

From: Michael Behrendt
Sent: Monday, February 26, 2024 10:41 AM
To: Carden Welsh <cardentc2@gmail.com>
Subject: Workforce housing amendment - students?

Hi Carden,

This is an important question so I am copying the Planning Board and Housing Task Force here. The expectation is that student housing would be very limited because:

- We are including language in the ordinance about income – employment income or personal income. See item 5. Under standards. But we need to think about this more. (Could we require that the income be only from employment? That would exclude seniors and retired people, but this proposal is for “workforce housing.”
- If the property is acquired by John Randolph, he does not want full time students unless they are also working, e.g. a full time nursing student who is also working 15-20 hours a week at Wentworth Douglass. This is what he has done at his Dover project. He is not interested in having parents cosign rent applications. He is entitled as a landlord to review the source and amount of income from prospective tenants. Of course, John Randolph would follow all fair housing laws and our ordinance would be reviewed carefully by the Town Attorney. John would have lots of applications and will be able to use much discernment in who he rents to as long as the review meets legal requirements. He does not want full time students who are not working. He will be targeting working people and reaching out to various employers.
- I don't know of any other developers out there who do a workforce housing project, at least any who will do workforce housing without using the federal Low Income Housing Tax Credit (LIHTC) . I think there are others in New Hampshire who have done projects using the tax credit. One benefit of the tax credit is that it specifically requires that tenants have employment income so that would exclude most full time students. Some of them might be interested in this site.
- The three unrelated rule does not apply to Office Research so we need to add that to the amendments.

- Allowed rent levels will be quite low so there is no financial incentive for a landlord to rent to students and students would not have a competitive advantage which they have in most other student housing projects. Lots of other people will be able to afford the rents.
- John has noted that the site would not be student oriented and neither he nor other tenants would tolerate student partying or bad behavior.
- The site is some distance from UNH.
- UNH enrollment is flat.

The only residential uses allowed in the Office Research now are senior housing by conditional use and senior facilities by right. Workforce housing would be added to those uses under the proposal.

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From: Carden Welsh <cardentc2@gmail.com>

Sent: Sunday, February 25, 2024 6:53 PM

To: Michael Behrendt <mbehrendt@ci.durham.nh.us>

Subject: Re: Conservation Commission meeting MONDAY ***

Hi Michael,

Is there anything here that would prohibit the development of student housing wherever workforce housing is permitted? What will prevent this housing from becoming more student housing?

Thanks,

Carden