

## Minutes – Housing Master Plan Sub-Committee

November 18, 2008.

Present:

Jack O’Sullivan

Jacqui Guillette

Scott Pope

Ed. Tinker – City Planner

Bernard Folta – Visitor

The meeting started at 7:35.

Mr. Pope mentioned his research of the workforce housing laws and guidelines and stated that the Master Plan should address these in some way, but specifically addressing this would be “making ordinance. Therefore a statement for the master Plan was adopted by the committee to be read as follows:

The city will assure continual compliance with the laws and statutes set forth by HUD and the workforce housing requirements and guidelines.

Mrs. Guillette suggested a “SWOT” survey of the committee members, visitors and city staff present regarding housing in Claremont. This will continue into the next meeting to assure input and feedback from all members. After 45 minutes of brainstorming, the follow ideas were presented (these are not final conclusions, they are brainstorm ideas).

### Strengths:

- Economic Development is working to review new housing laws and Claremont’s compliance.
- Plenty of land to access future housing needs.
- Plenty of sewer/water capacity waiting to be used
- Adequate quantity of available housing (but diminishing).
- Professional services in real estate are available.
- Good range of shopping available.
- Realtor association is collaborative and works together.
- Strength in housing at mid to high range.
- Diverse inventory of types of housing and price points.
- Dialogue is increasing.
- Continuing discussion about education.

### Weaknesses

- Inadequate quality of available inventory of housing (single, multi).
- Current zoning re: non-conforming lots and buffers between zones.
- Increase in families who are homeless.
- Cost of fuel.
- Tax rate on residential property.
- Claremont Lawsuit perception.

- Perception that Claremont shoots itself in the foot too often.
- One elementary school is perceived to be the “place to be”.
- Fear of change.
- Need to grow workforce to enable younger couples to move within Claremont.

#### Opportunities

- New business can help to lower tax burden.
- Rehabbed schools will draw new citizens.
- Opportunity to grow within existing water system which can distribute fixed costs over more users.
- Opportunity to diffuse the perception of “density” by educating citizens about options/opportunity.
- Look at development trends to see what has and has not worked.

#### Threats

- Climate (weather) and cost of fuel.
- Existing housing stock needs to be more energy efficient.
- Perception of Claremont as an undesirable place to live.
- Current zoning ordinance.
- Perception of what increased “density” means.
- Zoning ordinance of 10,000 square feet – single family homes can’t be improved beyond existing walls.
- Need to look at non-conforming and density laws and ordinances.

These will be reviewed, discussed, and added to if necessary at the next meeting. The idea of what “headlines” in the newspaper should look like in five and ten years was also brought up as a discussion topic for the next meeting.

The meeting closed at 8:45.

Respectfully submitted,

Scott Pope