings, current affordable range \$190,000 - \$219,000 market rate is \$250,000

References:

- NH Workforce Housing Guidebook www.nhhfa.org/rl_WHguide.cfm
- NH Workforce Housing Council www.workforcehousingnh.com
- Innovative Land Use Techniques Handbook, des.nh.gov
- Community Planning Grant Program www.nhcitizenplanner.org

Discussion followed the presentation.

Current legal issues in NH include a proposal to make the landlord registry (tabled in Senate,) and a proposal allowing landlords to evict (they could discriminate), which would put people out on the street.

Parking and traffic issues remain a concern for many of us on the commission. The NH Housing examples indicate that as long as there is sufficient space for off street parking in appropriate areas then parking is not a problem. Traffic is less of an issue in their experience.

8:48 adjourned

Meeting adjourned at 8:48PM. The next meeting is at 7:30PM June 21,2012.

Respectfully Submitted,
Karen Geiling