

LINCOLN BOARD OF SELECTMEN,
THE WESTERN WHITE MOUNTAIN CHAMBER OF COMMERCE,
UNIVERSITY OF NEW HAMPSHIRE COOPERATIVE EXTENSION,
PLYMOUTH STATE UNIVERSITY,
AND AFFORDABLE HOUSING EDUCATION & DEVELOPMENT,

APPROVED

FOR A COMBINED INFORMATIONAL MEETING ON WORKFORCE HOUSING
MEETING MINUTES

THESE MINUTES REPRESENT THE SELECT BOARD PORTION OF THE MEETING.

DECEMBER 7, 2016

LINCOLN TOWN HALL - 148 MAIN STREET, LINCOLN, NH

Board of Selectmen Present: Chairman - O.J. Robinson, Selectmen Tamra Ham and Jayne Ludwig
Staff Present: Town Manager Burbank.
Public Present: See Attached list

I. CALL TO ORDER at approximately 6:00 PM

Chair Robinson called the meeting to order at 6:00 PM

II. WORKFORCE HOUSING – Informational Meeting

Western White Mountain Chamber of Commerce representative, Alyssa Yolda gave an overview of the groups attending and the meeting agenda.

The University of New Hampshire Cooperative Extension representative Geoffrey Sewake gave a presentation on data collected from different sources and surveys.

The AHEAD representatives talked about workforce housing and how it works.

III. ADJOURNMENT

MOTION: “To adjourn.”

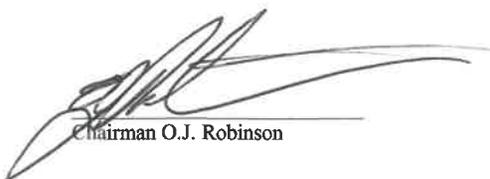
Motion: O.J. Robinson Second: Tamra Ham All in favor.

The meeting adjourned at 7:38 PM.

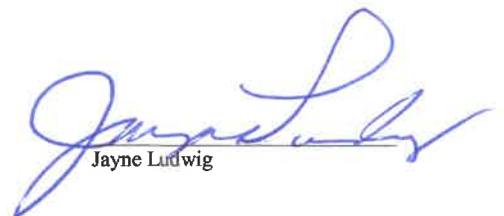
Respectfully Submitted,

Wendy Tanner

Approval Date 12/12/2016


Chairman O.J. Robinson


Tamra Ham


Jayne Ludwig

Research Questions and Additional Data/Information

- Need additional data/information on the impacts of workforce housing on communities? Like schools, healthcare, etc. **(Noted by two different folks)**
- Need more information, look to other communities for examples and workforce housing
- What does the workforce Housing look like in Lin-Wood---What is here already?
- Data sources have caviats, using it should be used to help understand the challenges and opportunities, but with a grain of salt

AHEAD Questions & Comments

- How do you house the large temporary workforce in the region, doesn't the housing only address housing for the more permanent workforce? **(Noted by two different folks)**
- Can you use CDBG funding or other funding sources to allow AHEAD to move in other properties?
 - Town has few properties for future generations, would rather AHEAD identify non-town properties for re/development
- Are workforce housing residents required to live and work in Lin-Wood?
 - Laws prohibit work location requirements
- What is the impact on industrial park if workforce housing goes in?
 - Business owner in industrial park says too much tractor trailer traffic, not conducive of living.
- AHEAD offers management control over workforce housing
 - Long-term control? What happens 20-30-more down the road to property?
 - There are legal restrictions
- Workforce housing pays approximately 90% in real estate taxes
- What is the average price for rent?
 - Will workforce be able to afford?
- How long would this project take?
 - Could take more than three years, or could be one and a half years
- If family losses job, what next?
 - Depends, you still have to pay rent, but welfare and other sources of income can be included.

Potential Opportunities

- Look into transportation options to address workforce
- Opportunity to rezone density – may open more available property
 - Variances can do it as well
- Work more deeply with the business community, they should be doing more on their own to help solve their workforce housing challenges (the town was able to work with the business in the past, why not today). **(Noted by three different folks)**
- Loon is already buying property
 - Does it need to be local?
- Capture more locals to work locally, how do we do it?
- What can the community do to help seasonal/temporary workers sustain their income?

General Comments

- Workforce housing is a challenge for those who want to live here **(Noted by three different folks)**
- There are challenges to being in this area as business, but area is very attractive

This Workforce Survey & Program event is facilitated by UNH Cooperative Extension and the PSU Center for Business and Community Partnerships in coordination with the Affordable Housing, Education, and Development (AHEAD), Inc. and the Western White Mountains Chamber of Commerce.

University of New Hampshire Cooperative Extension is an equal opportunity educator and employer. UNH, U.S. Department of Agriculture and N.H. counties cooperating.

SIGN-IN SHEET PAGE 1 | LIN-WOOD WORKFORCE PUBLIC MEETING 12/07/16

| NAME | CONTACT INFO | TOWN OF RESIDENCE / AFFILIATION |
|----------------------|--------------------------------|---------------------------------|
| Geoffrey Sewake | geoffrey.sewake@unh.edu | UNHCE |
| Alyssa Yotda | alyssa@westernwhitemtns.com | Western White Mtns Chamber |
| Jim Welsh | | Lincoln |
| Debbie Celino | | Lincoln NH |
| Brian Bresnahan | brian.bresnahan@mail.house.gov | Congresswoman Kuster |
| M. Paul | | |
| Chris Wellington | chris@grafftonrdc.org | Grafton RDC |
| Margaret Dufresne | artistmargaret@gmail.com | Woodstock |
| Joe Muzar | Joe@grafftonrdc.org | No. Woodstock |
| GW Carolyn PETERSON | ppetersonentlibertyliding.com | Lincoln |
| Sammy Bond Duteil | Sammy Bond Duteil | Lincoln |
| Joe Leonard | Joe Leonard | LINCOLN |
| Susan Cherard | susan.cherard@yahoo.com | Lincoln |
| Roger Harrington | Roger Harrington | Lincoln |
| Scott Stephens | scott.stephens@unh.edu | SBDC |
| Lisajane B. Philbeck | ljkp.philbeck@gmail.com | Lincoln |
| Kelly Philbeck | X.FLATLANDA@gmail.com | Lincoln |
| Myles MORAN | — | Lincoln |
| Ken Mack | khmack56@gmail.com | Lincoln |

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SIGN-IN SHEET PAGE 2 | LIN-WOOD WORKFORCE PUBLIC MEETING 12/07/16

| NAME | CONTACT INFO | TOWN OF RESIDENCE / AFFILIATION |
|-----------------------|-------------------------------------|---------------------------------|
| Cindy E. Rineer | nhrineers@gmail.com | Lincoln Budget Committee |
| Katie Young | kuyanz19@gmail.com | Thompson |
| Christa Tollingsworth | chollingsworth@jeansplayhouse.com | Lincoln |
| Mary Jo Levitsky | — | Lincoln |
| Joel Bourassa | | N.W. Jordan |
| Delia's DelaME | | Lilleo/R |
| Gus Noffke | gusnoffke@gmail.com | Lincoln |
| Delia Sullivan | deliams27@gmail.com | Lincoln |
| Billy Sullivan | jusullivan2@gmail.com | Lincoln |
| Diane Clark | h2onrc@yahoo.com | Lincoln |
| Miles Gifford | miles@villageofloan.com | Lincoln |
| Alex Gifford | bademan.alex@gmail.com | Lincoln |
| Justin Roshay | justinroshay@gmail.com | Franconia |
| Sara Umbry | sauumbry@conest.net | Lincoln |
| Stacie Wisor | stacie.wisor@bluegreenvacations.com | |
| Janna White | juwhite1982@gmail.com | Lincoln |
| Andrew Formarie | formarieaa@lincolnnhpt.org | Lincoln |
| Kevin Bell | MRKBELL@GMAIL.COM | WOODSTOCK |
| Molly Mahare | mmahare@loenmtn.com | LINCOLN |

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SIGN-IN SHEET PAGE 3

LIN-WOOD WORKFORCE PUBLIC MEETING 12/07/16

| NAME | CONTACT INFO | TOWN OF RESIDENCE / AFFILIATION |
|-----------------|--------------------------------|---------------------------------|
| Bonnie Ham | | |
| Marcus Corey | | |
| Carole Bait | | |
| Anne English | info@ClarksTradingPost.com | Woodstock |
| Mike O'Connor | mikeoconnor51@yahoo.com | Lincoln |
| Jon Ham | | |
| Charyl Reardon | Charyl.avis@whitemountains.com | Woodstock |
| KEVIN Sullivan | | |
| Rick Kelley | | |
| Paul Beaudin | | |
| Jayne Ludwig | | |
| DORIS SWING | | |
| Debbie O'Connor | | |
| Wendy Tanner | | |
| Tamra Ham | | |
| OJ Robinson | | |
| Jayne Ludwig | | |
| Butch Burbank | | |
| | | |

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