

FINAL

**HOUSING TASK FORCE
REGULAR MEETING MINUTES
Remote Via Microsoft Teams
LebanonNH.gov/Live
Monday, November 18, 2024
8:15AM**

MEMBERS PRESENT: Mayor Tim McNamara, Ellen Smith Ahern, John D’Entremont, Ryan Dube, Andrew Faunce (remote), Tia Winter

MEMBERS ABSENT: Susan Almy, David Duncan

STAFF PRESENT: Catheryn Hembree, Tracy Hutchins, City Manager Designee, Mark Goodwin, GIS Coordinator

1 **1. CALL TO ORDER – Meeting was called to order at 8:15AM by Mayor McNamara.**
2

3 **2. APPROVAL OF MINUTES:**
4

5 ----- (no name provided) **MOVED** to approve October 21, 2024 Minutes as amended. The
6 motion was **Seconded** by ----- (no name provided).
7

8 **Amendments:**

9 Susan Almy’s name should be corrected to Almy, without an e
10

11 *** The MOTION was approved (7-0).**
12

13 **Mayor McNamara abstained since he did not attend the October 21, 2024 meeting.**
14

15 **3. OLD BUSINESS: NONE**
16

17 **4. NEW BUSINESS:**
18

19 A. Presentation by Mark Goodwin, GIS Coordinator for Lebanon: Housing in Lebanon
20

21 Mr. Goodwin presented comprehensive information on Housing Inventory, Housing Trends, Housing
22 Demand Analysis and Housing Tools & Strategies with this Task Force. His work involves substantial
23 scrubbing due to a variety of fluidity and discrepancies.
24

25 Housing categories include single family, multi-family and mixed use. Also, there are owned vs. rental,
26 and condo form of ownership as well. Mr. Goodwin has the assessed values and has access to the
27 approximate market values for all homes in Lebanon. He can also stack these up against recent market
28 sales for the most accurate information.
29

30 Multi-family values are more complicated than the rental amounts being received. The New Hampshire
31 Housing Finance Authority publishes this information every year. They polled over 200 landlords
32 representing over 800 units. The average is \$2,900 for a 2 bedroom, and \$2,100 for a 1 bedroom. It does

1 not include Section 8 or public housing. It is based on standard housing quality, so it is adjusted down for
2 higher outliers.

3
4 Information on owner-occupied single-family homes is much more accurate than other types of housing.
5 Mr. Goodwin also has census data that reflects the owner's age and other relevant information.
6 There are approximately 8,000 housing units (approximately 2,700 single family houses) in Lebanon and
7 West Lebanon.

8
9 Mr. Goodwin showed numbers going back to the 1950's and the City is on a record pace for new housing
10 units being built in recent years.

11
12 Lebanon is an outlier in both Grafton County and in the state of New Hampshire, for housing costs.

13
14 Assessor Dwelling Units (ADUs) will continue to grow in the future; currently less than 40 in Lebanon.
15 There are 192 Manufactured Homes in Lebanon.

16
17 Middle Housing includes Single Family attached, Townhouse, Duplex through Sixplex. Currently there
18 are approximately 1,400 of these in Lebanon. Multi-family makes up about 3,000 units in Lebanon; these
19 have greater than 7 units.

20
21 Mayor McNamara stated that we need to know where the demand is from local employers and decide
22 how to get that information from them. Then planning can have this as a key focus. Then it can be
23 decided where new housing can go. The growth needs to be within the current infrastructure, to prevent
24 urban sprawling. Zoning might need to be tweaked as well, that could potentially have a positive impact
25 on housing.

26
27 Mr. Goodwin will share much of his information and Mr. Faunce will provide definitions.

28
29 This is a complicated situation and the more information this task force has, the more helpful it is.

30
31 B. Housing Master Plan Chapter

32 Ms. Hembree spoke next about updating the housing master plan since their current one is very
33 dated (2012). She started with what issues and topics they want to focus on. There are many parts
34 of the plan that are outdated. For example, currently there is a homeless population in Lebanon
35 and this task force will want to address how the City can help them.

36
37 Mayor McNamara also noted that they need to update to the 2020 census. Also, the 2010
38 vacancy rate was 7%, it is now 1%. This too needs to be updated immediately.

39
40 Mr. Faunce commented that we know the income numbers are inaccurate and provided some
41 details of the information he has indicating that the income has gone down substantially, whereas
42 it has likely gone up. Knowing who is being counted will be one starting point.

43
44 Mayor McNamara said that they need to also determine the legal categories and asked Mr. Dube
45 to help with this. The other metric is a rent burden discussion that needs to be considered as well
46 to determine the amount of a family's income goes towards rent. Mr. Dube stated that the supply
47 and demand is an area that he needs to have more information about. Also knowing the number of
48 households owned by seniors would be useful. If they sell, where are they going? Quail Hollow?
49 Florida?

50

1 New Hampshire has one of the top three oldest populations of all states in the country. Mayor
2 McNamara noted too that if there is no housing for the workforce, we can then be left out of the
3 market, which could weaken our economy. Diversity is also key.
4

5 **5. OTHER BUSINESS**

6 A. Review of the 2025 Housing Task Force meeting calendar
7

8 Ms. Hembree shared the 2025 calendar. Their next meeting will be January 27, 2025.
9

10 Last week the City of Lebanon received an award as the top housing place in the state – the BEA Award.
11 Mayor McNamara said this is an honor and it helps in terms of both recognition and funding. There
12 seems to be bipartisan support for housing in Concord. Lebanon can be an example to others in this arena.
13

14 **6. FUTURE AGENDA ITEMS:**
15

16 Mayor McNamara asked all involved to give thought to what this task force should focus on first and be
17 prepared to share their opinion of the top 2-3 priorities, at the next meeting. For example, is it the Master
18 Plan, the housing type, etc.?
19
20

21 **7. ADJOURNMENT:**
22

23 **Mr. D'Entremont *MOVED* for adjournment.**
24

25 **Seconded by Ms. Hutchins.**
26

27 ****The MOTION was approved 8-0***
28

29 ***The meeting was adjourned at 9:48AM**
30
31
32

33 Respectfully submitted,
34 Cinda Mersel
35 Recording Secretary