

Concern/Comment from Public	Questions to follow-up on	Data/Facts	Possible Solution	Solution Pros	Solution Cons
Infrastructure Costs will drive up taxes: plowing, repaving, sewer lines, water treatment, etc. Even private wells and septic can negatively impact neighboring properties and town-wide water quality if not properly managed.	How much extra capacity does sewer plant have? Drinking water plant?	<ul style="list-style-type: none"> <li>- Municipal costs go down when housing is denser (See presentation about Seacost NH <a href="https://www.nhhfa.org/event/from-the-outskirts-to-downtown-taxes-land-use-value-in-seacoast-communities/">https://www.nhhfa.org/event/from-the-outskirts-to-downtown-taxes-land-use-value-in-seacoast-communities/</a>)</li> <li>- Highest tax revenue comes from multi-story, commercial uses in town centers (See presentation on Seacost NH <a href="https://www.nhhfa.org/event/from-the-outskirts-to-downtown-taxes-land-use-value-in-seacoast-communities/">https://www.nhhfa.org/event/from-the-outskirts-to-downtown-taxes-land-use-value-in-seacoast-communities/</a>)</li> </ul>	<ul style="list-style-type: none"> <li>-Focus new development on existing streets to save on road costs; require new roads be private; charge for garbage pickup town-wide (but not for dropping off at transfer station) to offset solid waste costs</li> </ul>		Some traffic increase predicted
		<ul style="list-style-type: none"> <li>- New Hampshire Housing (public state corporation) plans to publish an analysis of the correlation between housing and tax increases via school budgets in May 2023 <a href="https://www.nhhfa.org/request-for-proposals-for-housing-and-school-enrollment-study/">https://www.nhhfa.org/request-for-proposals-for-housing-and-school-enrollment-study/</a></li> </ul>	<ul style="list-style-type: none"> <li>-Reduce water usage through building code (would this require additional state approval? not if it's plumbing code vs energy code?): 1) Update building code to require new buildings on town sewer/water have grey-water piping 2) Explicitly allow compostable toilets that are approved by NH DES 3) Restrict drinking water use for landscaping 4) Is all plumbing required to be low-</li> </ul>		
	What is Planned Unit Development and can it help with this?	Durham will experience some degree of sea level rise and associated groundwater rise by 2050. This could increase flooding and impact private wells/sewers as far as 3 miles inland.	Adopt the recommendation of the SRPC to extend advisory, non-binding portions of Durham's flood risk overlay zone to include the areas indentified in the SRPC's Groundwater Rise in Durham 2022 report.		
School costs will drive up taxes	What projected enrollment data did the brand new MS use when it decided to build its capacity to 700?	Whether or not residents have school-age children is a federally protected class (See 2014 Fair Housing Guide)	Encourage a balance of studio, 1 & 2 bdrm units	Schools attract most active sector of workforce	
	What is the average property tax paid per household?	<ul style="list-style-type: none"> <li>- Average schoolkids per household in Durham is .38(?) aka approx 45 new schoolkids for 120 new households</li> <li>- Avg \$/schoolkid=\$21,019 aka \$945,855 needed for kids from additional 120 households aka \$7882 from each unit</li> <li>- See subsequent additional calculations done by Jim Lawson on this &amp; presentation by Dr. Morse</li> </ul>			
	Can Planned Unit Development be a tool?	- This trend does not apply to Southern NH but to the state as a whole <a href="https://newhampshirebulletin.com/2022/11/29/new-hampshire-school-enrollment-drops-again-continuing-a-20-year-decline/">https://newhampshirebulletin.com/2022/11/29/new-hampshire-school-enrollment-drops-again-continuing-a-20-year-decline/</a>			
What type of housing is needed in Durham?		confront the future by building a moat around themselves and pulling up the drawbridge" and recent Britton V. Chester: "The town of Chester appears willing to lower that bridge only for people who can afford a single-family home on a two-acre lot or a duplex on a three-acre lot. Others are realistically prohibited from crossing...Municipalities are not isolated enclaves, far removed from the concerns of the area in which they are situated. As subdivisions of the State, they do not exist solely to serve their own residents, and their regulations should promote the general welfare, both within and without their boundaries."	- Restrict new development to multi-family (condos, townhouses, cottages, apartments)		

	current Durham housing is multi-family? Missing middle? Affordable? Workforce? Luxury?				
		<p>- NH State law requires each municipality to provide a proportional share of workforce housing.</p> <p>- NH needs 20,000 housing units, using 2020 household census data, Durham's proportionate share by household would be approx 120 more units.</p> <p>- Durham's pop increased by &lt;1k from 2010 (14,647 in 3,312 households w/ avg size of 2.79) while # of households and avg household size decreased in 2020 (15,490 in 3,206 households w/ avg size of 2.64).</p> <p>- Durham's current population plus 120 units = approx pop 15,809 at 2.64 residents per unit.</p>			
How much housing is needed in Durham?		<p>- national avg was 7.4% pop growth and 9% household growth: state avg was 4.6% pop growth and ? household growth</p> <p>- 108,297 vacant (vacation) housing units in NH but this number prob stable from 2010-2020</p> <p><a href="https://www.concordmonitor.com/vacant-housing-new-hampshire-45506772">https://www.concordmonitor.com/vacant-housing-new-hampshire-45506772</a></p>			
	Durham has added 2,000 student beds since 2008. Is this the town's porportionate share?	<p>- <a href="http://straftford.org/docs/local-solutions-appendix-housing-needs-assessment/">http://straftford.org/docs/local-solutions-appendix-housing-needs-assessment/</a></p>			
Town's and residents' goals should be ahead of developers'	Can Special Exception require that units be condos or coops?				
			Allow more porkchop subdivisions: these economically benefits residents		
			Follow Exeter's lead in allowing conversions of SFR to multi-family when owner-occupied.		
		Hanover, NH creates affordable housing through an NGO, Twin Pines	Durham can offer up town land, ex: Tot Lot, or allow UNH to use its land		
	If incentives come from the state, where and how is best to locate in Durham?	Lengthy planning processes, i.e. Conditional Use, raises dev costs and makes housing more expensive	<p>-Remove CU as much as possible from the ZO</p> <p>-Make applications more specific so that most information is gathered in advance and developers have a clearer picture of what is expected</p>		

Workforce Housing only possible with incentives and density	Duplexes intentionally removed from ZO b/c of unintended consequences. What were the unintended consequences?	Cooperatively-owned manufactured-housing parks are the most affordable path to home ownership	- Remove driveway requirement for SFR so that parking can be condensed and less expensive. Allow street parking for residents by permit. - Revise Durham's ADU Ordinance to allow for a 2nd ADU while keeping the 3 unrelated rule			
Concentrated groups of residents who enjoy making noise, partying etc disrupts other neighbors	Can the town legally define student housing as housing for more than 2 unrelated students?	Radner township in PA successfully avoids these concentrations	- limit unrelated occupants to 2 for a SFR plus one per ADU			
Concentrated young adults in downtown area skews businesses towards that demographic; other demographics feel that they don't have a place there	Are ADUs diverse housing or rented mostly by students?	New law RSA 674:17, IV. qualifies students as workforce housing based on income and would provide developers with same density bonuses provided to senior housing - town can't change the states definition of workforce housing	Encourage new housing be for young professionals, families, retired folks			
Conflict with Master Plan's Ag Section: save retain and encourage areas for agricultural use	What is a minimum lot size for viable ag use?		Build on top of parking: Allow mixed use w/ structured parking lots			
			Allow shared/conserved land to be used for agriculture			