

LONDONDERRY, NH - Housing Task Force

Minutes of the meeting November 28, 2007 in the School District Meeting Room

7:00 PM: Members Present: John Michels, Chairman/At Large; Rob Nichols; Deb Lievens; George Herrmann; Earle Rosse; Al Baldasaro, At Large; John Verani, At Large; Jon Weigler, At Large

Staff Present: André Garron, John Vogl, Cathy Dirsa

J.Michels called the meeting to order at 7:05 PM.

Review and Approval of October 24, 2007 Minutes

Minutes were not available and will be reviewed for approval at the next meeting.

Housing Taskforce Interim Report Discussion w/Robert Tourigny, Manchester Neighborhood Housing Services, Inc.

Robert Tourigny and Jennifer Vadney were the guests for this meeting. R.Tourigny commended the task force for putting together a very thorough report addressing housing in Londonderry. He said anyone that pays more than 30% of their income to housing costs is considered burdened. J.Michels suggested the report include both affordable housing and workforce housing. Overall he said we need to define the different types of housing. R.Tourigny said they typically separate the categories of affordable housing as: below 30%, 30-50%, 50-80% and 80-120%. J.Michels said the median sale of a home in Londonderry last year was \$262,000. R.Tourigny agreed on that figure. He said housing cost for home ownership includes mortgage principal and interest, taxes, insurance and rental housing includes rent, utilities, condo association fees. The task force has determined that the median income for Londonderry should reflect the Manchester MSA for this area which is \$71,300. J.Michels said the median income for an average home in town is \$87,000 which is 123%. R.Tourigny said the average home sales have dropped about \$15,000 in the last year. He said that is mostly due to the high end homes selling for less and that the entry level homes are actually selling for more. R.Tourigny said site costs are definitely something we need to focus on to achieve affordable housing. J.Michels noted that the letters of credit are a problem and this should also be addressed in regards to any recommendations. R.Tourigny said the sidewalk/road requirements have a negative impact on affordable housing.

Map of Potential Affordable Housing Areas

He said that in his opinion sites 6, 12, 13 would be great places to place affordable housing. He said if the town owns parcels large enough to develop an affordable housing site, that would be the best place to start and it would help keep the costs down.

Plan /Strategy Discussion

A.Garron suggested the strategy and recommendations be discussed at the January meeting. J.Michels suggested that each member review the zoning ordinance and subdivision regulations (available on the website) prior to the January meeting. E.Rosse suggested that we define first what we want and then present the recommendations to the Planning Board and Town Council and it would up to them to tell us whether or not it

1 can be done. The HTF and R.Tourigny agreed with E.Rosse's suggestion. R.Nichols
2 suggested that we present our report to the Planning Board and they could perhaps
3 have a workshop to discuss the floating zoning needed for affordable/workforce housing.
4 A.Garron said for our January meeting we should come with our thoughts and
5 recommendations to achieve affordable/workforce housing.
6 J.Michels asked J.Vogl to help with the density, etc.
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8 A.Garron said the Planning Board decided to move forward with a mini master plan.
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10  **Adjournment**

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12 A.Baldasaro made a motion to adjourn the meeting. E.Rosse seconded the motion.
13 Meeting adjourned at 9:20 PM.
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16 These minutes prepared by Cathy Dirsa, Planning Department Secretary.
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