



**Dec. 13, 2023 – In-person & zoom meeting, 12:15**

President Kathy welcomed all to the Rotary Club of Dover, NH and welcomed our guests Ryan Crosby and Ryan Pope.

**Program: Ryan Crosby – DHA, Ryan Pope – City of Dover**

*Bios: Ryan Crosby is the Exec. Director of Dover Housing Authority having served in that capacity since 2021. Ryan was born and raised in Dover and entered the US Army following graduation from UNH with a degree in political science. He served for 24 years and following tours of duty in Iraq and Afghanistan he left the U.S Army as a Lt. Col. Ryan also holds a Master of Science Degree in Business/Supply Chain Management from The University of Kansas. Ryan returned to Dover following retirement from the Army and was selected as the Exec. Director of The Dover housing Authority in 2021. Ryan currently resides in South Berwick, ME with his wife Cassandra, also a retired Lt. Col from the U.S. Army.*

*Ryan Pope is the City of Dover’s Housing Navigator. He works closely with stakeholders to better inform city policy regarding attainable housing options for all residents. Prior to joining the city, Ryan worked for several local financial institutions in a variety of roles, including regional management, underwriting, and residential/commercial lending. He volunteers in a number of organizations including Fair Tide, Workforce Housing Coalition, Home for All, and Strafford County Ending Homelessness. Ryan resides in Hampton, NH with his partner Gina.*

Ryan Crosby began by thanking Dover Rotary for their continued support and involvement in the community. Ryan noted that he has presented at Dover Rotary on three occasions and appreciates what we do for Dover residents including the backpack return to school program and support for Dover Housing residents. He reviewed the history of Dover Housing which grew out of the Urban renewal programs of the 1950’s and 60’s. What was previously known as Shanty Town and Mineral Park Drive, became the centerpiece for Public and Managed Housing. Ryan spoke of the challenges associated with providing affordable housing for Dover residents. Dover Housing Authority (DHA) currently has 184 units in 49 buildings throughout the Dover community. And there is still a severe shortage.

DHA manages public housing in seven developments throughout the city. DHA directly manages these units and works in public/private partnership with several for-profits in five other locations. These partnerships provide flexibility for leveraging public and private money to provide affordable housing.

**Upcoming Meetings & Events**

**Meetings:**

**Dec. 20:** Holiday – potluck lunch

**Dec. 27:** no meeting

**Jan. 3:** Aluminum take-out boxes

**Jan. 10:** Rain for the Sahara

**Jan. 17:** Club Assembly

**Jan. 24:** Mental Health

**Events:**

**Dec. 19:** Sandy Hill Farm Light Show in Eliot – 5:30 (arrive by 5:15)

**Pledge:** Norm H.

**4-Way test:** Nick P.

*Today’s newsletter authored by Gregg D.*

Ryan reviewed the statewide housing profile which identifies Dover as the 213<sup>th</sup> most expensive housing market in NH. Coupled with the fact that 21% of Dover's population is considered low income, there is a shortage of affordable rental homes of over 20,000. Affordable is no more than one third of income. Given the average rental costs of apartments and housing, this translates into few available affordable rentals in Dover.

Ryan Pope continued discussing home ownership challenges in NH. Since debt to income cannot exceed 40% and average household annual income must be at least \$54,674 to be considered for home loan. More specifically to Dover, a household income of \$82,387 with a maximum DTI of 42% would require a down payment of \$156,534. This is far beyond most first time homeowners' financial resources. This puts more pressure on rental unit availability and the increase in rental costs. Ryan concluded that the average renter in Dover is paying more than half of their income for rent.

There are some promising programs in development. Transfer of development rights which allows for more density per acre on which developers can build increases profitability and allows for smaller units. Downtown Density and Mixed-use Buildings variances provide for more rental units in the downtown area. Accessory Dwelling Units create opportunities for landlords and homeowners to add housing to current building structures. Ryan concluded by showing responses to a housing survey. The need for more affordable housing was the clear message received through the survey.

Rotarians asked several questions including:

What is available to help renters who may have found an affordable unit, but have no furniture or essential items to live in the space? Ryan pointed out that this is an issue and there are several organizations that can assist. Fair Tide was mentioned as one resource and civic organizations also assist.

How do you address NIMBY, (Not in my backyard) which can be a block to creating affordable housing? Changing policy and creating awareness around the need and pointing out the benefits of creating affordable housing was identified a way to counteract this.

There were also questions related to disabilities, dependent children, and handicap access to housing. These are needs that must be addressed and there are several organizations working on these issues.

### **Announcements:**

**Thank You Notes:** President Kathy read a thank you from Step Up Parents for our recent donation. Zebra Crossing also sent a thank you which was distributed.

**DEI:** Jim M. pointed out today's presentation was very much about Equity. How do we ensure that access to housing is equitable.

**Homeless Project:** Jim M. also reported that Dover Rotary purchased and delivered approximately \$1500 in supplies to Strafford County Community Action for distribution. Supplies included socks, handwarmers, tarps, raincoats, plastic bags, gloves, and other items that could be used during the winter months. Ocean State Job Lot provided a substantial discount and Jim mentioned that there are more funds available for later this winter and for homeless youth. He thanked Beverly, one of our Bingo players for knitting many pairs of mittens which were delivered to Peggy Driscoll, Homeless Youth Coordinator for Dover Schools.

**Vocational Grants:** Jim M. reported that we have provided a vocational grants to a students enrolled in courses to become certified as an LNA. This grant fund is available to anyone pursuing a trade and we are happy to support their initiative.

**Foundation:** Jim M. reported on a significant RI Global Grant in excess of \$450,000 for water and sanitation projects in South Africa, Jim pointed out that our foundation giving makes a huge difference in the world.

**Senior Visits:** Melissa L. reported that our senior visit to Riverside was a great success. The residents enjoyed playing Bingo and spending time with Rotarians. She is planning the next senior visit with Maple suites and will announce the date when it is set.

**Bingo:** We sold 26 boxes last week and Bingo is going strong. Please check sign up genius for slots.

**Birthdays and Anniversaries:** Doug L. announced birthdays and led us in singing happy Birthday

**Literacy:** Beth F. announced that we still have books at Woodman Museum, and we will need to move those to another storage facility before the museum closes for the winter. Dictionaries are being distributed this Friday to Horne Street School and Woodman Park School. Please join the distribution this Friday. Contact Marion if you can join in.

**Don't Trash Dover:** Beth F. announced the new schedule for Don't Trash Dover will be announced, and she will report the dates so we can assist.

**Sandy Hill Farm Light Show:** Gregg D. announced that tickets have been secured for the visit to Holiday Lights on December 19<sup>th</sup>. Please try to arrive around 5:15 to allow time for parking. We will meet at the entrance at 5:30 PM for the walking tour. Gregg has the electronic tickets, and we expect 41 Rotarians from three different clubs to join the fun. Afterwards, join us for food and fellowship at the Shipyard Tavern in Eliot. They have set up a space for us in the Regatta Room. Enter through the tavern, drinks can be purchased at the bar, and food orders will be taken in the Regatta Room. Should be fun!

#### Happy Dollars:

**Harry C.** \$5 for DHA presentation today addressing a critical need.

**Nancy B.** \$10 for Dover Housing presentation, and a wonderful family celebration of her 91<sup>st</sup> birthday with 5 generations in attendance.

**Beth F.** for a wonderful concert presented by Kathy F. and the church.

**Melissa L.** \$5 for spending time at 5 activities with her little sister including Gingerbread House (a few construction problems), the homeless project, Dover Main Street parade, Shopping and the upcoming Light Show.

**Noreen B.** for DHA and opportunity to serve on their board and work with dedicated people.

**Gregg D.** \$5 for recent selection to serve as a team leader for the upcoming District 7780 exploratory trip to Poland.

**Kathy F.** \$5 for five concerts for which she needed to prepare. Three down and two to go. All going well. Most recent concert raised \$2000 for Dover Friendly Kitchen.

**50/50 Raffle:** Gregg D. won the chance to draw the Queen of Clubs. No luck this time!

#### December Birthdays:

Dave D. Dec. 10

Nancy B. Dec. 11

Heather B. Dec. 16

Jerry D. Dec. 29

Cathy B. Dec. 30