

LONG RANGE PLANNING COMMITTEE MEETING

**Thursday May 4, 2023
10:00 AM – Rye Town Hall**

***Present:* Chair Rob Wright, Patricia Losik, Kathryn Garcia and Planning & Zoning Administrator Kim Reed, Land Use Assistant, Kara Campbell and Jenn Rowden, RPC Consultant**

I. Call to Order

Chair Wright called the meeting to order and led the pledge of allegiance.

Ms. Reed opened with explaining the process that led to this kickoff meeting.

Ms. Rowden stated that there are 3 main tasks. First is the survey, then assessment and last to report back out with community involvement.

Chair Wright asks about sources.

Ms. Rowden stated the US Census, Regional Housing Needs Assessment by RPC, State Needs Assessment. American Community Survey data has a 5 year cycle and the smaller the community the higher margin of error. She also handed out data from The Regional Housing Needs Assessment that she pulled just Rye Data and she is working with our assessing department.

Ms. Losik questions the difference between the RPC Regional Assessment and the State.

Ms. Rowden stated she would send the State to us later today. She then turns to the reference sheet she made of the data of Rye's data from the regional housing needs assessment.

Chair Wright asks if RPC serves Rockingham County.

Ms. Rowden stated that it does not, and she went on to say which communities they do serve and also that they did not want it to be political. The commissions are not aligned with the counties, not seen as political and they are advisory only. Members chose to elect to be part of the regional commission and pay dues or they can vote not to participate.

Discussion on the communities served by the Regional Commissioners and the 93 corridor and the communities along 93. RPC worked with 93 widening a little and work with other planners.

Ms. Rowden states that the Regional Housing Needs Assessment is advisory. What RPC will be doing with Rye in the NHHOP grant is a deeper dive.

Ms. Losik asks if she can explain fair share.

Ms. Rowden starts off by saying that the legislature was created in 2008 for workforce housing and that every municipality has to demonstrate a reasonable and realistic work force and the 30% income level. Workforce is not low income.

Chair Wright states it parallels with the lending.

Ms. Rowden states again it is not low income, it is for teachers, municipal workers, etc and it has an income-based threshold.

Ms. Garcia asks about the regulatory statute of the work force housing law.

Ms. Rowden it is a state law and the regional commissioners do not enforce it.

Ms. Garcia comments on the realistic side.

Ms. Rowden replies that the fair share # based on providing an opportunity. The state recognizes that municipalities cannot control the market or price of land. Provide the opportunity. She points out that Rye is providing opportunities.

Chair Wright asks about the portion and the metrics.

Ms. Rowden comments it is based on population %, Housing limit % and what portion qualifies.

Chair Wright asks how many communities comply with housing stock. He brings up again the market value and cost of land and states it is what it is, how can a community do anything about that.

Ms. Rowden replies that municipalities cannot do anything about the market or cost of land, they need to provide opportunities. What you can do is land use regulations, sheer fact that you have an ordinance which provides shows you comply. Right now, my job is the deeper dive. Cannot get to the absolute # but can get closer.

Ms. Losik states she now has a better understanding of fair share and that it is not just our community.

Ms. Rowden states it is regional how much own/rent – how much in Rye 3% of regional housing stock.

Discussion on the metrics of the fair share.

Ms. Rowden states there are income restrictions and how much housing stock. She states each time Portsmouth builds it impacts Rye.

Chair Wright explains that currently they are going forward with out a Build Out Analysis and that will help with this project.

Ms. Rowden agrees.

A little more discussion on the Build out, Fair Share and the fact that municipalities cannot control the market and cannot control cost of building.

Chair Wright states the ability to influence 20%.

Ms. Rowden states that most communities are 20-30% and Exeter just reduced to 10%. If Rye were to get sewer through the Town then that could impact density. Something that will be part of the building out.

Ms. Losik talked about ADU's and that we do not have enough information.

Ms. Rowden states the more willing the community is to provide opportunities is what they are looking for. There are areas that should not be built upon, and those areas are recognized, pristine salt marshes, not areas for housing. This grant is going to document opinions and document where the town can go.

Ms. Garcia points out that between the NHHOP grant and the build out then the long-range planning can get to the recommendations.

Ms. Rowden agreed with the housing needs assessment, data and people's opinions then you can find some areas of what you can do and where to meet goals.

Ms. Losik asks what we can do in our community.

Ms. Rowden states that land use regulations are where the opportunity lies and get overlap data, law, opinions for land use regulations.

Ms. Losik comments on the strong partnership with FB who did the NRI and the 1985 Master Plan written by Michael Donovan which is still relevant today and pointed out the concerns and the new NRI brings in a fresh document and brought it up to date, a document everyone can access. Then to Kathryn's point this Phase I is the needs assessment, then Phase II is regulatory audit and we have not talked about Phase II and Phase III yet.

Ms. Rowden talks about what we are doing now, Phase I and that is the tasks in the NHHIOP Plan grant and RPC current contract with the Town. The focus is on having housing diversity.

Chair Wright comments on perception and what is limiting more diverse other than the data and wonders if it is the zoning we have.

Ms. Losik wants to go back to Phase II.

Ms. Rowden states she is filling out applications for Phase II for other communities and can assist Rye. She has a template she can share with us.

Discussion about the outline that Ms. Rowden provided and the tasks before the committee currently. Housing stock photos, draft survey and social media sites.

Ms. Losik looks at the sheet and comments on the June 30th when the Phase II is due and Phase II due in November which is regulation drafting and education outreach.

Ms. Rowden stated the timing is good, wise to have housing needs initial parameters.

Discussion on the Phases and how they fit in with Rye and how to accomplish tasks.

Ms. Rowden talks about Phase I, housing preference survey, visual preference and how she plans on doing it and getting the committee's feedback. She will put in maps of areas and photos in the survey.

Chair Wright asks is utilize GIS.

Ms. Rowden says google maps.

Discussion on photos the committee members can submit for the survey of projects that are successful or not and how to submit them to Jenn. The committee also talks about ways for public comment and use of social media and hard copies at Library, Town Hall and Annex and the link to the survey online and end date with goals.

Ms. Losik asks about input.com.

Ms. Rowden says they have used it in the past and very confident with it and it is their public engagement tool.

Next meeting date: Thursday May 25, 2023 at 10am. Launch the survey the Tuesday after Memorial Day.

Motion to Adjourn.

Respectfully submitted,

Kimberly Reed
Planning & Zoning Administrator