

LONDONDERRY, NH - Housing Task Force

Minutes of the meeting on July 25, 2007 in the Moose Hill Council Chambers

7:00 PM: Members Present:

Rob Nichols; Earl Rossi; Jon Weigler, At Large; Giovanni Verani, At Large

Staff Present: André Garron, John Vogl, Cathy Dirsa

A.Garron called the meeting to order at 7:20 PM and introduced our guest speaker, Paul Morin from Tarkka Homes – Home Builders Assoc.

P.Morin gave a summary of his background and spoke about what type of housing he has developed in Londonderry.

He then delivered a presentation regarding barriers to developing affordable and workforce housing (**see attached**). His notes were developed for a statewide audience thus some of the identified barriers are issues for Londonderry while others come from the state agencies and are out of our control. Regarding building efficiency standards, He said that PSNH is offering incentives for energy efficient homes that might help to lower initial investment costs. He also mentioned elderly housing and asked if there are plans of how that might change after the baby boomers and echo boomers are gone. A.Garron said that is something the Planning Board has discussed a number of times. He said they will need to address that in the future. R. Nichols asked about the financial impact of the government barriers. P.Morin replied that they might be responsible for 6% of the project's cost. E. Rossi asked what would it take to build a smaller, more modest home? P. Morin summarized that the price of land is the largest economic factor in deciding what to build and that high land costs required building high value homes in order to generate profit. He said that he had seen instances where affordable housing was built in concert with higher value "McMansions". Specifically, He referenced an example in Salem, NH from developer Stephen Lewis and included all types of housing from the high end to affordable over a couple phases.

▪ Review and Approval of June 7, 2007 Minutes

We did not have enough members present for a quorum so we were not able to vote on approval of the minutes at this meeting. We will address this at the next meeting.

▪ Review of Londonderry Housing Data

A.Garron said that John Vogl has put together some information pertaining to Ben Frost's presentation at our last meeting.

J.Vogl presented his findings to the task force (**see attached**). New information included the amount of housing in Londonderry that is currently considered affordable. Members agreed that the target price range for a household earning 80% of the median income (~\$71,000) is \$145,000.

G.Verani also presented some facts to the task force based on home sales in town for the calendar year to date.

▪ Other business

A.Garron asked the task force who they would like as our next guest speaker.

Elders Affair committee or economic development (projected incomes of people in town)

1 R.Nichols suggested inviting a builder and proposing some challenges on what they could
2 do for affordable housing in town.
3 Discussion turned to construction costs and an attempt to identify the impact that local
4 regulations have on the ultimate price of housing. R. Nichols said we should try to identify
5 what regulations have the highest monetary impact and try and see if those can be targeted
6 for review. J.Weigler gave us some insight on building costs from his own experience. He
7 suggested that for a 4-5,000 square foot home, impact fees generally cost \$8,000,
8 engineering review costs \$4-5,000 and land development and road construction would bring
9 the cost to \$45,000 before you even start building. He suggested that construction costs are
10 about \$180/square foot for a 1,000 square foot home, including the price of land. Members
11 agreed that land is about 30-35% of the cost.
12

13 A.Garron said he will attempt to get a speaker that could address the top 3 building costs.
14

15 Meeting finished at 9:35PM
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17 These minutes prepared by Cathy Dirsra, Planning Department Secretary.