

# **LONDONDERRY, NH - Housing Task Force**

## **Minutes of the meeting on January 30, 2008 in the School District Meeting Room**

7:00 PM: Members Present:

Rob Nichols; Deb Lievens; George Herrmann; Earle Rosse; Al Baldasaro, At Large; Marty Bove, Ex-Officio

Staff Present: André Garron, John Vogl

A.Garron called the meeting to order at 7:15 PM.

**A.Baldasaro made a motion to approve the minutes from the meetings on October 24 and November 28, 2007. M.Bove seconded the motion.** Vote on the motion 6-0. Minutes are approved.

David Preece, Executive Director of the Southern NH Planning Commission delivered a presentation on two new grant programs: Inclusionary Zoning Implementation Program (IZIP) and the Housing and Conservation Planning Program (HCPP).

Both came from conservation and affordable housing groups, with the goal of conserving open space and providing affordable housing. For HCPP, the Legislature appropriated \$400,000 to provide technical support to municipalities to implement smart growth principles and plan for a full range of housing needs. It involves four stages:

- 1) Review and map out needs – data collection (up to \$20,000)
- 2) Growth and development strategy (up to \$15,000) development
- 3) Amend the master plan (up to \$20,000)
- 4) Audit/amend existing land use regulations & Draft new land use articles (up to \$30,000)

Two rounds of funding are available, with \$200,000 distributed per year. Application periods will be in both spring and fall of 2008.

Inclusionary housing is a zoning tool that allows for incentive to permit higher density in return for affordable housing guarantees. IZIP comes from the NH housing and can be used to bring in a housing consultant to write an inclusionary zoning ordinance for the town. A.Baldasaro asked how many towns are participating in the two programs. David said none yet, but that many towns are working on their own. David said he would get us the application materials.

M.Bove said there is difficulty in targeting affordable housing to local needs and asked if we can do anything to target them to residents? He said there is huge demand from locals and that Londonderry already has a list. David will look into it. A.Baldasaro asked how can we avoid bad perceptions of affordable housing. A.Garron said we make argument that it's for our children/starter homes and that the homes are not undesirable but are high quality, entry level homes. He stressed that Londonderry has big economic development goals which means we will continue to have demand for housing. David said labor forces are having to travel long distances to work in low paying retail jobs and that we are moving into a challenging time regarding housing and energy/gas. D. Lievens would like to see conservation goals turned into viable zoning rules. A.Garron said we'll look at where we are and decide where to apply.

1 Discussion turned to the Status Report, as follows:  
2

3 A.Baldasaro asked if we have more local/realistic numbers for average annual incomes. J.Vogl  
4 said he would look into it and add in new income figures (Police, Teachers, Fire Fighters) plus  
5 further explanation of the income table. M.Bove said the only way to keep rental permanent is  
6 to have it owned by an agency – Manchester Housing/Neighbor Works. He said we need a  
7 strategy to retain rental properties. E.Rosse said developers might get tax benefits if they keep  
8 rentals permanent – enter agreements to get the tax break. M.Bove said the other approach is  
9 to keep permanent as a condition of density bonuses. If we recommend higher density, we need  
10 to understand municipal demands; garbage, police, fire, etc. E.Rosse said people in workforce  
11 housing are employed and contribute to the economy  
12

13 A.Baldasaro asked if we can quantify how many units, specifically, how much does 34% of  
14 future growth mean (in Recommendation 1). A.Garron said that the need is based on incomes  
15 generated in Londonderry history; trend shows a segment that continues and represents about  
16 34% of the town. J.Vogl said he would add more language to clarify the need for affordable  
17 housing in Town. A.Garron said any jobs you create in town; 1/3 of them want to live in local  
18 town. A.Baldasaro said a lot of young professionals are leaving NH for lower cost of living.  
19 M.Bove said all we can do is make land available through zoning for affordable units. We can  
20 encourage affordable/rental units and look at success stories around where units sell extremely  
21 quickly. R.Nichols said density is the key; work carefully with Planning – make sure incentives  
22 are safe and smart; consider traffic.  
23

24 E.Rosse said the goal of the task force was to reestablishing a class of housing that  
25 disappeared – starter housing. He said the density is not unique in Londonderry and that  
26 Century Village is a good model. A.Garron proposed a new recommendation: “maintain a  
27 percentage of housing stock as rental”. R.Nichols said the recommendations regarding zoning  
28 should be more specific, with targeted approaches – inclusionary zoning for example. M.Bove  
29 said no one will come here unless we tell them we’re open. He suggested a recommendation to  
30 “explore financial instruments that the town can partner with and to work with NeighborWorks to  
31 assure permanent affordability”. All agreed that we should have a closer partnership with  
32 Neighbor Works and not seek to recreate their skills. A.Baldasaro added a recommendation to  
33 “consider partnering with groups that have expertise”.  
34

35 M.Bove said maybe Auburn Rd could be a “beta site” to build a model success story and could  
36 be an opportunity to show what affordable housing really is. M.Bove’s recommendation was “to  
37 establish a model, success program “beta project” to illustrate what needs to be done – Auburn  
38 Rd and publicize successes”.  
39

40 M. Bove said we should make a presentation to the new council after the new Councilors are  
41 seated. A.Garron said there should be one more meeting from us to finalize the report, then  
42 direct presentation to the Council and Planning Board. M.Bove said maybe presentation should  
43 be to a joint meeting with Council, Planning and ZBA.  
44

45 Adjournment:

46 M.Bove made a motion to adjourn the meeting. E.Rosse seconded the motion.  
47 Meeting adjourned at 9:45 PM.  
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50 These minutes were recorded by John Vogl, GIS Manager,  
51 typed by Cathy Dirsa, Planning Department Secretary.