



Town of Hopkinton

Housing Committee

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HOPKINTON HOUSING COMMITTEE PUBLIC MEETING MINUTES Thursday, June 1st, 2023 APPROVED

CALL TO ORDER:

Ms. Carr called the meeting of the Hopkinton Housing Committee to order at 5:30 p.m. on Thursday, July 20th, 2023, in the large meeting room in the Hopkinton Town Hall.

Members Present: Dawn Berry, Louise Carr, Craig Dunning, David Feller, Jack Ruderman, Katherine Mitchell, Thomas Lipoma

Member Absent: Richard Steele, Tricia Morin

Staff Present: None

Others Present: Ivy Vann-Housing Consultant, via Zoom

Ms. Carr asked if everyone had reviewed the minutes of June 1, 2023. Mr. Feller made a motion to adjust the language. Mr. Dunning made a motion to approve with the recommended changes seconded by Mr. Feller. The motion passed 6-0-1 with Mr. Ruderman abstaining.

Ms. Carr made a suggestion to the committee to check the Padlet account every few weeks.

Ms. Mitchell had a question about the housing report procedure. Ms. Berry made a motion to approve the Housing report. Ms. Carr opened the committee to discussion. Discussion ensued. Ms. Mitchell noted several issues she had brought up in previous discussions and Ms. Berry suggested Ms. Mitchell provides specific changes that could be voted on. Ms. Mitchell noted a math error in the percentage change calculated for the demographic change of the population between 20-34 year olds. Mr. Feller calculated the correct percentages for the demographic changes and noted several calculation errors. Ms. Mitchell noted the demographics age distribution graph being confusing. Ms. Mitchell noted that NHES report data has income data that extends into 2021 instead of the NH Income chart using 2020 data from the ACS. There was a discussion on the value of using most up to date sources vs consistent data sources. Ms. Mitchell noted an issue with the use of the word “assumed” for the price estimates of median house prices. Mr. Feller noted a question about a discrepancy between two income statements and Ms. Vann noted the cause was between the definition of household vs family income. Ms. Mitchell stated a question about the difference between the definition of lots created vs units built. Ms. Mitchell stated a question about permitting data

for rental units. Ms. Mitchell stated a concern about data that the Central Regional Planning Commission has used to determine conclusions. Mr. Dunning recommended that the committee focus instead on the town's building permit numbers as a more reliable source. Ms. Mitchell stated a concern about the use of the word extremely in the report's conclusions.

Mr. Ruderman noted a few formatting and wording changes to add clarity. Ms. Vann gave an overview of all the proposed changes. Mr. Dunning made a motion to accept the report as amended. Mr. Feller seconded. The motion passed unanimously.

Community Outreach

Ms. Carr gave an update on the community outreach and Mr. Feller agreed to take the dot voting boards to the senior center on August 9th. Ms. Vann gave several suggestions on best practices for community outreach. Ms. Carr made a suggestion to form a subcommittee to plan and organize community forums. Mr. Ruderman and Ms. Berry volunteered to help planning with Ms. Vann. Ms. Berry noted she could take the dot voting boards to the farmer's market. Mr. Dunning volunteered to take the Dot Charts to the Historical Society on August 19th. It was suggested that a sign be produced with instructions explaining what people are supposed to do with the DOT charts. Ms. Carr agreed to contact Tricia Morin and see if she could make this sign. Ms. Berry volunteered to bring the DOT charts to the Library on August 1st. She will also deliver the DOT charts to the Slusser Center before August 9th when Mr. Feller will introduce them to the Rotary Club. It was suggested that the Committee purchase a couple of easels that are easy to assemble and transport.

Phase II Grant Application

The application has been submitted, and no feedback has been received to date. Mr. Feller commented that he was surprised to see a couple comments on page 3 of the application. Specifically; "... we will develop proposals to update our regulatory environment to allow more housing choice." And "Further, this project will help Hopkinton move towards taking purposeful steps to increase housing availability and diversify housing types to be more accessible to people of varying income levels, as we propose to do in Phase 3." He thought the reason for the community outreach was to determine what the population wanted regarding housing and then we would execute based on that feedback. Mr. Ruderman explained that is correct but in applying for the grant we wanted to be consistent with the purpose of the grant.

Other Discussions

Mr. Dunning made a motion, seconded by Ms. Carr that the "Outreach Committee (OC)" be empowered to make decisions on behalf of the entire committee regarding the dates, times, and locations of the planned Outreach Meetings. The OC will notify the entire committee when decisions are being made to enable any other member to comment as needed. The motion passed unanimously.

Mr. Feller commented that healthy disagreement among committee members leads to better decision making. He applauded Ms. Mitchell for her diligence in reviewing the Phase I report as well as the members that put together a well written and articulated Phase II application.

NEXT MEETING

The next meeting will be on Thursday, September 7, 2023, at 5:30 p.m. at the Town Hall. The focus of the meeting will be:

Review of Community outreach plans (event, dates, locations);

Review community feedback to date.

ADJOURNMENT

Ms. Carr adjourned the meeting at 7:16pm.

Respectfully submitted,

Thomas Lipoma