

**RESIDENTIAL PROJECT MEETING
MEETING SUMMARY
JANUARY 9, 2012**

Present: Judith Esmay, Jonathan Edwards, Vicki Smith, Kate Connolly, Iain Sim, Michael Hingston, Joan Garipay, Judith Brotman

Minutes December 12, 2011

The minutes of December 12, 2012 were reviewed and amended. On a motion by Kate and a second by Joan, the amended minutes were unanimously approved.

Discussion about Manufactured Housing and Accessory Dwelling Units

Jonathan distributed two handouts: Chapter 3, Planning and Development Strategies from *Housing Solutions for New Hampshire* and Chapter IX from a Local Government Center publication about workforce housing.

In NH, manufactured housing is also known as a mobile home or trailer. Modular means pre-site built housing according to Statute.

There are approximately six manufactured housing units in Hanover. What does our Zoning Ordinance allow in the way of manufactured housing? Section 602.1 allows a park provided the lot is more than 10 acres. A manufactured house subdivision requires a minimum lot size of at least 3 acres, just as a stick built subdivision. The underlying zoning prevails and controls the density. The economics drive development in town. It may well be the return of putting a single house on ten acres is greater than developing a manufactured housing park.

What exists in the Ordinance is in response to Statute in order to not discriminate against mobile homes. They are allowed in the "RR" district, only.

Why should there be distinctions between stick built and mobile homes? There is an economic/class distinction and stigma attached to manufactured housing. New double wide mobile homes cost \$45,000- \$60,000, about a quarter the cost of a stick built house. The older mobile homes are hard to maintain. Metal clad rusted. It is difficult to replace an existing mobile home that exist as non-conforming structures as new ones are larger and so cannot be replaced in kind.

What does Hanover really want in terms of manufactured housing? What about not having a park and just allowing a mobile home on any lot? A park would allow multiple units with greater density. The quality in construction techniques can be better or worse for stick built and manufactured housing.

The Committee saw merits to mixed housing in neighborhoods. There is a stigma to manufactured housing parks relative to lack of maintenance. If the regulations can promote the notion that lots should be owned by the homeowners, rather than rented, there may be better maintenance. Most of the Committee decided that it would be best to allow manufactured housing on single lots anywhere as long as the dwelling is code compliant. This would suggest eliminating Section 6 and not making a distinction between manufactured and stick built housing.

The Committee still needs to think about the incentives for workforce housing in the context of a cluster development.

Work force Housing

The letter from the Affordable Housing Commission dated 12/15/11 was reviewed. The Residential Committee will be meeting with the Affordable Housing Commission on January 19th at 7:30 PM. It is hoped that the Affordable Housing Commission will provide a vision for providing affordable housing in Hanover for the future. Jonathan does not think that the Gile Community model would be supported again, especially since financing will not be available. In addition, there is some question regarding where another development like that would be placed. There has also been some community opposition to another one because of the aesthetics of the project. There was no cost for the land. Financing opportunities that existed no longer exist for this type of project

Both groups will be looking to the other for ideas for providing workforce housing.

Ideas for how to guide the discussion with the Affordable Housing Commission was discussed. Items 4 and 7 were singled out as useful places for discussion. Talking about the Residential Committee's site visits and neighborhoods that worked was suggested. The goal of having a diverse population and housing types to accommodate them are important components of workforce housing. The Affordable Housing Commission will be queried about whether they are asserting that there is increasing pressure for affordable single family homes. Multi-family housing is one way to provide more dwelling units that is promoted by the Committee but must be thought of in both small scale and large scale terms in order to appropriately be located in existing neighborhoods.

The Committee developed the following list of questions for the Affordable Housing Commission:

In what ways can regulations promote affordable housing?

The planning board believes that providing multi-family housing is the most immediately effective path to providing affordable housing in Hanover.

- Do you agree?
- Where would you put it?
- What type of density is needed to make it affordable?

For whom are we providing affordable housing?

What inducements, density bonuses, etc, would help promote affordable housing?

What is the role of accessory units within single homes in promoting affordable housing?

What would be the role of single family housing itself in promoting affordable housing?

To what extent do workforce housing and affordable housing need to be tied into transit?

To what extent do workforce housing and affordable housing need to be tied into public water and sewer systems?

As a matter of policy, do we need to assure a dwelling unit remains affordable over successive ownerships?

Jonathan will compose a memo to be sent to the Affordable Housing Commission prior to the January 19th meeting incorporating these questions. The list may be re-organized to facilitate the flow of the discussion and to be sure the most important topics are listed first.

Next week The Residential Committee will meet on Thursday, January 19th at 7:30 PM at the Town Offices to discuss the questions with the Affordable Housing Commission.

Meeting adjourned at 3:50 PM.

Respectfully submitted, Vicki Smith, Scribe

NEXT MEETINGS ON THURSDAY JANUARY 19th at 7:30 PM at the Town Offices and WEDNESDAY, JANUARY 25th at 1:30 PM.