



**LEBANON CITY COUNCIL
JANUARY 26, 2022 - 6:00 PM
WORK SESSION
COUNCIL CHAMBERS, CITY HALL OR
REMOTE VIA VIRTUAL PLATFORM
LEBANONNH.GOV/LIVE**

1. Meeting Access

To participate in this meeting, please [join live via Microsoft Teams](#) or call 929-229-5356 (access code: 722 203 462#). If you have trouble accessing this meeting, please [email Shaun Mulholland](#).

2. Housing in Lebanon

A. What is the City's role in the development of housing in Lebanon?

Meetings are open for in-person and remote attendance. Members of the public that wish to attend remotely may do so by going to LebanonNH.gov/Live where you will find instructions on how to enter the meeting. Members of the public will be able to participate and ask questions through the City's virtual platform or by phone. Please note: Should technical difficulties occur during the meeting that disrupts virtual or phone connection(s), the meeting will continue without remote access capabilities.



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

MEMORANDUM

TO: Lebanon City Council

CC: Shaun Mulholland, City Manager
Paula Maville, Deputy City Manager

FROM: David Brooks, Director of Planning & Development

RE: Upcoming City Council Workshops on Housing

DATE: December 30, 2021

Honorable Mayor and City Councilors,

Starting in January 2022, the City Council will hold several workshops to discuss housing policies for the City. During the first such workshop scheduled for January 26th, the main focus of discussion among the City Councilors should be “What is the City’s role in the development of housing in Lebanon?” For example, the City may choose to simply *enable* housing through zoning and development regulations and allow the market to dictate what gets built and where. Alternatively, the City Council could choose to take a more active role to *facilitate*, *incentivize*, *subsidize*, and/or become a *partner* in the development of housing in the city.

The Planning and Development Department has prepared the following summary of reports and information for the City Council to review in preparation for the upcoming series of special work sessions. Most of these references and links have been provided to the City Council previously, including as part of the housing and affordability discussion held in July 2021, except that where appropriate, links have been provided to updated reports and data that have been released since last summer.

- Chapter 7 of the City’s 2012 Master Plan is devoted to [Housing](#) and outlines the community’s vision, priorities, and challenges as well as a variety of potential strategies and actions. The existing Vision and Purpose statement reads:

“The City of Lebanon shall actively foster a diverse range of housing opportunities and choices for current and prospective residents, and will strive to promote the development of diverse, sustainable neighborhoods that reflect Lebanon’s “small town” character and distinctiveness. The City of Lebanon shall encourage a range of housing options for all segments of the population. New housing development should contribute positively to existing neighborhoods and create safe and desirable new neighborhoods consistent with the other planning goals of the City as expressed in this Master Plan.”
- Chapter 1 of the Master Plan is the [Introduction](#), which summarizes the “Principles for a Sustainable Community”, adopted by the City Council on February 18, 2009, and highlights the consistent support among residents for [smart growth principles](#) as one of the core concepts on which the Master Plan is based. The Planning and Development Department also provided a [presentation of smart growth concepts](#) to a joint meeting of the Economic Development Commission and Downtown TIF Advisory Board on January 27, 2021. (Note: the smart growth presentation starts approximately 7:15 minutes into the video.)

- Housing is also discussed in several other chapters of the Master Plan including [Land Use](#) (Ch. 2), [Economic Development](#) (Ch. 6), and the [Lebanon](#) and [West Lebanon](#) Central Business District chapters (Ch. 3 and 4).
- In April 2021, the Upper Valley Lake Sunapee Regional Planning Commission (UVLSRPC) released the [Keys to the Valley](#) report in partnership with the Two Rivers-Ottawquechee and Mount Ascutney Regional Commissions. The Keys to the Valley report supersedes the previous 2012 Housing Needs Analysis prepared by UVLSRPC and documents the housing needs of the greater Upper Valley on both sides of the river. The report also provides a variety of information, tools, and resources for communities to utilize in addressing their housing challenges.
- In its [2021 Residential Rental Cost Survey Report](#), New Hampshire Housing Finance Authority (NHHFA) provides a snapshot of the residential rental market across the State. The report indicates that the median monthly gross rental cost for a two-bedroom unit in Grafton County has increased by nearly 12% just in the last year and by nearly 29% since 2016. NHHFA estimates that less than 11% of all two-bedroom units in Grafton County are priced at or below the affordable rental rate for the median renter household income.
- NHHFA has also released its [Housing Market Snapshot](#) as of December 2021, which provides an overview of the residential ownership market across the State.
- On July 19, 2021, the City Council held a special meeting to discuss housing and affordability issues. The Planning and Development Department prepared an [informational memo](#) in advance of the meeting and also provided a [presentation](#) to establish a baseline of information and statistics on recent development, regulatory actions taken, and potentials strategies for the future.
- Vital Communities worked with many of the towns and cities within its service area to count the number and types of homes constructed between 2010 and 2019. [How](#) the count was conducted and the [results](#) overall and town-by-town are available through their website. Vital Communities also maintains a wealth of [information and resources](#) related to housing in the Upper Valley.
- Finally, attached is a running spreadsheet which tracks significant residential subdivisions and developments approved or proposed since 2005.

Depending on what policy position(s) the City Council chooses to take, it may be appropriate to consider amending the Vision and Purpose statement of the Housing chapter of the Master Plan as part of the review and update of the entire document. In addition, the Planning and Development Department and City Manager can then begin to prepare a menu of tools and techniques that the City could utilize to achieve its goals for consideration by the City Council during subsequent workshops.

Lebanon Housing Pipeline - Last updated 12/14/2021

<u>Project</u>	<u>Unit type</u>	<u>Unit Size/Mix</u>	<u>Units Approved/P roposed</u>	<u>Units Built/ Under way</u>	<u>Units Remaining</u>	<u>Location</u>	<u>Map/Lot/Plot</u>	<u>Last PB Action Date</u>	<u>Notes/Status</u>
Prospect Hills Phase 1	One family attached & detached	~2-4 BR, exact mix unknown	54	54	0	Moulton Ave	108-14	Approved 4/13/05	Phase 1 essentially complete
Prospect Hills Phase 2	One family attached & detached	~2-4 BR, exact mix unknown	117	0	117	Prospect Street	108-2	Approved 4/13/05; Re- approved 11/14/16; Extended/Phased 12/13/21;	Extended 12/10/18; security posted and plat recorded 6/12/19; PB denied further extension on 3/8/21; HAB remanded for rehearing on 11/8/21; Expected to start Spring 2022
Rock Ridge Phase 1	One family attached & detached	~2-4 BR, exact mix unknown	46	19	27	Old Pine Tree Cemetery Rd	74-3-various; 74- 11-various	Approved 7/7/05	Mostly attached units (22) remaining to be built
Rock Ridge Phase 2	One family detached	~2-4 BR, exact mix unknown	48	37	11	Old Pine Tree Cemetery Rd	74-3-various;	Approved 7/7/05	Many units under construction
Rock Ridge Phase 3	One family detached	~2-4 BR, exact mix unknown	45	0	45	Old Pine Tree Cemetery Rd	74-3-various;	Approved 7/7/05	Extended on 1/13/20;
Westboro Woods	One family attached & detached	~2-3 BR, exact mix unknown	33	17	16	Seminary Hill	102-12	Approved 8/18/05	Infrastructure complete; No new units built since ~2014
Quarry Hill	Multi-family condos	~2-3 BR, exact mix unknown	39	39	0	Mt. Support Rd	48-11	Approved 7/10/06	Originally approved for 40 units; Final CO issued;
Nature Walk	Multi-family condos	~1-2 BR, exact mix unknown	34	34	0	Mascoma St Ext	89-18	SPR Approved 11/27/06; Sub. approved 1/8/07;	Final CO issued;
APD Woodlands at Harvest Hill	Multi-family rental	~1-2 BR, exact mix unknown	69	69	0	Mascoma St	76-4	Site Plan Approved 1/8/07; Sub. approved 5/12/08;	Senior Independent Living Housing units; Final CO issued;
Timberwood Commons	Multi-family rental	~2-3 BR, exact mix unknown	252	252	0	Mt. Support Rd	24-11	Approved 10/26/09	Final CO issued;
Rivermere	Multi-family rental	~2-3 BR, exact mix unknown	21	21	0	Tannery Ln	105-101	Approved 8/29/11	LIHTC Affordable Housing; Final CO issued
Quail Ridge	Multi-family rental	~1-2 BR, exact mix unknown	62	62	0	Quail Hollow Dr	8-1	Approved 5/13/13	Senior Assisted Living Housing units;
Execusuite-Junior High	Multi-family rental	Studio/1 BRs	42	42	0	Bank St	92-78	Approved 9/9/13	Originally approved for 40 units, amended to 42 units
Altaria PUD-Lot 2	Multi-family rental	12-1BRs, 18-2BRs, 3-3BRs	33	33	0	Route 120	24-14-200	Approved 8/10/15	CO issued Dec2019
ICV	Multi-family condos	51-1BRs, 24-2BRs	75	75	0	Etna Road	26-2	Approved 4/11/16	originally approved as rentals, converted to condo ownership units; Final CO issued 2/11/21
Altaria PBP-Lot 10	Multi-family rental	30-1BRs, 78-2BRs, 12-3BRs	120	120	0	Route 120	10-12	Approved 1/11/16	Amended 8/8/16; Temp COs issued Jun-Nov2020
20 Morgan Drive	Multi-family condos	1-1BR, 25-2BRs	26	26	0	Morgan Drive	10-11-1200	Approved 12/12/16	Originally approved as 28 units on 11/9/15; amended to 25 units on 6/13/16; amended to 26 units on 12/12/16; Final CO issued 10/19/18
Twin Pines Tracy Street	Multi-family rental	19-1BR, 10-2BRs	29	29	0	Tracy Street	72-76	Approved 8/14/17	Final CO issued 11/8/19
River Park-Single lots	One family detached	~2-4 BR, exact mix unknown	11	3	8	Crafts Avenue Extension	58-88 thru 97	Original approval 10/11/11; Re- approved 10/10/17	Three units under construction to date
Execusuite-School St. School	Multi-family rental	Studio/1 BR	9	4	5	School St	92-2	Approved 5/14/18	
River Park-Phase 1A	Multi-family rental	unknown	125	0	125	North Main St	44-22	Approved 9/9/19	
Quail I, LP	Multi-family rental	16-1BRs, 16-2BRs	32	0	32	Lily Lane-Quail Hollow	8-2-200	Approved 9/9/19	Senior Housing units; Extended on 5/10/21
195 Mechanic St LLC	Multi-family rental	11-1BRs, 15-2BRs	27	27	0	Mechanic St.	105-114	Approved 11/12/19	Under construction; 27th unit added 10/25/21;
Mascoma Lake Farms	One family detached	unknown	3	1	2	Dartmouth College Hwy	56-3	Approved 1/13/20	Former 8-lot major voided; reapproved as 3-lot minor
Tackle Partners, LLC	Multi-family rental	25 studios	25	0	25	Spencer St	78-5	Approved 3/9/20	Originally approved for 11 units in Nov2019; amended to 25 units in March2020; May not move forward due to COVID
Dartmouth College/Michaels	Multi-family rental	73-1BRs, 188-2BRs, 3-3BRs, 45- 4BRs	309	309	0	Mt. Support Rd	24-2	Approved 6/22/20	Under construction; Grad student housing
Lebanon Housing Authority	Multi-family rental	30-1BRs, 11-2BRs, 3-3BRs	44	44	0	Heater Rd	64-7	Approved 9/3/20	Under construction; LIHTC affordable housing
Saxon Partners	Multi-family rental	123 studios, 127-1BRs	250	0	250	Mt. Support Rd	24-1	Approved 10/13/20	Targeting construction start in Spring 2022
One Mechanic Street, LLC	Multi-family rental	17 studios, 1-2BR	18	18	0	Mechanic St.	91-264	Approved 11/23/20	Under construction
Jolin Salazar-Kish	Multi-family rental	1-1BR, 20-2BRs, 5-3BRs	26	0	26	Bank St	92-124; 92-125	Approved 1/11/21	Targeting construction start in Spring 2022?
Basic Holdings	One & Two family rental	21-3BRs	21	0	21	Oak Ridge Rd	4-5; 4-6	Approved 5/17/21	Final approval granted 5/17/21; Targeting construction start in Spring 2022
402 Mt. Support	Multi-family rental	~120-1BRs, ~72-2BRs, ~12-3BRs	204	0	204	Mt. Support Rd	24-9; 24-10	Formal application submitted 11/8/21	Conceptual Review 6/24/19;
20 Spencer Street	Multi-family rental	unknown	94	0	94	Spencer St	92-31	Conceptual Review 11/23/20	Formal application anticipated early 2022
2 Mascoma Street	Multi-family rental	unknown	233	0	233	Mascoma St	91-251	Conceptual Review 12/13/21	Formal application anticipated early 2022
1 Foundry Street	Multi-family rental	unknown				Foundry St.	91-263		Conceptual Review anticipated Jan 2022

Projects completed

Projects underway