

# LONDONDERRY, NH - Housing Task Force

## Minutes of the meeting on August 29, 2007 in the Moose Hill Conf. Room

7:00 PM: Members Present: Rob Nichols, Deb Lievens, Earl Rossi, Jon Weigler, Giovanni Verani, Al Baldasaro, John Michels

Staff Present: André Garron, John Vogl, Cathy Dirsra

Also Present: April Guilmet - Londonderry Times, Trent Spinner - Union Leader

J.Michels called the meeting to order at 7:10 PM.

A.Baldasaro made a motion to approve minutes from the July 25 meeting. R.Nichols seconded the motion. Vote on the motion 5-0-1 (D.Lievens abstained because she was absent).

A.Baldasaro made a motion to approve minutes from the June 7 meeting. R.Nichols seconded the motion. Vote on the motion 6-0-0.

Guest speaker – Dick Anagnost, President, Anagnost Companies – Housing Dev. Pro-forma addressed some key issues with affordable housing:

- Town ordinances are the biggest factor in not achieving affordable housing, especially since they were established many years to meet different goals and objectives.
- Things that affect the unit cost of housing:
  - o Allowable density, cost of on-site/off-site improvements, cost of bonding, time (years) from project submittal to final approval.
- His experience showed that there needs to be a mechanism in place to keep the unit cost affordable. NH Housing has taken on the administrative role in his Manchester projects and established a Land Use Restriction Agreement (LURA): a 99 yr agreement that ensures the affordable housing based on median income.
- He mentioned that many communities only think of affordable ownership housing but that affordable rental properties need to go in tandem with ownership opportunities.
- Affordable housing is targeted for households earning between 60-120% of the median income (~ \$62,000 in Rockingham County – anything below that would be qualify as low income)
- Density is the key to affordable housing because it drives down the cost of everything
- A developer will usually try for a 20+% profit. Uncertainty over the profitability of affordable units drives many developers to construct higher value and more profitable homes.
- He recommended an expedited approval process for affordable housing projects as state permits alone can take up to 6 months to acquire.
- Communities need to take a holistic approach to affordable housing and revisit the master plan to identify and target the areas most suitable for affordable housing
- Cluster zoning ordinance leaves more open space, which reduces site impact
- Portsmouth, Exeter have successfully revised their zoning to address affordable housing

These things drive the cost:

Site cost 55%, raw land cost 25%, soft costs (real estate & profit) 20%

Other business:

Consensus was to have a workshop at the next meeting to discuss what our goals and how to achieve them.

1 Adjournment:

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3 A.Baldasaro motioned to adjourn the meeting at 8:45PM. Seconded by R.Nichols.

4 Meeting adjourned.

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7 These minutes prepared by Cathy Dirsa, Planning Department Secretary.

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