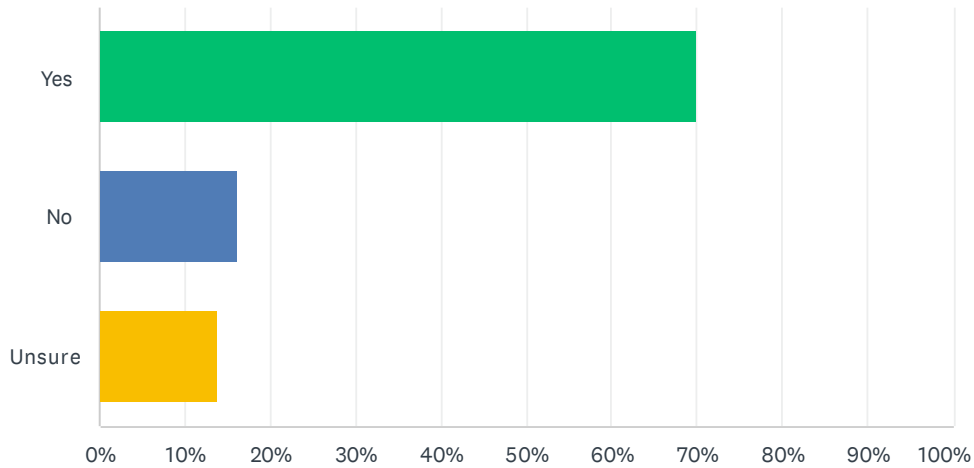


**Q1 As more residents decide to live in Meredith seasonally, and properties get purchased as investments instead of for year-round homes, have you observed any impacts to local institutions such as schools, municipal government, businesses, or neighborhoods?**

Answered: 123 Skipped: 1



ANSWER CHOICES	RESPONSES	
Yes	69.92%	86
No	16.26%	20
Unsure	13.82%	17
<b>TOTAL</b>		<b>123</b>

## Q2 Please share your observations on this.

Answered: 85 Skipped: 39

#	RESPONSES	DATE
1	Lack of help in various businesses, as there's a lack of affordable long-term housing	11/21/2023 9:39 PM
2	School I have observed a bus driver shortage, not sure how/if there is any connection. For municipal government I have observed notices from the water department about the drinking water- also not sure if there is any connection. I have seen some businesses close/change ownership, and other new businesses start, others have continued to thrive as they have for years or decades I do appreciate that most things that I need are available in town as I like supporting local businesses. I have seen the greatest impact in my neighborhood where there are a lot of short term rentals. I have seen several families displaced when the houses that used to be long term rentals get sold and turned into short term rentals. I have also seen rental properties get sold and continue to provide long term rentals but sometimes people who have lived there a while have been priced out. I have also seen people who have lived in their homes sell and those single family homes get turned into short term rentals. The impact is less sad as no one was displaced, but it means you can't really get to know your neighbors, but I know enough to still feel a sense of community.	11/21/2023 7:06 PM
3	Lakefront STR's are a disaster. Zoning never permitted commercial uses of this nature. Grandfathering should never have been permitted.	11/20/2023 7:11 PM
4	I work at a local store, and it's quite challenging to employ enough people to keep the store staffed properly. Many of our local employees deal with housing and transportation issues. Many do not drive or own a car so they need to work nearby, and unfortunately housing prices keep going up so it's more difficult to stay in this area which leads to worker shortages. It would be helpful if we had higher paying jobs in our area so local people could be more competitive in the housing market, but unfortunately that is just not the case.	11/20/2023 11:43 AM
5	The town grocery store is always crammed with very few parking spots and doctors offices, and dentists offices never have availability when you need it most, not when you are going for an annual checkup! Never mind the constant all the time traffic, we never go into town, ever! We've lived here all our lives, I am 48 and my husband is 50. Stinks you can't enjoy your own town anymore.	11/19/2023 7:44 PM
6	I have not personally observed any impacts. However, I am aware of all the controversy which erupts at the Zoning Board meetings over the Airbnb properties.	11/19/2023 1:28 PM
7	Meredith is a year round seasonal town that aspired to be so. The influx of out of staters, renters, owners has been occurring for decades and decades and brings the revenue needed for the town to thrive.	11/19/2023 9:54 AM
8	However, affordable year round housing must be addressed while still allowing homeowners to do what they need for their own plans and financial freedom.	11/19/2023 8:53 AM
9	I have heard of families who have had to move out of the town due to their apartment being sold as an air bnb.	11/19/2023 8:33 AM
10	There are less people available to work in businesses in town due to there being no where to live.	11/19/2023 8:06 AM
11	The people moving in are cutting more of the trees on the land, leaving open spaces. The houses are being renovated or rebuilt into bigger houses not in line with the rest of the neighborhood. Less housing available for people actually working here as apartments are being turned into condos or air bnb rentals.	11/19/2023 6:40 AM
12	Current "Infrastructure" unable to support such permitted uses!	11/19/2023 12:46 AM
13	It makes sense that the more properties that are purchased for seasonal living / investment purposes that the schools will decline in student population. Although that doesn't seem to lower the school budget as the budget increases every year by a lot.	11/18/2023 10:47 PM

## Meredith Housing Workshop

14	Seasonal residents have much less need and impact on local government resources	11/18/2023 9:46 PM
15	Younger people, more traffic, more impaired drivers, property that caters to short term rentals and hikes rent for those of us that live l	11/18/2023 8:49 PM
16	Housing availability for year round residents is not only shrinking, but going up in price. Many people who work in town and have kids in town soon will not be able to afford to stay here .	11/18/2023 8:36 PM
17	Just a feeling...population is more transient, less local, just visiting, not respectful of our home, not rooted, tourist centered rather than community, empty school buses, run down trailer parks	11/18/2023 8:20 PM
18	I fell like more people are living here year round now than as just a vacation spot.	11/18/2023 8:00 PM
19	Decline in enrollment for schools, increase in traffic in downtown area, increase in people at restaurants impacting local's ability to go out to eat without hours+ wait even mid week. I know that there have been families displaced from homes/apt locations that were sold and picked up by new rentals (short term or long term) but with much steeper prices	11/18/2023 6:50 PM
20	Short term rentals have disruptive affect on residential neighborhoods.	11/18/2023 6:18 PM
21	School population down	11/18/2023 6:09 PM
22	There's less money for the basic needs in our schools and housing.	11/18/2023 4:51 PM
23	Local Beach not as family oriented as air b&b people take over	11/18/2023 4:17 PM
24	Grocery store can't keep up.	11/18/2023 3:38 PM
25	Town government seems more interested in business than in keeping families in town	11/18/2023 3:29 PM
26	More businesses have come to the area which is wonderful and you can truly see more growth to the area even in the past few years. Meredith has always been a vacation destination and will come to be so for many years to come.	11/18/2023 3:17 PM
27	There's nothing to rent that isn't seasonal. Everyone with apartments and even houses do short term rentals! There's short term rentals on either side of where I live!	11/18/2023 1:59 PM
28	Traffic issues are more year round.	11/18/2023 1:32 PM
29	There is less housing availability for local families due to the increase in short term and seasonal rentals. This, combined with increased rent and housing costs, is decreasing income stability for local families. The transition to a community with an increasing transient population has a negative impact on our ability to function as a community.	11/18/2023 1:16 PM
30	Neighborhoods are turning into party zones.	11/18/2023 11:31 AM
31	More people using trash facilities	11/18/2023 11:19 AM
32	Families need stability in their living situations. We need to provide and nourish young families trying to survive in a town that does not support long term housing. We are more than a vacation destination. People actually want to live here and raise their families.	11/17/2023 9:51 AM
33	It would seem to be a favorable situation for schools. Fewer students (at least in STR properties) and a stable property tax base.	11/16/2023 9:50 AM
34	Local families are being priced out of the community, employers cannot find employees because employees can't afford local rental costs. Paraprofessionals, administrative assistants and other support staff at our local institutions cannot maintain the livelihoods with the increasing housing costs if their rentals are bought out by investors that increase rent or force them to leave their rentals.	11/14/2023 8:41 PM
35	Lower numbers in classrooms, increased business/restaurant business	11/14/2023 12:58 PM
36	a sense of community is being lost, we have friends with a community beach rights and they don't always know everyone there anymore	11/14/2023 11:34 AM
37	Municipal government and land use boards (Planning Board, ZBA) appear to be catering more to enhancing the tax base and accommodating new development rather than by assuring decisions protect or benefit the current public good. One example is the steady decline of the natural resources of the town such as water quality and destruction of wildlife habitat. Look around, e.g. Brook Hill, Blackey Road, Reservoir Road,	11/13/2023 9:28 AM

## Meredith Housing Workshop

38	The schools still have trouble keeping up with the number of kids in the system even with many seasonal properties being in Meredith.	11/12/2023 10:08 PM
39	Most businesses in town cater to seasonal people with money (because they are the only ones who can afford commercial leases), not local residents with tight budgets. This forces people to drive out of town to buy most of their daily needs. The for-locals businesses we do have can't find enough workers because no one can afford rent or mortgage on what those small businesses pay.	11/12/2023 7:25 PM
40	The link in this survey to the demographics poster is broken. I was not aware of a recent change in the percentage of homes that are seasonal. Seasonal property contributed a majority of tax revenue for the town as of maybe 8 years ago when I served on the economic development committee. The impact I have observed is that my adult children could not afford even the cheapest of rents in Meredith on their wages. The only way they could stay in Meredith was for me to purchase a second home in Meredith for them and their family to live in.	11/12/2023 6:31 PM
41	Less housing in town for full-time NH residents and employees of local businesses. Children of families like ours (who have been here for generations) are unable to purchase homes in Meredith because prices are too high. They've had to purchase homes in Laconia. The small town feel of knowing and looking out for your neighbors and their families is being lost. At times, it's hard to live in areas where you work the next morning and new residents are vacationing and using fireworks.	11/7/2023 1:20 PM
42	Housing shortage due to real estate bubble which is starting to decline. I expect the market to level out in the next 3-5 years.	11/7/2023 7:33 AM
43	There are too many short term rentals in Meredith. People who work here cannot afford to live here, nor find affordable long term rentals	11/4/2023 10:11 AM
44	Less enrollment in schools and less job opportunity because people can't live near where they want to work in Meredith or the surrounding towns because it's not affordable.	11/3/2023 9:54 PM
45	Four properties on my street have been purchased as short-term rental income properties. This has changed the dynamic of the neighborhood as there is a constant flow of strangers walking the street (some with dogs not on leash) and sharing our waterfront. Renters have a sense of entitlement and it's changed the atmosphere of our neighborhood where the waterfront is concerned.	11/3/2023 5:15 PM
46	We are unable to grow our community with year round residents that will contribute the the workforce here in Meredith. Our children who were raised in Meredith cannot find a home to live and raise their children because all the homes are being purchased by out of town investors for profit. We are no longer a Norman Rockwell town, we are becoming a Myrtle beach vacation community.	11/3/2023 3:39 PM
47	AirBnBs are businesses yet are located in residential areas. If you receive \$350/ night, if you have 17 people staying in a 3 bedroom home, you are a business!	11/3/2023 11:59 AM
48	1. Full time residents can't afford to live here. 2. Businesses are buying residential homes to turn into vacation rentals.	11/2/2023 9:52 PM
49	The population of the schools is declining a little bit each year and the district has to make plans for fewer students.	10/30/2023 9:38 PM
50	need enforceable rules and regulations Air B&B decrease housing stock for locals. neighborhood ~ I was disappointed when a housing in my neighborhood sold to a MA couple and turned into a short term action rental parking and noise. impact on resources such as lots, policing, etc.	10/30/2023 4:32 PM
51	I think it is a POSITIVE to have short term rentals that are PROPERLY REGULATED as currently done by the town. tourism and positive effects of families visiting Meredith is crucial to the town's well-being. I think current rules re: STR properties do a good job of forcing property owners to be responsible and in control to prevent/limit negative consequences of short term renter tenants.	10/30/2023 4:25 PM
52	decrease in student populations at a great levels	10/30/2023 4:20 PM
53	local business hours seem to reduce/close all together in the "off-season" there is also a much	10/30/2023 4:11 PM

## Meredith Housing Workshop

greater demand on our public facilities during the summer months causing a strain on employment (fully staffed)

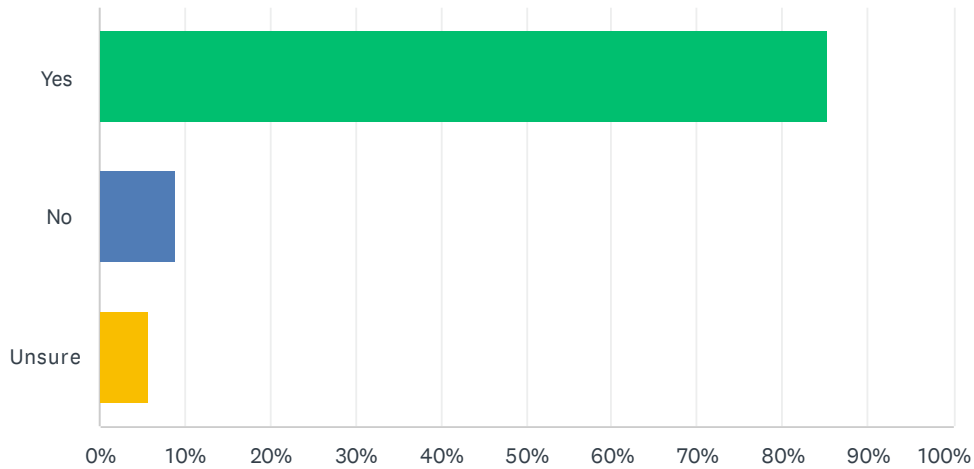
54	schools! school enrollment has greatly dropped. seasonal businesses utilized high school kids. with a smaller teenage population to pull from = less employment seasonally.	10/30/2023 3:57 PM
55	although we live here seasonally, we hear from full time residents the impact that this has on neighborhoods	10/30/2023 3:51 PM
56	our businesses cant find people to work	10/30/2023 3:46 PM
57	move out of state traffic	10/30/2023 3:40 PM
58	corporations are buying residential properties and renting by the night (Air b&B, VRBO) i.e: commercial hotel this reduces housing stock an damages the neighborhood quality of life and house values. we must create controls with them.	10/30/2023 3:34 PM
59	More crowds, people driving recklessly	10/28/2023 4:21 PM
60	The community saturation of Investment properties mean that families who want to raise their children in Meredith cannot. Without affordable, long term (year to year) housing, parents are unable to provide stable housing to their families. More and more families become homeless or forced out of Meredith. People come here because of the safety, charm, and high quality public school. While property taxes help with public education, that doesn't really help if families are not able to live in the district.	10/28/2023 3:07 PM
61	Businesses don't have enough people to work because they can't afford it. Along with increasing residents, people can't afford it	10/28/2023 2:38 PM
62	People coming in aren't as friendly and the younger generation is priced out of home ownership.	10/28/2023 2:36 PM
63	Our Homeowners Association has had to a vote on new by-law regarding rental time periods. We may only rent our home a maximum of 3x a year now to eliminate short term (weekly) rentals. This was passed by the majority of property owners (many of whom are year round residents). It was officially added to our covenants beginning this year.	10/28/2023 1:58 PM
64	Increased demand for services. Businesses cannot keep pace with the demand as it is hard to fill jobs due to shortage of affordable housing.	10/28/2023 12:10 PM
65	More AirBnbs and fewer rentals	10/28/2023 11:59 AM
66	Business are over whelmed and as a local I don't go anywhere in town in the summer	10/28/2023 11:24 AM
67	More travel, longer lines	10/28/2023 9:39 AM
68	Impact to neighborhoods where businesses and out of staters are buying homes and running them as motels in residential neighborhoods. My neighborhood now has four rental properties and we have shared waterfront. It's become an issue. These buyers are not invested in the community, only their personal profit. It will lower the property values of surrounding homes.	10/26/2023 5:36 PM
69	School age declining. Residential homes being bought up for high prices to out-of-state retirees. Unless inherited, no housing for young adults that grew up in Meredith. Zoning ordinance totally outdated. Needs real solutions to create housing without disrupting natural resources. Municipal boards ruled by wealthy transplants that want to keep the lowly low.	10/25/2023 9:33 PM
70	the character of certain areas (especially around our lakes) has changed because of the uptick in short term rentals...	10/25/2023 3:56 PM
71	rentals have gone up astronomically. there is a work shortage everywhere in Meredith.	10/25/2023 3:49 PM
72	??	10/25/2023 3:36 PM
73	investment properties/STR take away from residents needing housing. investment properties/STR are businesses that take away from neighborhood communities.	10/25/2023 3:31 PM
74	less kids but price of school keeps increasing	10/25/2023 2:52 PM
75	negative impact on neighbors noise. less housing stock.	10/25/2023 2:49 PM
76	town employer addressing complaints, police reports administration work, etc.	10/25/2023 2:41 PM

## Meredith Housing Workshop

77	short term renters are destroying neighborhoods short term rentals have eliminated long term rentals families cannot find/afford housing so our school population is falling drastically. children are the life blood of the community. if we continue to age as we are, Meredith will be dead.	10/25/2023 2:36 PM
78	I have noticed the "gentifying" of certain neighborhoods which once were housing for working residents.	10/25/2023 2:32 PM
79	town dump grocery stores, etc.	10/25/2023 2:28 PM
80	number of children of school age have diminished	10/25/2023 1:34 PM
81	School population has decreased. Many strangers instead of neighbors around as homes are being rented on a short-term basis.	10/25/2023 9:46 AM
82	Schools, and the bus system, locals businesses are being becoming overcrowded, taking longer for kids to get home or bus lines are longer, making it so kids are getting home later, no teachers to make sure student to teacher ratio is appropriate, or safe Local businesses owners are being pushed out of town with no housing for family's and pets, everyone wants second homes for summer rentals or short term to make money, but want locals to work for little pay and no place to live. businesses are having to bring in workers from different countries that will work for less and live in groups.	10/24/2023 9:04 PM
83	In my opinion, the impact to schools has been positive in the sense that homes used for rentals tend to be to people who don't have children enrolled in local schools thereby increasing the taxable properties while lowering the financial impact on those residents who do.	10/24/2023 5:11 PM
84	Less homes available to year-round residents whether it is to buy or rent.	10/24/2023 11:43 AM
85	Investment buying of properties are not good for neighborhoods. Most of these are for short term rentals. STR are businesses that are in residential areas. Strangers come and go weekly, with no allegiance to the area or neighborhood. This also leads to the housing shortage for area workers.	10/23/2023 5:07 PM

### Q3 As Meredith’s population continues to change, do you see a need for a greater diversity of housing types to help ensure existing residents can remain in the community or younger residents can move to Meredith?

Answered: 123 Skipped: 1



ANSWER CHOICES	RESPONSES	
Yes	85.37%	105
No	8.94%	11
Unsure	5.69%	7
TOTAL		123

## Q4 If you answered yes, what types of new housing units are needed?

Answered: 101 Skipped: 23

#	RESPONSES	DATE
1	Safe, affordable housing	11/21/2023 9:39 PM
2	In looking at the poster, it seems like <18 and their parents had the biggest decrease. I'm in my early 40's as is my husband and have a teen son. I haven't noticed this sharp decrease in my peers, nor has my son observed it, class sizes for my son are about 20, which doesn't seem too small. But if you want to keep and attract young families, high quality early childcare and high quality schools are priorities. Housing like what is on Circle drive might be helpful to increase this demographic and if it was in that area maybe would also attract workforces for industries that struggle to find help as it would be walkable to most retail, lodging, and restaurants. It is also close to the community center which provides after care and camps for kids during school breaks.	11/21/2023 7:06 PM
3	More affordable, rent control	11/21/2023 3:58 AM
4	Workforce type housing developments by special exception with sufficient regulation.	11/20/2023 7:11 PM
5	We do not need anymore "luxury" apartments. Local people cannot afford them. So much of our housing, whether it's single family homes or apartments/condos, are priced high since there is so much demand from out-of-staters. This will only continue to push local people and young people out. Reasonably-priced apartments could do a lot for our community. Having them within walking distance to a grocery store would be even better.	11/20/2023 11:43 AM
6	Apartments	11/19/2023 10:10 PM
7	More affordable housing is needed.	11/19/2023 10:30 AM
8	I believe affordable housing is now, nationwide, a federal problem that needs initiative and funding. As a desirable tourist destination there needs to be a town committee/board that works with federal and local funding to deal with affordable housing (which is different than low income housing).	11/19/2023 8:53 AM
9	More affordable	11/19/2023 8:37 AM
10	Affordable or low-income housing. Smaller homes for young families.	11/19/2023 8:33 AM
11	Single family homes, condos	11/19/2023 8:06 AM
12	Affordable housing of some sort that will allow younger, people with or without children, to live and WORK in the town.	11/19/2023 8:00 AM
13	Multi family & single family	11/19/2023 7:33 AM
14	1 and 2 bedroom affordable housing. Not low income, but affordable for working class couples.	11/19/2023 6:40 AM
15	Apartment complex. Modest entry level town home/ condo for under 400,000.	11/19/2023 6:40 AM
16	The cost of property and housing is too high for young professionals	11/19/2023 6:13 AM
17	Single Family, Multi-Family, and Long Term Rental Properties of all types!!	11/19/2023 12:46 AM
18	Affordable rentals that are not equal or more than an average mortgage payment	11/18/2023 10:08 PM
19	Affordable living.	11/18/2023 8:49 PM
20	Less expensive housing for families in the middle and lower class.	11/18/2023 8:36 PM
21	Affordable housing.	11/18/2023 8:20 PM
22	low cost smaller homes.	11/18/2023 8:00 PM
23	Single family homes under \$500k, multi- bedroom apartments	11/18/2023 6:50 PM



## Meredith Housing Workshop

24	Town houses, apartments	11/18/2023 6:22 PM
25	Perhaps apartment complex with reasonable rent not just for section 8 recipients but for working people.	11/18/2023 6:18 PM
26	Affordable housing (supported by the town, keeping properties groomed, in tune with rest of this high end town so they don't end up looking like big city "projects") Condominium communities - some geared toward younger people who would like to live in this town but can't afford to do so at this time Assisted living communities - we do have an older population Gated communities in some cases	11/18/2023 6:09 PM
27	More affordable. Entry level housing	11/18/2023 5:41 PM
28	Affordable housing	11/18/2023 5:23 PM
29	Affordable	11/18/2023 5:17 PM
30	Affordable houses for local workers	11/18/2023 5:06 PM
31	Affordable housing, not low income. Just affordable to young people who want to stay or live in Meredith. Smaller houses.	11/18/2023 4:58 PM
32	There is absolutely zero affordable housing in Meredith let alone apartments for rent at a reasonable rate. If I weren't living with my parents, we couldn't afford to live here.	11/18/2023 4:51 PM
33	1 and 2 bedroom.	11/18/2023 4:27 PM
34	Affordable elderly and young people can afford also small dwelling houses allowed on residential prop for elderly	11/18/2023 4:17 PM
35	Start up, single level homes.	11/18/2023 3:38 PM
36	Townhomes and smaller single family homes	11/18/2023 3:29 PM
37	Housing shortages are happening all over New Hampshire - not just in Meredith and not because of second homes or vacation rentals.	11/18/2023 3:17 PM
38	All kinds. People are begging for apartments and houses to rent!	11/18/2023 1:59 PM
39	Low income, over 55+	11/18/2023 1:32 PM
40	There is simply a severely decreased availability for affordable family housing through rental housing and specially through property ownership. If families are to remain in Meredith, they need stable housing. Property ownership increases the likelihood that families will remain residents for years, and increase multi-generational residents, increasing our ability to function as a community. We know our neighbors who are property owners around us. When they think we are in need, they check in, and conversely, we watch over them. Occupants of the short term rentals near us are strangers.	11/18/2023 1:16 PM
41	Workforce housing for singles, and families.	11/18/2023 11:31 AM
42	More affordable housing. Rents are ridiculously high for average person	11/18/2023 11:19 AM
43	Long term rentals.	11/17/2023 9:51 AM
44	More multi-unit and affordable housing	11/15/2023 7:48 PM
45	Affordable housing, it seems that "investors" just want to profit on short term rentals and flips.	11/14/2023 11:45 PM
46	Apartments for year round use.	11/14/2023 5:08 PM
47	Low income housing and homes in general.	11/14/2023 12:58 PM
48	apartments.....housing for younger folks seeking their first place and young families just starting out.....possibly even condos if they could have a local preference.....	11/14/2023 11:34 AM
49	AFFORDABLE housing. Young adults require affordable apartments and young families require affordable single family homes.	11/12/2023 10:08 PM
50	workforce housing that is affordable for people working 40 hours/week at an hourly wage job (\$14/hour).	11/12/2023 7:25 PM
51	Meredith needs rental housing at rates that the average person working a service job can	11/12/2023 6:31 PM

## Meredith Housing Workshop

afford (i.e. 25-30% of their take-home pay). I challenge the Town of Meredith to demonstrate the effectiveness of Accessory Dwelling Units (ADUs). The State of NH gives every single-family homeowner the right to build an ADU and rent it out. Meredith could double its housing capacity in a form that is needed using ADUs. Meredith has these homeowners, building contractors and banking institutions that can fund this through loans. Show the world that our small town can do it easily. If it isn't easy, change what is required (zoning, financing, community mindset, etc.) to make it easy. Form a blueprint that works and iterate on it.

52	More rentals and lower-priced homes for locals.	11/7/2023 1:20 PM
53	There is always a need for housing diversity. That is one aspect of keeping communities vibrant.	11/7/2023 7:33 AM
54	More long term apartments or more affordable houses for sale	11/4/2023 10:11 AM
55	single family primary residences	11/3/2023 9:54 PM
56	Affordable housing is needed for local residents and to entice graduating students to want to remain in the area. It's also needed for summer workers who earn a living in the hotels and restaurants.	11/3/2023 5:15 PM
57	Homes	11/3/2023 3:39 PM
58	Tiny home parks are needed for workers. Town needs to stop restrictions on accessory apartments, because they are lowering the rental amount. Landlords can't rent for under \$2k/month because their costs are too high.	11/3/2023 11:59 AM
59	Include (perhaps mandate) "entry level" single family units within any new construction developments.	10/31/2023 3:54 PM
60	There needs to be more apartments with reasonable rent, but not income restricted.	10/30/2023 9:38 PM
61	1) I have a vision that older folks who are "downsizing" somehow team up with younger folks who are looking for a family home or that will accommodate both sides of the com. 2) Tiny houses that will serve those single people needs 3) a community of living arrangements where young families and aging seniors live in one neighborhood/ "facility" where young and old learn from and help each other (seen this in European/Scandinavian countries)	10/30/2023 4:32 PM
62	smaller single family homes with less land sq. footage, duplex, townhouses, condominiums. simplicity or design with minor variations modular design and construction, saving time and cost the old ideas of starter homes (i.e. Levittown) this is not manufactured housing or double wide trailers	10/30/2023 4:20 PM
63	where I believe we need additional housing, I do not believe a "project" is the fix. It cost the same amount of money to build a new home/development as it does for a specific income demographic. I believe the fix 1) simply in regulating the supply that we already have. find a way to regulate Air B&B or make the use of investment properties contribute to a higher property tax to the town.	10/30/2023 4:11 PM
64	efficiency, smaller, apartments, townhomes.	10/30/2023 3:57 PM
65	starter homes affordable rentals pet friendly apartments	10/30/2023 3:46 PM
66	affordable apartments small single family homes that are affordable	10/30/2023 3:40 PM
67	subsidized housing for low income people/families	10/30/2023 3:34 PM
68	Smaller homes on smaller lots with dedicated open space within the developments along with some provisions to discourage seasonal rentals by absentee owners.	10/28/2023 7:04 PM
69	55+ communities are needed all over NH not just Meredith.	10/28/2023 6:44 PM
70	No more high priced condos.. build places the average person can live in.	10/28/2023 4:21 PM
71	More affordable long term rental properties. More affordable housing for first time home buyers.	10/28/2023 3:07 PM
72	Affordable condos/apartments	10/28/2023 2:38 PM
73	More lower prices on rents	10/28/2023 2:36 PM
74	Moderate income housing, senior complexes which have a maximum income cost...not those where you need to spend a fortune just to get into them or your annual income/assets need to	10/28/2023 1:58 PM

## Meredith Housing Workshop

be over \$75,000 and also workforce housing for town employees.

75	Affordable- taking into consideration taxes, heating costs, and financial burden of security deposit	10/28/2023 12:30 PM
76	Very high demand for ranch style, single floor housing. Need for affordable housing development, and multi-generational housing.	10/28/2023 12:10 PM
77	Apartments to rent, condos to buy, smaller houses	10/28/2023 11:59 AM
78	Starter home developments and low income housing developments	10/28/2023 11:24 AM
79	More affordable housing for people who can't afford half a million dollars homes. More low income housing	10/28/2023 9:39 AM
80	Affordable housing for local residents and others wishing to move here to work in the community.	10/26/2023 5:36 PM
81	Residential housing is not occupied by short term rentals or workforce housing	10/26/2023 4:49 PM
82	Provided sewage disposal can meet state regulations, allow more units per lot of record. Remove requirement of minimum road frontage. The current ordinance is ruining the scenic beauty of town roads. Back acreage with single access drive for multiple concentrated smaller dwelling units to preserve natural roadways.	10/25/2023 9:33 PM
83	low to middle income housing is clearly at a low...	10/25/2023 3:56 PM
84	we need more affordable/workforce housing	10/25/2023 3:49 PM
85	we need more multi-family housing	10/25/2023 3:36 PM
86	condos/apartment buildings	10/25/2023 3:31 PM
87	zoning for more units per acre	10/25/2023 3:17 PM
88	housing for average income families	10/25/2023 2:52 PM
89	free standing apartments	10/25/2023 2:49 PM
90	need to have housing for groups to have a healthy community	10/25/2023 2:41 PM
91	low and mid range multi family and single family	10/25/2023 2:36 PM
92	workforce housing such as work built on Boyton Road years ago	10/25/2023 2:32 PM
93	single family homes priced \$400,000 and below	10/25/2023 2:28 PM
94	more affordable homes/apartments	10/25/2023 1:34 PM
95	Affordable apartments!	10/25/2023 9:46 AM
96	We don't need condos or sec 8, or builders building low quality homes and selling way over priced, builders coming in from other states to build for cheap and sell high is not what we need, We need small developments build for locals to buy.	10/24/2023 9:04 PM
97	Meredith is not unique in the need for diversified housing stock yet it should not fall on ensuring housing by way of laws	10/24/2023 5:11 PM
98	Housing for single people, such as nice condos, that cost less than \$2000 a month to rent and less than \$300,000 to buy.	10/24/2023 4:44 PM
99	More affordable housing for middle-class residents. New housing is for "working class" but none are affordable for working class.	10/24/2023 11:43 AM
100	More multi family	10/23/2023 6:26 PM
101	Apartments or condos that the average person can afford.	10/23/2023 5:07 PM

## Q5 Is there anything else we should be aware of related to Meredith's changing demographics?

Answered: 68 Skipped: 56

#	RESPONSES	DATE
1	I think it would be interesting to look at economic demographics as well, it seems like this is a significant driver that is not represented in the graphic but could provide insight into the price points for new housing.	11/21/2023 7:06 PM
2	Don't just cater to wealthy	11/21/2023 3:58 AM
3	Strict enforcement of noise and disturbance regardless of when the property became rented.	11/20/2023 7:11 PM
4	Demographics change constantly in every area of the country. They are merely a snapshot in time. This survey is being sent on the false premise that the town of Meredith is required to take some action in response to current trends. If some factors caused the opposite trend of what we are seeing, there would suddenly be an uproar demanding an expanded school system and other community services for young families.	11/19/2023 1:28 PM
5	I don't understand the term "changing demographics" as Meredith is a resort town that set goals decades ago to be a destination. Now that it is, why is it considered changing demographics? COVID brought light to many issues in this country, one being the lack of equitable pay for many, which is a root cause for those not able to afford housing. This is an issue across the country, not just in Meredith. Real Estate in resort towns are always more expensive as location location location is the reason. Property taxes and tax rates can make or break the reason long term and or life long residents are able to stay, especially seniors on fixed incomes. This is where the Town can make an immediate impact.	11/19/2023 9:54 AM
6	I feel there needs to be a concerted effort to be open minded, educated and understanding that this is not just a Meredith issue but a national issue. We need to be solution based and not emotional about this issue.	11/19/2023 8:53 AM
7	Too many houses turned to short term rentals	11/19/2023 8:06 AM
8	No	11/19/2023 7:33 AM
9	There are a lot of houses that appear abandoned. It's a shame that the owners don't do something with them to make them usable properties.	11/19/2023 6:40 AM
10	Seasonal residents are willing to pay higher prices for property and young professionals who were raised in the area do not have the financials to compete with out of state bidding wars for already over value pricing on housing and property. This forces the young professional out of the community and restricts age diversity in our community	11/19/2023 6:13 AM
11	There isn't a need for increased population. Increasing population equals increasing everything else, more fire fighters, more police, higher property tax, more pollution, more trees cut down, more traffic, more teachers etc.....If properties are empty for half of the year but the owners are still funding the town with property tax and not using most of the services it is a win win. Keep Meredith quaint.	11/18/2023 10:47 PM
12	Regardless of the changing demographics, any property owner should have very limited restrictions on what they choose to do with their property.	11/18/2023 9:46 PM
13	There are too many seasonal rentals since more and more people are turning what should be housing available to local residents into air bnbs to make a profit, rather than help the town and its residents live.	11/18/2023 8:36 PM
14	Residential neighborhoods are being compromised, invaded, by allowing the business of Airbnb, short term rentals, to operate in them	11/18/2023 8:20 PM
15	?	11/18/2023 8:00 PM

## Meredith Housing Workshop

16	Cost is critical regarding bringing in younger demographics 40 and below are typically saddled with excessive student debt preventing investing in homes, especially those costing far beyond what this generation can afford.	11/18/2023 6:22 PM
17	For older residents - services that address their needs: Transportation, medical care (ACTIVELY RECRUIT MEDICAL DOCTORS TO MEREDITH. Nurse practitioners have their role BUT they are not doctors), social activities. For town as a whole: MEDICAL CARE - with doctors! INTERNET access for ALL households... AVAILABLE TO ALL - like electricity. EDUCATION NEEDS TO BE BOOSTED. I'd like to see MA standards brought into NH education. It's just not up to par. At all.	11/18/2023 6:09 PM
18	No air bnb	11/18/2023 5:06 PM
19	Yes, stop approving so many air b&b's	11/18/2023 4:17 PM
20	If properties continue to be short term rentals then the character of the town will change and not in a positive way.	11/18/2023 3:29 PM
21	This is becoming a town only the rich can afford. Soon that's all it will be. Normal families are having to move out of town. Does Meredith even have ANY affordable housing?	11/18/2023 1:59 PM
22	No	11/18/2023 1:32 PM
23	In addition to basic infrastructure—schools, police and fire depts, DPW, etc.—our town has transitioned to a vitally needed service economy, with a large low income, low benefits working population. That increases the need for LOCAL, affordable, long-term housing. We have seen how those in the service community were vital when our town faced crises, such as the COVID epidemic. If those serving our community infrastructure resort to available housing in other towns 30 to 60 minutes away, that diminishes our capacity to function as a healthy community. Whether if people are working at Hannaford or the Meredith Police dept, if they need to live in another town their priorities for their families will be split, and will decrease for our community.	11/18/2023 1:16 PM
24	Meredith decided to embrace the vacation crowd decades ago as a means to offset the loss in mfg jobs. This trend resulted in a greater disparity in wages. It was always a higher cost of living town now the lower pay scale doesn't support those workers with a realistic salary to live in the town they work in.	11/16/2023 9:50 AM
25	Driving out the people who grew up and live here year round	11/14/2023 11:45 PM
26	Meredith needs to think about how they will continue to support individuals aging in their homes. If there is not enough housing for incoming families, there is certainly not enough housing for older people who cannot afford to stay in their homes or need support to stay independent in their homes. Nursing facilities and assisted living facilities are on year long waitlists.	11/14/2023 8:41 PM
27	Keeping Meredith the same doesn't attract new and younger generations.	11/14/2023 5:08 PM
28	I have older children....one in high school and one in college....I don't see where they could afford to come back here a live on their own....	11/14/2023 11:34 AM
29	We need to recognize why Meredith is attractive to new and current residents. People are here and come here to enjoy the serenity, peacefulness and the quality of the natural environment. Immigrants come for the quality of life not the quantity of life. They come to escape the rat race and to enjoy a more moderate lifestyle.	11/13/2023 9:28 AM
30	No	11/12/2023 10:08 PM
31	The older the population gets, the harder it will be to get people to work in jobs that serve that aging population. People who grew up in Meredith should be able to afford to stay in Meredith, because they will be extra motivated to serve the community instead of move away to get services.	11/12/2023 7:25 PM
32	The generation that currently owns much of the seasonal property in Meredith is aging. Their children will inherit this property in the next decade or so and might not want to keep it (i.e. maintain it or pay the taxes). Do not be surprised if supply of expensive vacation homes exceeds demand and those property values adjust to reflect it. That housing will not fit the needs that I described above, but it the change might shift tax burden from seasonal residents to full-time residents.	11/12/2023 6:31 PM

## Meredith Housing Workshop

33	We're losing the original look, small town appeal, and personality of our Town.	11/7/2023 1:20 PM
34	Always be careful of making changes without exploring the law of unintended consequences.	11/7/2023 7:33 AM
35	The younger generation, which is the majority of the working population in Meredith cannot afford to live here. They will be forced to move to larger cities. Who is going to work at the restaurants when all the seasonal residents come to Meredith?	11/4/2023 10:11 AM
36	Young people want to move here!!	11/3/2023 9:54 PM
37	How will the short-term rental properties affect our property values in the future? Who will want to buy a house next to a rental property? Will it have a negative affect on the water quality of the lakes in the region?	11/3/2023 5:15 PM
38	Meredith no longer cares about its residents. Residents live, work and contribute to our town, not profit from it. We are no longer a town where we know our neighbors and thus becoming a detached society.	11/3/2023 3:39 PM
39	Every desirable area is unaffordable to those who grew up there and want to go back. Bedford folks now live in Manchester, Hudson kids now live in Nashua, Meredith kids live in Laconia. If a 1 bedroom in Laconia rents for \$1800/mo or more, don't expect Meredith to rent for under \$2k. A 600k house costs a buyer \$4k/ month, so they can't rent it out for peanuts.	11/3/2023 11:59 AM
40	We are losing the energy, excitement, and creativity that young people bring to our town.	11/2/2023 9:52 PM
41	It is getting harder to live in Meredith as a younger person. There are extremely few jobs and few affordable rentals. It feels like the population is being skewed towards older and more affluent people.	10/30/2023 9:38 PM
42	need to encourage workers/young people in a conundrum!	10/30/2023 4:32 PM
43	the empty business storefronts on Main Street are concerning to met. I would live to see businesses more in there! I'm sure its not that simple	10/30/2023 4:25 PM
44	you have identified the big question. encourage young workers and families with affordable jobs and housing options to match. Meredith is a resort destination and could encourage "seasonal" and higher means home buyers. obviously, housing supply must increase to stabilize affordability	10/30/2023 4:20 PM
45	to attract families, regardless of income, we should contribute more to our school resources for education and athletics.	10/30/2023 4:11 PM
46	more short term rentals have created more traffic on smaller roads.	10/30/2023 3:57 PM
47	more affordable housing for elderly	10/30/2023 3:34 PM
48	Need to attract young people and encourage business geared to them	10/28/2023 7:04 PM
49	Different people	10/28/2023 4:21 PM
50	If there isn't a new generation to live and grow the community, we will become a ghost town. This is not sustainable.	10/28/2023 3:07 PM
51	Many seasonal homes or short term rentals that people cannot afford to live there	10/28/2023 2:38 PM
52	Our educational system needs to looked at for inappropriate behavior by staff and children	10/28/2023 2:36 PM
53	Basic housing requirements for mobile home communities. Some currently exist without any standards at all. This is a disgrace to our community.	10/28/2023 1:58 PM
54	Working class people are being priced out of our town and as a result service industries and basic services are becoming more difficult to access. Service/tourism is our primary industry and we need to be more cognizant of making it feasible to run a service business here that requires staff.	10/28/2023 12:30 PM
55	The demand for goods and services, and a strong work force is only going to increase.	10/28/2023 12:10 PM
56	Nothing that you haven't included in your study handouts	10/28/2023 11:59 AM
57	Traffic	10/28/2023 11:24 AM
58	The trickle down is an effect of school enrollment and use of town facilities.	10/26/2023 4:49 PM

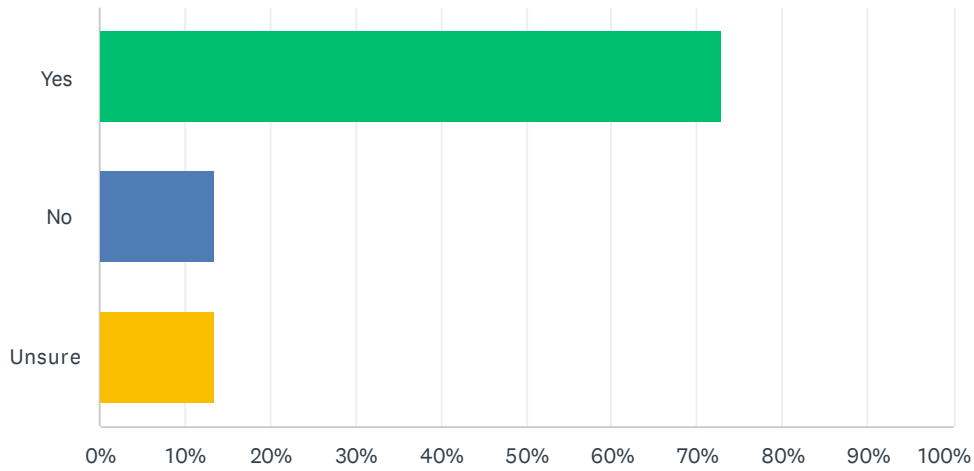
## Meredith Housing Workshop

59	There will be no one left to work in the restaurants, nursing homes, fire dept, health care, etc to care for the wealthy move-ins if the zoning ordinance does not get drastically changed ASAP. The short-term rental ordinance of last year did more to hurt residents than anything else.	10/25/2023 9:33 PM
60	single parents 1-income families	10/25/2023 3:49 PM
61	we need to look at rental options. if some folks are only in town for 3-6 months - we can discover a way to fill in the timing gaps.	10/25/2023 3:36 PM
62	a way to stop short term housing	10/25/2023 2:52 PM
63	no	10/25/2023 2:49 PM
64	short term rentals are taking all the housing away from residents	10/25/2023 2:41 PM
65	Meredith needs to look seriously at its aging population and how that population will live. that means more innovative zoning to include commercial with residential and conservation land	10/25/2023 2:36 PM
66	people seem less involved with each other. the same people over and over	10/25/2023 2:32 PM
67	stop short term rentals for a little and see if we can get out town back, maybe figure out a way to not let out of staters buy all out homes and turn around and short rent them.	10/24/2023 9:04 PM
68	More and more boat traffic on lakes, more traffic at boat launches.	10/23/2023 5:07 PM



## Q6 Do you believe a shift from year-round homeowners to more seasonal and investor-owned properties is having an impact on the town's economy and the viability of local businesses?

Answered: 111 Skipped: 13



ANSWER CHOICES	RESPONSES	
Yes	72.97%	81
No	13.51%	15
Unsure	13.51%	15
<b>TOTAL</b>		<b>111</b>



## Q7 If you answered yes, please explain.

Answered: 78 Skipped: 46

#	RESPONSES	DATE
1	Seasonal and investor owned properties don't have a true interest in the overall well being and sustainability of the community.	11/21/2023 8:24 PM
2	In reviewing the link "our local economy poster" above it kind of makes sense. If tourism is the main source of revenue there is money in things like air Bnb and other short term rentals, but it leaves less housing available for the folks who would have rented those spots long term. So you may have more customers at your tourist driven business, but less employees.	11/21/2023 7:11 PM
3	The high cost of housing results in a lack of a sufficient workforce.	11/20/2023 7:14 PM
4	The local store I work at does not offer competitive wages, which is why it is only one of three jobs that I currently have. Many employees struggle financially and do not have stable housing and transportation. If stores want to employ locals, they need to be able to pay more. The current financial gap between locals and seasonal tourists is disgusting. We eventually won't be appealing to the tourists we insist on catering to if the businesses they frequent are forced to close due to staffing trouble. And I want to be clear that I do not blame employees for wanting more. It is not fair to ask people to accept poverty-level wages. I think people should go where the opportunity is. I just wish those opportunities were here in Meredith.	11/20/2023 11:56 AM
5	Although they are paying property taxes, they are not employed in our town or employing people in our town. This makes it hard for local businesses to have enough help	11/19/2023 7:46 PM
6	The seasonal renters bring in additional revenue to Meredith, this is the goal of a resort community.	11/19/2023 10:03 AM
7	Not enough employees	11/19/2023 8:38 AM
8	Less local workers - predominantly tourists.	11/19/2023 8:13 AM
9	Investor owned properties are being used as rentals (AirBnB, seasonal, etc.) and not available for rent to year round locals who need housing to be able to work in the area.	11/19/2023 6:50 AM
10	We don't have the housing for local employees. If people have to live elsewhere, they are going to work closer to home. If the businesses don't have staff, they have to close certain days, and thus aren't making the full income they could for the local economy.	11/19/2023 6:44 AM
11	Impossible to provide workers to support services to the community due to lack of housing options!	11/19/2023 12:53 AM
12	More vacationers spending money.	11/18/2023 10:53 PM
13	Rent is out of control. We have a 3 income house and struggle to make ends meet.	11/18/2023 8:50 PM
14	Every business in town suffers from staffing shortages, because people can't afford to live in this town.	11/18/2023 8:38 PM
15	Who wants to live in a Disneyland type atmosphere where the only industry is tourism .	11/18/2023 8:29 PM
16	Increased wait time at restaurants, increased traffic, decrease is available employees for service and retail industry	11/18/2023 6:52 PM
17	Although not as bad as years prior, businesses fail as soon as they become dependent on full time residents.	11/18/2023 6:25 PM
18	They continued short-term rental and the expensive rent for workers are driving people who sustain these businesses to less expensive areas.	11/18/2023 6:20 PM
19	Fewer people to frequent in off season, fewer workers for businesses	11/18/2023 5:42 PM
20	Locals can't afford the cost of housing anymore	11/18/2023 5:23 PM

## Meredith Housing Workshop

21	A boost to the economy is always good, but they are not bringing workers. And most area businesses need people to work at them.	11/18/2023 5:07 PM
22	Local people can't afford to live in community	11/18/2023 5:06 PM
23	Again prices higher for local's on off months	11/18/2023 4:18 PM
24	Difficult to find people who want to work as housing is being used for high price rentals and the average citizen can't afford the rent.	11/18/2023 3:43 PM
25	Smaller businesses will be affected in off season a not enough people to support them.	11/18/2023 3:33 PM
26	I truly believe that businesses have grown and benefited from having more seasonal housing in the area. There's more business for restaurants, shops, maintenance companies, cleaning companies, grocery stores, and more.	11/18/2023 3:20 PM
27	People are being forced out of apartments so they can become short term rentals.	11/18/2023 2:02 PM
28	Long term residents value our local businesses. This is where we look first for employment, recreation, and social relationships. I am on a first name basis with my neighbors working at the Meredith bank, Hannaford, Giuseppe's Aubuchon, and Rite Aid. We develop friendships with our local store and restaurant owners and staff. That connection and sense of local investments does not exist for those who are transients.	11/18/2023 1:41 PM
29	We need to support families.	11/17/2023 9:58 AM
30	For those wanting to take the risk, there's plenty of opportunities to own a business catering to those non-resident property owners and clients. The way to higher pay is through business ownership given the vacation economy. If the town wants to improve it's residents fiscal health it will diversify it's economy i.e. remote worker infrastructure, clean manufacturing etc.	11/16/2023 9:56 AM
31	Local businesses have seemingly always struggled in Meredith, especially those that appeal more to seasonal residents and tourists. It seems (though this may be inaccurate) that more have closed recently and a drop in year-round inhabitants can't help.	11/15/2023 7:52 PM
32	I see things going to summer biz and driving out year round things	11/14/2023 11:50 PM
33	Higher prices for seasonal revenue.	11/14/2023 5:09 PM
34	I don't there is an impact to economy because seasonal residents/guests spend \$ but I think the sense of community is lessened.....	11/14/2023 11:40 AM
35	I believe the assumption that there is a shift is incorrect. The majority of new homeowners come to invest in their future. They desire the tranquility and the upper scale natural resources the lakes region offer.	11/13/2023 9:49 AM
36	see my previous answer	11/12/2023 7:35 PM
37	I am unsure the percentage of total housing categorized as seasonal has changed significantly in the last decade, so I cannot say what impact that has. I do believe Meredith's economic focus on seasonal residents and short-term visitors is too much. We must diversify our income streams by encouraging businesses that export goods and services outside of Meredith.	11/12/2023 6:42 PM
38	Always keep the long-range picture in view. We have had this happen before. Real estate is always up and down. Never flat.	11/7/2023 7:40 AM
39	People that want to work here can't live in the area	11/4/2023 10:17 AM
40	When businesses come in and out-bid anyone else on a residential property, it drives up the prices and drives out the locals. We are becoming an area where no one can afford to live. This is already a problem for local businesses trying to recruit new employees.	11/3/2023 5:20 PM
41	Can't get a table at a restaurant due to lack of workforce. Businesses in Meredith are unable to hire college grads because they have to move elsewhere to find affordable housing or available housing.	11/3/2023 3:50 PM
42	Seasonal people spend more than locals do, and they go out to eat more than locals do.	11/3/2023 12:04 PM
43	It is helping businesses that serve tourists but driving out locally owned, resident-oriented businesses.	11/2/2023 9:59 PM
44	As workers are priced out of living locally, Meredith businesses have yet an additional	10/31/2023 4:03 PM

## Meredith Housing Workshop

challenge recruiting and retaining employees. It appears that traffic congestion will worsen due to greater numbers of employees commuting greater distances to Meredith.

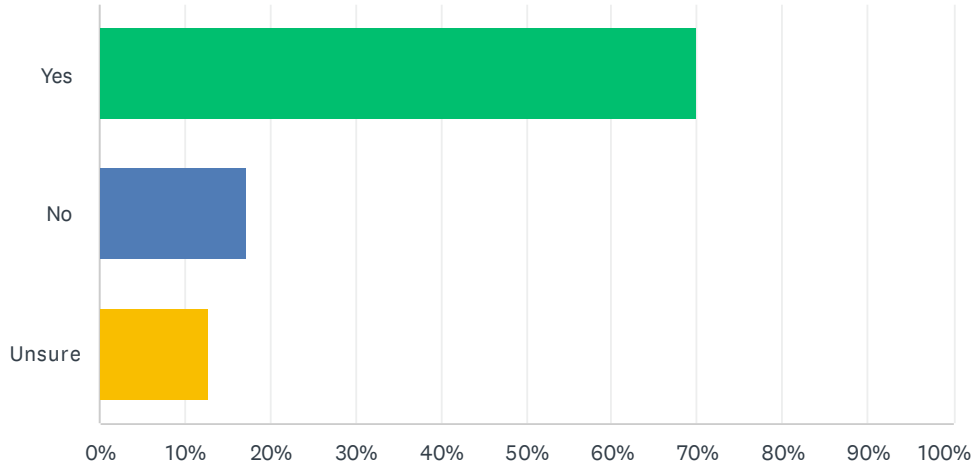
45	It is driving up the price of housing and crowding people out of housing opportunities.	10/30/2023 9:42 PM
46	seasonal and investor owned property owners care less about our community. they are here for a quick buck and not the long term. this erodes the community.	10/30/2023 4:33 PM
47	seasonally, - economy is better, but STR/invest properties aren't to driving force - restaurants and shops are destinations anytime of the year.	10/30/2023 4:26 PM
48	Yes, this does drive the cost of housing up making it more difficult for locals to buy here. the unfortunate thing is that the NH economy makes this a necessary evil. NH is dependent on property taxes as a "tax free" state to fund our local/state budgets.	10/30/2023 4:00 PM
49	unsure, but investor owned properties adversely impact availability of affordable housing for employees and young workers (families)	10/30/2023 3:52 PM
50	the service industry has been dramatically impacted by the flexing population of 20-40 people	10/30/2023 3:47 PM
51	it is ruining Meredith with this short term rental phase. We have always had seasonal homes.	10/30/2023 3:42 PM
52	I think it helps the food and shops but the year round businesses may be impacted	10/30/2023 3:37 PM
53	Local businesses suffer in the winter as many houses are empty until spring. Those who can afford multi million dollar homes can afford not to rent them in the off season...we need more people year round.	10/28/2023 7:23 PM
54	Harder to sustain year round business with fewer year round residents & a shrinking workforce.	10/28/2023 6:47 PM
55	Most places are closed during the "off season" forcing locals to go out of town to do things. Keep things open for people who live here year round	10/28/2023 4:23 PM
56	No one can workers and businesses can't survive in the winter	10/28/2023 2:40 PM
57	Too many outsiders buying up property	10/28/2023 2:38 PM
58	Seasonal residents are technically tourists...they cause businesses like grocery stores and water service industries to up their prices. Regular residents are priced out of local business.	10/28/2023 2:06 PM
59	We don't have staff to work at basic businesses, restaurants and stores that substantiate our tourism industry are having to close many days a week or permanently due to lack of staff.	10/28/2023 12:31 PM
60	It is hurting our local economy.	10/28/2023 12:17 PM
61	More difficult for businesses to earn enough when most income is from only a few months a year.	10/28/2023 12:00 PM
62	The shops need employees and they need housing	10/28/2023 11:26 AM
63	Some stores are closed in the winter so locals have to go out of town for things.	10/28/2023 9:41 AM
64	The seasonal and investor money people are what put bread on my table, and most year-round residents, so they are not to blame. The problem is that the zoning ordinance was written at a time to exclude the working class, and low income. Similar to China's one child policy. The fact that if a young couple actually was given free land, which is my intention with my daughter, the cost to construct based on the out-of-control regulations, as a home builder, I still cannot build them something affordable.	10/25/2023 9:46 PM
65	the purchase of real estate has changed. it is now a business for at least 70% of new buyers. the buyers are looking to purchase, use for a percentage of time then renting out to help pay the bills. value of our housing stock is rising because of this.	10/25/2023 3:51 PM
66	I'm a restaurant owner and I see an increase in new year round families. our business has grown 50% over the last 3 years due to the increase in population - year round, not just the summer.	10/25/2023 3:38 PM
67	yes, greatly. investment properties take away from individuals and families whom want to rent (long term) or purchase a hoe in Meredith.	10/25/2023 3:33 PM
68	minimal vested interest in longer term food and welfare of culture of town, history, residents and their economic well-being	10/25/2023 3:22 PM

## Meredith Housing Workshop

69	seasonal and investor owned properties demand services in the services/industries including property management and recreation. service workers are needed to meet the demand but preventing wage rates dont match the price for housing options	10/25/2023 2:44 PM
70	we have no one available to fill job positions	10/25/2023 2:36 PM
71	these investor owned properties decrease housing stock for those who would like to live and work here - local businesses need workers.	10/25/2023 2:33 PM
72	The town is continuing to struggle with year round business	10/25/2023 1:34 PM
73	There seems to be very few places for families to work and live in Meredith. Cost and availability of apartments are few and high priced. Businesses cannot get workers because they can't afford to live in Meredith.	10/25/2023 9:48 AM
74	most of our homes in Meredith are second owned homes and rented out for short term rentals. who wouldn't want to make triple the rent in a month then they would dealing with a long term, but what they are not thinking is who is going to clean it who is going to manage it where are "vacationers" going to go enjoy there stay if we have no works and short staff, because no one can work to live here anymore.	10/24/2023 9:10 PM
75	Meredith is becoming a richer town as a result of it's catering to the vacation crowd but at a cost of	10/24/2023 5:13 PM
76	Less availability of businesses during "off-season"	10/24/2023 11:46 AM
77	More seasonal business focused.	10/23/2023 6:33 PM
78	It is definitely beneficial, but even limiting investment housing and STR won't be detrimental to businesses or the town's economy. Meredith restaurants and shops are a destination in the Lakes Region with or without investment housing/STR.	10/23/2023 5:13 PM

## Q8 Are you in favor of ensuring that housing units are constructed for some of the employees working in the growing accommodation and food services industries in Meredith?

Answered: 110 Skipped: 14



ANSWER CHOICES	RESPONSES	
Yes	70.00%	77
No	17.27%	19
Unsure	12.73%	14
<b>TOTAL</b>		<b>110</b>

## Q9 Do you have ideas on how to accomplish this?

Answered: 66 Skipped: 58

#	RESPONSES	DATE
1	Perhaps partnering with the lodging establishments, especially for seasonal workers? For those that work year round in these industries, perhaps supporting linking folks to programs that can help folks with fiscal planning, improving their credit, and getting grants to support a down payment/closing costs- I think this could be particularly helpful for displaced families who have a desire to stay in the school system- maybe building or converting an existing building with multiple apartments to pilot a project for 3-5 years to see if there is success.	11/21/2023 7:11 PM
2	Tax incentives for developers to construct workforce units.	11/20/2023 7:14 PM
3	I support this idea as long as employers do not own the housing units. That would just lead to people being paid worse and then stuck in a poor paying job because they do not make enough money to move anywhere else (that is not owned by their employer).	11/20/2023 11:56 AM
4	The NASWA has a good model, possibly community restaurateurs and hotel owners could pool resources for shared vision and obtain grants for incentives and assistance to operate housing for the foreign staff that come here to work.	11/19/2023 10:03 AM
5	Seek grant opportunities	11/19/2023 8:13 AM
6	Apartment complex.	11/19/2023 6:50 AM
7	Housing opportunities for "ALL!"	11/19/2023 12:53 AM
8	People can commute if they cannot afford to live and work in Meredith or businesses should have apartments for their employees.	11/18/2023 10:53 PM
9	Provide incentives for developers to build apartment buildings. Most metropolitan cities and towns have dozens of these with hundreds of units. This is ultimately for affordability of rents for people who can't afford a single family home or simply don't want that responsibility. Meredith does not have enough for its size.	11/18/2023 9:51 PM
10	Ban air bnb's	11/18/2023 8:38 PM
11	Lower housing costs for locals might attract a different industry other than businesses that only serve tourists.	11/18/2023 8:29 PM
12	government subsidies	11/18/2023 8:04 PM
13	I don't know of too many people who would choose to live in a "project" or "group home" type situation. Even people who find themselves in that situation don't want to be there. Pay a living wage to adults building their adult life. People should earn a living wage - as it used to be - so that people can afford housing, food, the extras of life living in Meredith.	11/18/2023 6:25 PM
14	Yes. Give a tax credit to somebody who is well. Vetted who will build an apartment complex type residence such as Alton woods in Concord. Make the rents a reasonable and don't require section 8 or income restrictions but make them 12 month leases and no airbnbs.	11/18/2023 6:20 PM
15	That's the hard part. In Maine at Saddleback, they are building dorm style type housing for workers. For unmarried workers this might be a good solution. But workers would still have to pay some.	11/18/2023 5:07 PM
16	Why just food industry?	11/18/2023 4:18 PM
17	Possible some town owned land that could be used for affordable, decent housing.	11/18/2023 3:43 PM
18	Give developers a tax break if they set aside some of the properties for lower income workers that is awarded in a lottery	11/18/2023 3:33 PM
19	Why is it only for food service industries?? There needs to be incentives to bring regular rentals back.	11/18/2023 2:02 PM

## Meredith Housing Workshop

20	Affordable family housing is not a concept that can be compartmentalized to a class, like "some of the employees". If every teacher, police officer, firefighter, grocery store employee, and restaurant staff see that they have a realistic opportunity to gain a home for their families in our town, the long term health and growth of our community has everything to gain and nothing to lose, except perhaps increased profits for a small percent of people who may not even be residents.	11/18/2023 1:41 PM
21	If food services need help, food service companies need to assist in the creation of housing.	11/18/2023 1:34 PM
22	Limited vacation rentals. More housing for people who work and have families. People with children can not move out when vacation time begins.	11/17/2023 9:58 AM
23	I don't believe it's the town responsibility to do this via regulation...	11/16/2023 9:56 AM
24	I do not feel it should be on the employer unless they choose to house the seasonal staff. If you have the things in place that's one thing.	11/14/2023 11:50 PM
25	Get local business to sponsor some of the properties.	11/14/2023 5:09 PM
26	yes, use LIHTC, CDBG and RD funds to building housing with a preference for these industries. Where is there land though in the downtown area?	11/14/2023 11:40 AM
27	The assumption needs to be tested. Where are the residents of the existing lower quality housing units (e.g. trailer parks, behind the gates along route 3 and route 25) working now? Pay people a living wage and they will travel from other communities such as Laconia,	11/13/2023 9:49 AM
28	Clear *some* of the wooded areas to create affordable apartments.	11/12/2023 10:11 PM
29	Make it dead-simple for people to add ADU's to their homes for the purpose of workforce housing. Add grants that would provide local residents with seed manet to build the ADU's — which would then help to offset growing property taxes while providing workers affordable housing close to work.	11/12/2023 7:35 PM
30	See my answer to question #4: ADUs.	11/12/2023 6:42 PM
31	Yes, but not to the extent where government dictates what a property owner can/cannot do with their unit(s). Let the market decide.	11/7/2023 7:40 AM
32	Yes I believe there should believe affordable housing for those who work in the town. However I do not believe there workforce housing needs to be developed. We need to provide opportunities for people to purchase single family homes in Meredith	11/4/2023 10:17 AM
33	Perhaps the town could purchase land and have affordable housing built and made available to rent to employees in several of the local businesses not just the hospitality industry.	11/3/2023 5:20 PM
34	We need to stop air b and b short term rentals. Housing should be people who want to reside in our town, work in our town and contribute to the welfare of our town.	11/3/2023 3:50 PM
35	You can create Tiny Home parks and restrict them to in town workers within an income range.	11/3/2023 12:04 PM
36	Partner with non-profit organizations and apply for grants to support market rate housing.	11/2/2023 9:59 PM
37	Perhaps mandating that any new developments include this type of housing? Would be in favor of in depth analysis of the intended and unintended consequences faced by other communities that have implemented such mandates and taking lessons from them.	10/31/2023 4:03 PM
38	Have housing with lower rent prices.	10/30/2023 9:42 PM
39	change zoning	10/30/2023 4:26 PM
40	look back to the housing built on Boyton Road in 2009? there is a history in Meredith and it should be used as an example.	10/30/2023 4:21 PM
41	I think that NH should mimic VT by creating a property tax that costs more for those who do not claim residence in a property. this would either contribute more funds to the local economy while reducing the burden on locals property taxes, or this would reduce demand for 2nd homes/investment properties helping bring the cost down for locals to purchase.	10/30/2023 4:00 PM
42	adds to success of those industries and customer experience at those businesses	10/30/2023 3:52 PM
43	no idea unless it involves government subsidy, federal/state/private grants	10/30/2023 3:47 PM



## Meredith Housing Workshop

44	have to be about hacked as a contractor cant dins and make a profit.	10/30/2023 3:42 PM
45	allow apt above businesses and maybe different now traditional buildings like warehouses check dormitory BIDGs	10/30/2023 3:37 PM
46	Just "free spooling" here but I would start a lakes region "campus" where housing could be built for such workers. The campus would also include instructional and support services to further develop the business and technical skills of these people. This could be a way to attract young people and better the quality of the food/hospitality businesses while enriching the participants skills and satisfaction- maybe partner with Johnson and Wales University. Meredith could not only help itself but help the entire lakes region. This concept could ply to anything from food services to general entertainment to outdoor activities. We already have the beauty and the visitors- we just need to up our game and do more than other towns are doing.	10/28/2023 7:23 PM
47	No	10/28/2023 2:40 PM
48	Stop the ridiculous rents charged by out of town landlords	10/28/2023 2:38 PM
49	Financially attract developers to build this type of housing by appealing to their construction costs.	10/28/2023 2:06 PM
50	Zoning/planning board policies at the town level	10/28/2023 12:31 PM
51	Incentives for development of work force housing.	10/28/2023 12:17 PM
52	No	10/28/2023 11:26 AM
53	No	10/28/2023 9:41 AM
54	I believe there should be more apartment buildings and and multi-family dwellings that offer a percentage of their units to workforce housing but remaining to year round residence. I would prefer to see people establish residency in the town, enroll their children in school and be involved in their community. I do not support transient work force housing.	10/26/2023 4:54 PM
55	Allow far more units in the residential and forestry rural zones per lot,have a single entry point, but housing set back away from the street to preserve scenic nature of those zones. If someone owns 15 acres with 12 in current use, then allow 4 or 5 compact units in the remaining three acres without the owner losing the current use. The 15 acres will allow the amount of average density for sewage disposal as well as lot coverage	10/25/2023 9:46 PM
56	but even more than that sector, law enforcement, first responders. multi units making huge and low; use funding from state	10/25/2023 3:57 PM
57	however, how do you choose which lucky, local employee able to take advantage of this opportunity.	10/25/2023 3:51 PM
58	It would have to be government subsidized because builders cant build a dingle family hoe for under \$400,000	10/25/2023 3:38 PM
59	efficiency apartments or homes built and rented out. not condo-ized. working with nonprofits or housing authorities. could Belnap Economic Development be of help.	10/25/2023 3:33 PM
60	mixed zoning larger developments/units unit size delineations - mixed economic-income-qualification as defined by variabilities town oversight and management of unit applications, economic status, may be necessary	10/25/2023 3:22 PM
61	what about housing for everyone else who cant find affordable homes?	10/25/2023 2:49 PM
62	examine zoning regulations to identify possible land acres and locations for the housing units again exploring modular housing and construction as a way to modify construction cost and affordability	10/25/2023 2:44 PM
63	we need housing units for employees but how would we "ensure" it?	10/25/2023 2:33 PM
64	Locals, not out of staters, exchange workers. make it in the deed and bylaws you have to work 8-10 months out of the year within a radius, like they do with fire departments and law Enforcment, Maybe the town can share some of the vacant homes and sell them to locals.	10/24/2023 9:10 PM
65	Multi family	10/23/2023 6:33 PM
66	Tax abatements. Housing lottery.	10/23/2023 5:13 PM



## Q10 Is there anything else we should be aware of related to Meredith's changing economy?

Answered: 38 Skipped: 86

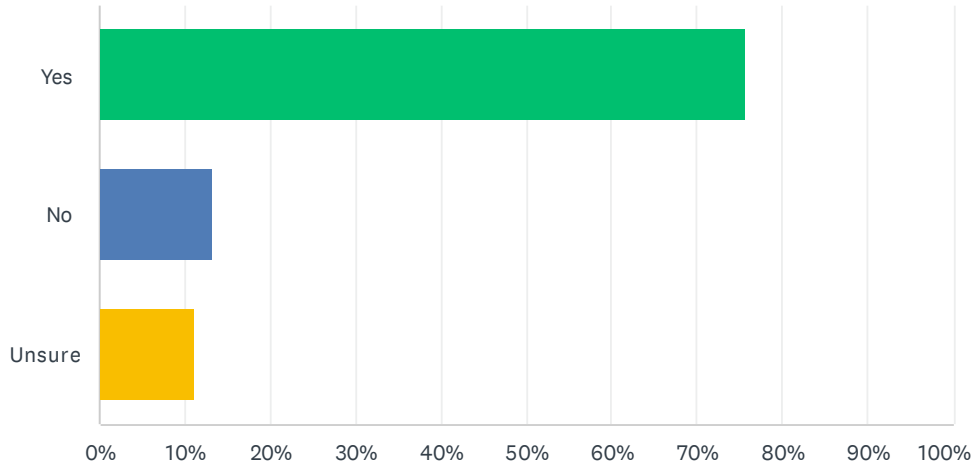
#	RESPONSES	DATE
1	Lower property taxes and keep tax rates low and affordable for all. Adopt no property tax for seniors of a certain age as many southern states have done.	11/19/2023 10:03 AM
2	Houses are too expensive for young people to be able to afford	11/19/2023 8:13 AM
3	Meredith should "Invest in Itself" by becoming property/landlords within its own town! Become a "Business Model" for other communities to admire. Invest in your own town. Short term investment for longterm gain 🤖	11/19/2023 12:53 AM
4	The middle class in town are being left in the cold. Make too much money to get help and too little money to afford any sort of housing in Meredith.	11/18/2023 8:38 PM
5	We need to attract a different industry other then tourism. It just doesn't feel like a home anymore when you can't even enjoy your hometown because it is too crowded with tourists. It a shame.	11/18/2023 8:29 PM
6	All decisions should be made with the town and its people interests at heart. Period. No politics. No racism. No bigotry. No kowtowing.	11/18/2023 6:25 PM
7	The short term rentals need to be stricter. They should never be able to disrupt a neighborhood or neighbors. Maybe if the police have to be called for disruptions the landlords are charged? Something like that anyway. Unfortunately the air B N B's are taking away good apartments for young people too. More taxes for them?	11/18/2023 5:07 PM
8	Older folks that purchased properties are being taxed out of their homes and forced to move elsewhere as its become unaffordable on fixed incomes.	11/18/2023 3:43 PM
9	The short term rental and investment properties are having a negative impact and increasing the cost of housing and taxes for incoming workers and remaining residents.	11/18/2023 3:33 PM
10	Wish I knew exactly what to say here. But singles level homes for seniors will be huge as well. We lack everything.	11/18/2023 2:02 PM
11	Increased availability of local affordable housing increases investment in sustained small business, interest in community infrastructure such as our local library, police and fire service, and our schools. More importantly, it increases ideas and innovation that makes Meredith a vibrant and growing community. The growth of our library, arts and music events, and community gatherings and celebrations results from those who both live and work in our community. We have a responsibility to give preference to those who will live here long term over those who hold available properties for the profit of short term rentals.	11/18/2023 1:41 PM
12	Meredith needs to look forward and prepare/diversify the economy where jobs are created that supports a middle class wage if it wants to thrive.	11/16/2023 9:56 AM
13	I would like to see a bigger budget for community events and bringing more activities for local community building.....often these things are left to small local community groups to figure out.....who have to raise the funds and scrape to get by.....	11/14/2023 11:40 AM
14	No	11/12/2023 10:11 PM
15	While on the Economic Development Committee in 2016/2017 I proposed Meredith leverage the "Economic Gardening" program found at <a href="https://economicgardening.org/">https://economicgardening.org/</a> . I still think this would be an excellent match for Meredith. Find the stage 2 growth companies already here then provide them the framework to grow.	11/12/2023 6:42 PM
16	The economy here (and elsewhere) is always changing. Do not base a long-range plan on today's events/economy/diversity.	11/7/2023 7:40 AM

## Meredith Housing Workshop

17	There are too many short term. The town needs to listen to the people who live here full time. There is space for all of us. Air bnb do not need to be banned, but there should be a process to manage them in a way the benefits the town and it's full time residents. I have many ideas on this including a permitting/ licensing process which would allow the town to better regulate and have a say in which properties can offer short term rentals.	11/4/2023 10:17 AM
18	The economy will be ever changing, Meredith's values towards its residents and the future of its workforce should be one of loyalty. Say No to short term rentals.	11/3/2023 3:50 PM
19	You currently only allow entire houses to rent under 30 days. Let accessory apartments also rent as they wish. It's not up to you to decide who will subsidize the local long term renters. Is it fair for one to rent at \$300/ night, while another needs to price it under \$75/night to get a 30 day rental. Do not make different rules.	11/3/2023 12:04 PM
20	We are growing faster than we properly manage things and developers are taking advantage of the town. Our waters are suffering and once we lose the quality of the lakes our economy will crash.	11/2/2023 9:59 PM
21	the town should focus on enforcing the codes built in conservation efforts. disallow as many request for exceptions as possible. activity enforce the non-local use of town beaches; to include boats dropping anchor at town beaches to avoid/work around the local use only.	10/30/2023 4:00 PM
22	spend our money wisely	10/30/2023 3:42 PM
23	its growing without a plan!	10/30/2023 3:37 PM
24	Make it a more enticing place to live year round will result in more businesses being able to pay higher wages.	10/28/2023 7:23 PM
25	Need for local transportation choices for people	10/28/2023 4:23 PM
26	No	10/28/2023 2:40 PM
27	Out side investment is removing the common sense control of apartment prices	10/28/2023 2:38 PM
28	Meredith is no longer able to maintain those middle income families. Sadly, you have to have wealth to move here.	10/28/2023 2:06 PM
29	Seasonal homeowners and recent out of state buyers are used to a higher level of municipal services, so demand on town will increase for: police & fire coverage, paved roads, access to health care facilities etc. Development demands likely to increase.	10/28/2023 12:17 PM
30	Infrastructure	10/28/2023 11:26 AM
31	If you have more permanent residents, you will see an uptick in consumerism year-round and employees who stay in jobs year-round.	10/26/2023 4:54 PM
32	Meredith is an extremely attractive town to live, work, and play. For everyone to continue to do so it is critical that affordable housing be allowed for those that serve the others.	10/25/2023 9:46 PM
33	we need to discover a way that we now find housing for our local employees	10/25/2023 3:51 PM
34	in our restaurant, we have increased our hourly wage by 50% to be competitive. many servers have increased their annual income over the last 3 years.	10/25/2023 3:38 PM
35	unsure	10/25/2023 3:33 PM
36	town longer term strategic planning must consider variable economic cycles, stability, ability to maintain well intentioned initiatives, eg subsidized housing monitor/oversee/define/require transient economic based, commercial opportunism, specifically "short term" rentals. absentee ownership, absentee management requires closer, more well defined regulation	10/25/2023 3:22 PM
37	I would like to see more family oriented places	10/25/2023 2:36 PM
38	Be careful what you wish for.....we don't want to lose our small town feeling.	10/23/2023 5:13 PM

**Q11 Meredith has a very limited housing supply with few units on the market for rent or purchase at any given point in time. Are you aware of specific challenges residents are facing finding housing they want and can afford in Meredith?**

Answered: 99 Skipped: 25



ANSWER CHOICES	RESPONSES	
Yes	75.76%	75
No	13.13%	13
Unsure	11.11%	11
<b>TOTAL</b>		<b>99</b>

## Q12 If you answered yes, please tell us more about the challenges you are aware of:

Answered: 78 Skipped: 46

#	RESPONSES	DATE
1	I lost my apartment to fire when it was struck by lightning this past summer. I have been unable to find an affordable apartment. My name is on a waiting list for Senior Housing here in Meredith, which can take from 12-18 months before a unit becomes available.	11/21/2023 9:45 PM
2	We just moved to Meredith and are thankfully staying with family but we are finding it difficult to find a reasonable priced home.	11/21/2023 8:25 PM
3	Cost. Also, In looking at the demographic shift for families with young children, I wonder about older housing that may have environmental hazards like lead paint that can be dangerous for pregnant people and young children.	11/21/2023 7:34 PM
4	Rent too high	11/21/2023 4:00 AM
5	In order for the average unskilled worker to afford housing the hourly rate is at a ridiculous level. This affects the end user.	11/20/2023 7:18 PM
6	The sq footage cost in this town is way above state avg	11/19/2023 10:12 PM
7	Landlords are able to just hike their monthly rent costs and the renter just has to deal with it.	11/19/2023 7:47 PM
8	Workers live in the towns they can afford and work in the towns where the jobs are located. There is no divine edict demanding these two towns be one in the same for any particular worker. No action by the town of Meredith is required to try to alter these facts.	11/19/2023 1:39 PM
9	This is happening all over the country. Pay rates must rise in the U.S. to meet the needs of many. Unfortunately, this is decided by politicians.	11/19/2023 10:09 AM
10	Affordability	11/19/2023 8:39 AM
11	Inventory	11/19/2023 7:36 AM
12	Young professionals cannot afford to live and work in Meredith. Aside from food and service work there is limited opportunities for employment. There are areas where "affordable" (not government assistance) housing can be built. But, investors are building for big buck not toward community solutions. Small neighborhood of 15 starter basic homes (+-350k) would be a start.	11/19/2023 7:04 AM
13	Cost of housing and lack of availability.	11/19/2023 6:49 AM
14	Affordability for young professionals is a big barrier to them living in our community	11/19/2023 6:16 AM
15	Lack of!	11/19/2023 12:55 AM
16	If Meredith keeps increasing the property taxes you'll have a bigger problem which is increased rents to pay the property tax. Older residents forced to move as they won't be able to afford the place they have called home for 50 or more years. The housing market is way over inflated and it will burst soon which will drive the property values way down.	11/18/2023 11:10 PM
17	Most metropolitan cities and towns have dozens of affordable apartment buildings with hundreds of units. This is ultimately for affordability of rents for people who can't afford a single family home or simply don't want that responsibility. Meredith does not have enough for its size.	11/18/2023 9:55 PM
18	Rent is out of control and properties that are somewhat affordable are substandard	11/18/2023 8:51 PM
19	Air bnb and winter rentals are ruining the housing market in Meredith.	11/18/2023 8:41 PM
20	The challenge is simple..apartments are ridiculously expensive unless you make above average income. Young people can't afford to live here and there's not much for them if they	11/18/2023 8:35 PM

## Meredith Housing Workshop

want to do something other than serve the tourists.

21	Young families and singles are not able to find affordable housing. Help wanted signs everywhere because workers can't afford to live here.	11/18/2023 8:10 PM
22	Price	11/18/2023 6:54 PM
23	The town needs to attract builders willing to build what the town needs. How to do this - I have no idea. Need those college graduates with appropriate degrees in Community Building, etc. to do their thing.	11/18/2023 6:42 PM
24	It's gotten crazy, expensive. Supply and demand. That's what happens. Restrict the amount of private homes that can be sold for investment properties to be used as short-term rentals.	11/18/2023 6:24 PM
25	Just lack of inventory. Most new building is larger homes, not entry level	11/18/2023 5:44 PM
26	Young new couples cannot afford a house to buy or rent. Residents need preferential applications over out of state investors.	11/18/2023 5:22 PM
27	I know many young people who grew up in Meredith trying to buy houses and can not afford them. I know young people who had to move to another town because there was nothing in their range in Meredith. And...they work here.	11/18/2023 5:11 PM
28	Local workers can't afford, my daughter has been looking for 2 bedroom and nothing affordable in area	11/18/2023 5:08 PM
29	Rates go up not only Meredith but across the state	11/18/2023 4:29 PM
30	Out of state people come in and bid and pay cash, hard for our kids returning with families to catch a break	11/18/2023 4:20 PM
31	The families with an average salary are unable to purchase a starter home as out of staters with plenty of money are buying up everything.	11/18/2023 3:48 PM
32	Anyone looking to downsize cannot afford the smaller homes. Anyone looking to work in the area cannot afford to live in the area.	11/18/2023 3:41 PM
33	Any challenges that Meredith is facing - every other place in New Hampshire is facing as well.	11/18/2023 3:24 PM
34	price which is driven by external market forces	11/18/2023 2:28 PM
35	People are finding rentals, but they are crazy high priced and only for 3 or 6 months.	11/18/2023 2:21 PM
36	Local residents are being "priced out" of what limited housing exists in Meredith. Those homes that become potentially available are often simply transitioned to seasonal and short-term rental housing. Family members have been seeking housing in Meredith for years, only to have prospective apartments and homes turned into rentals for vacationers.	11/18/2023 2:00 PM
37	Housing has become unattainable for people who want to build a family and home. We lose community and neighborhoods.	11/17/2023 10:05 AM
38	Price, availability, affordability. All things derived from a society of capitalism. Nothing that is the responsibility of the town to resolve.	11/16/2023 10:01 AM
39	Short term rentals are driving out the work force. And people who would rent or buy.	11/14/2023 11:55 PM
40	we would like to downsize but we don't want to leave the area.....but there's no where to go.....	11/14/2023 11:46 AM
41	We have to supplement the housing budget for our daughter and her husband so they can afford to live and work in Meredith.	11/12/2023 7:46 PM
42	See my answer to #2	11/12/2023 6:48 PM
43	It is based on overall demand. Not just Meredith. Not just NH. Market forces are at work. That is OK.	11/7/2023 7:46 AM
44	There is no affordable housing for those who work in Meredith	11/4/2023 10:20 AM
45	There are very few rental units available. I think we need more two (duplex) or 3 family units available for rent.	11/3/2023 5:44 PM

## Meredith Housing Workshop

46	Our children can't purchase a home, they can't compete with a for profit company or individual. It's sad the state of nh allows this. It's despicable that the town of Meredith allows it. We have a neighborhood home that is being built just to air b an b it	11/3/2023 3:54 PM
47	My long term rental has been listed for over 2 months. I have had 0 inquiries. ZERO!!! I am the lowest priced long term AirBNB in the area, priced at \$2200/mo. The cost of construction, taxes and insurance doesn't allow for the 1980's \$900 rental. I do not want a 12 mo rental. I rented in Laconia before and had to sue each and every rentor I had. I found surprise pets, found kids cars leaking oil all over my driveway, found pets who ate my new kitchen cabinets or that ruined gorgeous hardwood floors. I had tenants candles ruin a ceiling, ruin a wall. Slamming doors ruined the door. Don't force long term renters on Accessory apartments because I do not want them! I have also rented short term on Newfound Lake for over 20 years. Only once did I have a problem. Let me pick how I rent out my property. Don't tell me I need to rent over 30 days if I don't want to!	11/3/2023 12:13 PM
48	Previously affordable housing is rebuilt into upscale housing that the previous tenants can't possibly afford.	11/2/2023 10:05 PM
49	1. 30 year old single professional in Meredith, making >60k annually, renting a 1 bedroom apt. in Meredith for 1500/mo, apt. building poorly maintained by owner, no alternate rentals currently available in Meredith, qualifies for a mortgage that is too low to purchase anything available in Meredith. Plans to purchase home and/or seek employment elsewhere. 2. 55 year old single professional newly hired in and relocated to Meredith, making >70k annually, living (temporarily) with family, qualifies for a mortgage that is too low to purchase anything available in Meredith. May be stuck living with family for much longer than desired or anticipated.	10/31/2023 4:17 PM
50	There are few units and homes available at affordable prices. many fo the ones that are available are older buildings in poor condition hat aren't properly maintained.	10/30/2023 9:50 PM
51	town employees like police officers are in need of affordable housing as well as other employees	10/30/2023 4:27 PM
52	probably rents are a challenge	10/30/2023 4:22 PM
53	restaurants have closed because employees cant afford to reveal (high gas prices) to work in Meredith - so they chose to work somewhere where they can afford housing.	10/30/2023 4:15 PM
54	from my POV, the biggest concern faced are not specific to the town - rather they are NATIONAL CONCERNS. meaning, overall housing prices/supply etc. that make it difficult to find a 1-2 bedroom to rent at low rates/month... or to buy a home nowadays when mortgage rates are at 8.00% compared to 3.00% - these seem to be larger NATIONAL-MACRO issues rather than local issues that can be repaired with local regulations.	10/30/2023 4:06 PM
55	availability cost impact of short term rentals on whole rental market zoning restrictions lack of interest inability of builders to even consider "spec" projects	10/30/2023 3:55 PM
56	most first time home buyers are compering against cash buyers for the same home. (younger buyers vs older retired buyers) we have never seen this before	10/30/2023 3:49 PM
57	I know of no specific individual but all aware that housing market not affordable for "locals" or your people who may wish to move here.	10/30/2023 3:43 PM
58	there is not enough opportunity the opportunity that is available is too expensive there is not enough new product there needs to be discussion about zoning regs	10/30/2023 3:39 PM
59	Limited housing supply and high prices with high mortgage rates = problems for young, old and many lower and middle income families.	10/28/2023 7:37 PM
60	Rental prices are sky rocketing. Or the choices are priced to high. Locals can't afford to live in town anymore and are forced to move out of town	10/28/2023 4:27 PM
61	Too many hoops and out of touch politics dealing with the building trades.	10/28/2023 2:43 PM
62	Young professional singles are not able to find housing. They either move out or back in with parents.	10/28/2023 2:13 PM
63	My daycare provider has been looking for a year for a rental she can afford that allows her to have a dog. She is very tempted to move to Concord or another area where she can afford housing for her wage. This is a clear example of why services like daycare are incredibly difficult to find here, providers can not afford to live here.	10/28/2023 12:36 PM

## Meredith Housing Workshop

64	It is almost impossible for renters to find any rental housing in Meredith, much less reasonably priced for local incomes.	10/28/2023 12:27 PM
65	I know a soon-to-be retired couple who would like to retire to Meredith, but cannot due to higher prices of homes to buy here.	10/28/2023 12:06 PM
66	I wrote enough already about it. It took way too long to restrict short term rentals of accessory apartments, and to limit non-owner occupied homes from being rented short term. Grandfather clause allows all of the investors to continue to rent 365 days a year short term and keep getting richer, but now will not allow a long term , full-time resident to rent out there own house for more than 120 days while moving into accessory apartment to be able to stay on property.	10/25/2023 10:12 PM
67	the problem I often hear is for people wanting to move to Meredith from another local town. those who already live here do not have problems finding a new residence here if they are looking.	10/25/2023 4:00 PM
68	two employees of local housing needed apartments and asked me if I knew of anything, I did my best and asked around. they ended up renting a place together as they could afford one.	10/25/2023 3:54 PM
69	conversion of home renter units to condominium ownership affecting affordability and home business (see Stevens Street) short term rental (i.e. Air B&B) removes potential long term living arrangements (residence purchases or rental). Meredith has traditionally allowed short term rentals as Accessory Use (i.e. help pay property taxes) abuse "commercial use" in residential zone is being reviewed by town and its committees balance is needed. town also needs to revise ordinances on noise, balance of peace etc. to increase compliance and quality of life.	10/25/2023 3:47 PM
70	I know that there is nothing "affordable" anymore. I believe most houses now owners "Air B&B" instead of selling.	10/25/2023 3:34 PM
71	affordable finding small	10/25/2023 3:22 PM
72	looking for: affordable, utilities included, pet friendly, safe	10/25/2023 2:54 PM
73	lot coverage	10/25/2023 2:50 PM
74	familiar struggle with finding housing. 1, 2, or even 4 bedroom homes for 1, 2, or 3 kid family	10/25/2023 2:38 PM
75	The homeowners are following prices that are in a more densely populated areas which are driving our rental properties up beyond affordable	10/25/2023 1:37 PM
76	It's hard to live and work in this town unless you have already been well established in the town and smart and bought homes years ago and now can call them investments, this town is pushing out the locals and the low class that work hard and keep the town running, for little pay. No one wants to rent long term if they can rent short term and make more than they would in a year that they make in a few short summer months. if the people who made less than 50k in this town went on strike, we would not have, coffee, local restaurants open, any shops to stop in at while you walk the town, go to the bank, the grocery store, make sure out of staters are not bringing bacteria in out waters, teachers, cleaners At 50k a year that's less then 1000 a week 4k a month, how is one supposed to live in Meredith and work here without struggling to make this town run, while the upper class keeps making the money doing nothing.	10/24/2023 9:25 PM
77	People cannot find rentals when they need them, meaning rentals become available rarely, and someone who would like to rent in Meredith is unlikely to find a place. This may be an obvious answer, but wanted to confirm it.	10/24/2023 4:54 PM
78	Rents are the specific challenge I think.	10/23/2023 5:21 PM



**Q13 In your experience, what impacts have housing costs and supply had on residents and other community members working in town? Are you aware of existing or potential residents needing to seek housing outside of Meredith? Please share your thoughts on this below.**

Answered: 64 Skipped: 60

#	RESPONSES	DATE
1	Costs have skyrocketed.	11/21/2023 9:45 PM
2	I am not aware of this	11/21/2023 8:25 PM
3	Yes, over the last 5 years I have seen many neighbors become displaced as the apartments they rented were sold. New rents were higher or new owners opted for str instead.	11/21/2023 7:34 PM
4	Some businesses have even purchased properties to house their workers.	11/20/2023 7:18 PM
5	Those who work in town are not paid enough to afford local housing costs. They are either forced to move elsewhere or leave their job.	11/20/2023 12:03 PM
6	Impossible to find housing for the summer in Meredith	11/19/2023 10:12 PM
7	Yes, people work in Meredith but have to live well outside town to be able to afford a place to live.	11/19/2023 7:47 PM
8	I am aware of it as the Laconia Daily Sun loves to put front page stories highlighting the issues, yet again pushing the false idea that there is some necessary intervention required.	11/19/2023 1:39 PM
9	Yes	11/19/2023 8:39 AM
10	Yes. I've expressed same in comments above.	11/19/2023 7:04 AM
11	Seriously?	11/19/2023 12:55 AM
12	No but you have Meredith residents commuting to Concord to work, commuting to Laconia to work, commuting to Tilton to work - you get my point.	11/18/2023 11:10 PM
13	Our 3 income home is looking to move elsewhere.	11/18/2023 8:51 PM
14	Many people working in town can't even afford to live in town. I know several people who have moved to cheaper communities and have to commute to work in town.	11/18/2023 8:41 PM
15	Yes, they can't afford to live here.	11/18/2023 8:35 PM
16	Start with paying living wages so people can afford to live where they work. In dwellings they can afford.	11/18/2023 6:42 PM
17	Own daughter wants child to stay in town for school but having trouble find a place to rent or buy	11/18/2023 5:22 PM
18	Yes, just answered above.	11/18/2023 5:11 PM
19	Housing opportunities in Meredith are limited it's a small town	11/18/2023 4:29 PM
20	Yes. Our daughter moved to NH a couple years ago but had to move a couple towns away as she couldn't afford Meredith. She had to stay within 30 minutes of Plymouth as she's a nurse at Speare. All the sides at Meredith Bay Colony Club are new because other ones could not afford to work and live here.	11/18/2023 3:41 PM
21	unknown	11/18/2023 2:28 PM
22	They have to move out of town.	11/18/2023 2:21 PM
23	I am absolutely aware of local residents who now resorting to housing in other communities	11/18/2023 2:00 PM



## Meredith Housing Workshop

because it is no longer available in Meredith. In addition to basic infrastructure—schools, police and fire depts, DPW, etc.—our town has transitioned to a vitally needed service economy, with a large low income, low benefits working population. That increases the need for LOCAL, affordable, long-term housing. We have seen how those in the service community were vital when our town faced crises, such as the COVID epidemic. If those serving our community infrastructure resort to available housing in other towns 30 to 60 minutes away, that diminishes our capacity to function as a healthy community. Whether if people are working at Hannaford or the Meredith Police dept, if they need to live in another town their priorities for their families will be split, and will decrease for our community.

24	What choice is there if Meredith doesn't meet basic needs like affordable housing.	11/17/2023 10:05 AM
25	As affordability decreases, workers tend to live in outlying lower cost areas. This has been going on for decades.	11/16/2023 10:01 AM
26	I work in Concord. most work I see in town, unless it serves the rich folks is not sustainable employment	11/14/2023 11:55 PM
27	Yes cost for homes or renting is so inflated that community members are forced to make tough decisions to leave districts.	11/14/2023 1:00 PM
28	yes, both my teens worked in hospitality and their older coworkers never lived in town.....what little there is, and comes available.....few can afford.....	11/14/2023 11:46 AM
29	Many people have to scrape by in Laconia because they can't find a single family home in Meredith where they work. People working at the school can't afford the housing even when it is available.	11/12/2023 10:16 PM
30	I know of people having to live with their parents while raising children of their own because they just can't afford to leave their hourly-wage job to jump on new rental units when they come available. I also know of paras at InterLakes not being able to afford housing in Meredith, so their kids have to go to school where they can afford housing, which then creates child-care problems... and some leave working at the school because they can't afford all the extra costs.	11/12/2023 7:46 PM
31	See my answer to #2. My daughter and her husband both work in Meredith and live in a house that I bought for their use.	11/12/2023 6:48 PM
32	Forced Meredith workers to live elsewhere or share housing or live with family.	11/7/2023 7:46 AM
33	The amount of short term rentals in Meredith make finding long term rentals nearly impossible to find. With all the single family homes being purchased for short term rentals that leaves no affordable single family homes for the working class to purchase and create a life in Meredith — supporting the community all year round	11/4/2023 10:20 AM
34	They can't afford to live here, so they cannot work here.	11/3/2023 3:54 PM
35	If a worker can't afford \$2200/month for a 1 bedroom, they need a new job! They need training. Or they need to move to Laconia and share housing. This is nothing new. 50 years ago, I shared houses and shared apartments with strangers to find affordable rent.	11/3/2023 12:13 PM
36	see #12	10/31/2023 4:17 PM
37	It leads people to look at communities outside of Meredith for housing. The rents and house prices are already high with many people here working in the service industry.	10/30/2023 9:50 PM
38	they have had to find housing in some other areas away from lakes.	10/30/2023 4:34 PM
39	yes, I've known people who tried to rent or buy in Meredith with no luck. Moved to other towns.	10/30/2023 4:27 PM
40	no-	10/30/2023 4:22 PM
41	Most that I knew have been here - so little impact. there are those who have homes passed down through the family and are using Air B&B as a way to pay taxes.	10/30/2023 4:15 PM
42	again from my POV this has been a MACRO issue. when I was a kid, I grew up in Newton, MA before moving to Meredith. back 30 years ago the exact same issue was being discussed = regarding how folks who work in town (teachers, firefighters, police officers) couldn't afford to live in the town itself. while that issue was concerning, the next 30 years of growth for that town were AMAZING.	10/30/2023 4:06 PM

## Meredith Housing Workshop

43	Meredith seems to suffer fro a lack of middle and low income housing. we have manufactured housing and housing beyond people's reach from coast and location.	10/30/2023 3:55 PM
44	yes they are looking at more rural towns like Alexandria, Bristol, Danbury, Grafton, etc.	10/30/2023 3:49 PM
45	It's adverse.....it prevents young people from staying here after high school or college. Young newly married couples often can't afford to remain here. Older people who may have lost a spouse and have fixed income often can't afford things or cannot attract elder care workers to help them as those folks can't afford to live here.	10/28/2023 7:37 PM
46	People think because you live in Meredith that you are rich. There is no affordable housing in town.	10/28/2023 4:27 PM
47	Over valued properties in Meredith due to market	10/28/2023 2:43 PM
48	No one can afford to move here or rent here	10/28/2023 2:41 PM
49	People not finding housing here often leave the community permanently. We have lost workers, services, and talent/skills over the last several years.	10/28/2023 2:13 PM
50	See last answer, yes many. I have friends who have moved to Plymouth, Northfield, Concord, and out of state for a better balance of income to housing costs.	10/28/2023 12:36 PM
51	Meredith housing is unaffordable for most. People look to towns/cities like Franklin, Laconia and smaller Grafton Co. towns.	10/28/2023 12:27 PM
52	No, I don't know anyone myself.	10/28/2023 12:06 PM
53	Yes, people move out of town not by choice to find a place to live after their building was sold for air b and b use	10/28/2023 11:27 AM
54	My daughter and grandson had to live in my home for ten years until they could finally find a one-year lease home 40 minutes away in North Sandwich. In June they will homeless unless the town changes it's insane new short term ordinance that was never even voted on by the voters.	10/25/2023 10:12 PM
55	I believe that local government (school, police, fire, etc..) should be the focus on being paid a livable wage in the town they work for, if you work in our hospitals sector, it has never been an exception to live in the same town, these are entry level positions that should grow into a career that provides the living/wages needed to live here.	10/25/2023 4:00 PM
56	see previous answer, especially Stevens St. Condo conversion, workforce housing is not section 8 housing it would be desirable to teachers, service workers, and skilled tradesmen.	10/25/2023 3:47 PM
57	I live and work in town and cannot find a 3+ bedroom less than 2k/month.	10/25/2023 2:54 PM
58	yes, on outside are local cost to costly to building	10/25/2023 2:50 PM
59	sale price high building supply high shortage in contractors, plumbers, electricians etc meaning the trades can change more for their services.	10/25/2023 2:38 PM
60	many people have been forced to move out of town due to not finding housing in this market	10/25/2023 1:37 PM
61	Workers at local restaurant have had to move out of homes they were renting because the owners decided to Short-Term Rent instead making long-term rentals go away.	10/25/2023 9:56 AM
62	What I have observed is that new housing units that are built to sell are priced close to or above \$500,000. I'm not aware of any new units built for rentals. I know family members (a couple in their early 70's, who would like to retire to Meredith, but can't afford to at this price (\$500,000 or above).	10/24/2023 4:54 PM
63	Building cost	10/23/2023 6:35 PM
64	No, I am not aware.	10/23/2023 5:21 PM

## Q14 What types of new housing units (if any) are needed in Meredith?

Answered: 86 Skipped: 38

#	RESPONSES	DATE
1	Family oriented, single, and seniors	11/21/2023 9:45 PM
2	I think we need to take care of our vulnerable community members. I have a barn- lots of people in this area do, maybe some grants for people to convert these spaces into an apartment(s) could help, particularly if homeowners agreed in exchange for the grant they would keep rents lower.	11/21/2023 7:34 PM
3	All	11/21/2023 4:00 AM
4	Non-luxury reasonably priced multi-family units.	11/20/2023 7:18 PM
5	Reasonably-priced apartments and condos. No more luxury housing please!	11/20/2023 12:03 PM
6	Apartments	11/19/2023 10:12 PM
7	None is needed.	11/19/2023 1:39 PM
8	Affordable rentals and single family homes	11/19/2023 8:39 AM
9	Affordable and Low-income housing. Smaller homes for young families.	11/19/2023 8:35 AM
10	Apartment complex (1, 2 bedroom) for young adults. Condo/townhouse development for young professionals. Neighborhood of starter homes for young families.	11/19/2023 7:04 AM
11	Multi family and work force housing.	11/19/2023 6:49 AM
12	Affordable condos	11/19/2023 6:16 AM
13	Any and all "affordable" rentals!	11/19/2023 12:55 AM
14	None. We need to encourage BIG business to move here with tax incentives. Meredith is a pass through town with tons of traffic passing through daily - most likely commuting to other towns to work. Businesses in downtown are randomly open and they come and go as quickly as New England weather.	11/18/2023 11:10 PM
15	Provide incentives for developers to build apartment buildings. Most metropolitan cities and towns have dozens of these with hundreds of units. This is ultimately for affordability of rents for people who can't afford a single family home or simply don't want that responsibility. Meredith does not have enough for its size.	11/18/2023 9:55 PM
16	Affordable. Income based.	11/18/2023 8:51 PM
17	Affordable single family homes for middle class residents.	11/18/2023 8:41 PM
18	Affordable housing, apartments.	11/18/2023 8:35 PM
19	apartments; town homes; trailers;	11/18/2023 8:10 PM
20	Maybe developments that have free standing homes, condominium, garden apartments, etc. prices going from middle class affordable to upper class affordable. Florida, in this case, does a good job with this type of development.	11/18/2023 6:42 PM
21	Apartment complex. Tax credit. Like Alton woods in Concord or similar. Keep the rent reasonable. Don't require specific income levels and section 8 and all of that.	11/18/2023 6:24 PM
22	Entry level, year round rentals	11/18/2023 5:44 PM
23	Something that's affordable for first time or low income, buyers or renters. Giving owners of the huge properties a break on taxes or fees that apply to current use land coming out of current units would be helpful to that cause	11/18/2023 5:22 PM
24	Workers housing units, and affordable houses for young families.	11/18/2023 5:11 PM

## Meredith Housing Workshop

25	Affordable apartments for sure. Meredith had epically failed in this area.	11/18/2023 4:52 PM
26	Maybe some elderly low-income that way they can sell their homes and move into them and it makes room for more residents to buy those elderly people right other people's homes	11/18/2023 4:29 PM
27	Affordable single family	11/18/2023 4:20 PM
28	Single family units with a small yard to maintain and enjoy.	11/18/2023 3:48 PM
29	2-3 bedroom townhouses would be ideal with kitchen and living rooms.....give developers incentives to make some affordable to workers via a lottery.	11/18/2023 3:41 PM
30	Not sure	11/18/2023 3:24 PM
31	Multiple bedroom apartments and single family homes/ units.	11/18/2023 2:21 PM
32	2 and 3 bedroom apartments and homes that can accommodate families.	11/18/2023 2:00 PM
33	Rent controlled, senior housing, affordable housing	11/18/2023 11:22 AM
34	Year round affordable housing.	11/17/2023 10:05 AM
35	While I'm sympathetic to all of the issues, I don't believe the town should be directing where and what type of homes are needed. History has shown in numerous cases government is ill equipped to do that.	11/16/2023 10:01 AM
36	more multi-unit housing (probably in the 3-7 unit range)	11/15/2023 7:55 PM
37	Affordable housing not high priced condos, million dollar houses don't help real locals	11/14/2023 11:55 PM
38	Multifamily homes, apartments more lower cost single family units	11/14/2023 5:11 PM
39	Condos/ income based housing. Smaller less expensive purchase units.	11/14/2023 1:00 PM
40	apartments.....condos.....allow ADUs that are not attached to homes.....maybe even a new manufactured housing park.....but where's the land.....	11/14/2023 11:46 AM
41	Single Family Homes and Apartment Complexes.	11/12/2023 10:16 PM
42	ADU's, tiny homes, multi-unit buildings, starter homes	11/12/2023 7:46 PM
43	See my answer to #4. Rental housing affordable by service workers.	11/12/2023 6:48 PM
44	Apartments.	11/7/2023 7:46 AM
45	Single family homes. Less short term rentals	11/4/2023 10:20 AM
46	multiple family units	11/3/2023 5:44 PM
47	Homes	11/3/2023 3:54 PM
48	Tiny homes.	11/3/2023 12:13 PM
49	Cluster housing with high density and large green space protected forever.	11/2/2023 10:05 PM
50	entry level single family housing in mixed developments--not a fan of "affordable housing" being segmented off by itself. Prefer integrated and planned mixed neighborhoods.	10/31/2023 4:17 PM
51	New or renovated apartment buildings in better condition with affordable rents.	10/30/2023 9:50 PM
52	housing for the 40 to 50 thousands family	10/30/2023 4:34 PM
53	1 bedrooms 2 bedrooms maybe community housing opportunities	10/30/2023 4:27 PM
54	multi units condos/apartments	10/30/2023 4:22 PM
55	workforce housing for first responders, teachers, law enforcement. we cant attract their valuable assets because housing is not affordable.	10/30/2023 4:15 PM
56	affordable multi family housing providing 1 bed - 2bed - 3bed ling term rentals but honestly, perhaps more "townhouse/community" villages may appeal to future homebuyers (FTHB) or Mass/Maine migrants.	10/30/2023 4:06 PM
57	rental: small, subsidized single family and multi family: 2-3 bedroom, built on smaller lots,	10/30/2023 3:55 PM

## Meredith Housing Workshop

	higher density with conservation set aside.	
58	single family homes priced under \$400,000 and apartment complexes.	10/30/2023 3:49 PM
59	affordable one floor (for aging seniors or disabled)	10/30/2023 3:43 PM
60	what the market, builders and landowners want	10/30/2023 11:52 AM
61	Multi-family units in general. Also, single level dwellings for older folks. High density single family homes on small lots with attractive architecture, sidewalks, street lamps and attractive common areas- this has been done successfully in other water oriented communities. I recall one such project in the coastal village of Wickford RI the name escapes me though.	10/28/2023 7:37 PM
62	affordable housing & middle income housing not just high end condos & townhomes the the avg working person can't afford	10/28/2023 6:51 PM
63	Affordable housing for people who live here and work out of town	10/28/2023 4:27 PM
64	Townhouses	10/28/2023 2:43 PM
65	Apartments, duplex, condos	10/28/2023 2:41 PM
66	Family size town houses and condos, moderately sized (and oriced) single family homes, senior complexes.	10/28/2023 2:13 PM
67	Affordable- no more lake McMansions. Clean places working people can afford on a basic salary.	10/28/2023 12:36 PM
68	Ideally single family homes below 325k, and long term rental units. Also single story units.	10/28/2023 12:27 PM
69	Definitely more apartments to rent and condos to buy, especially because there are a greater number of smaller households, retired people wantin to downsize, who don't want the work to maintain a house's upkeep. Houses more affordable for these people, for those with lower incomes, including older single people and older couples and young families.	10/28/2023 12:06 PM
70	Low income or starter homes	10/28/2023 11:27 AM
71	Accessory apartments. Larger size. at least three bedrooms. If detached in an accessory building should not have to be smaller than the other accessory use. Two or more per lot provided septic is sized properly. Allow more than two dwelling units per road cut to preserve street beauty. Eliminate penalty to take land out of current use to create multiple affordable units provided that a single access drive is used to preserve road frontage	10/25/2023 10:12 PM
72	again, regulate the short term housing marker. create a solution that either forces these rentals to contribute new to our local resources or deincestivize investors from coming here.	10/25/2023 4:00 PM
73	manufactured homes (do not call them trailers) in a planned community. suitable for family and seniors - one floor.	10/25/2023 3:54 PM
74	an apartment complex that blends in with Meredith architecture style (i.e. no highrises) a rebirth of "starter homes" utilizing less land minor varied and construction savings (i.e. modular or quality efficiencies) cluster housing with more housing units arranged on land.	10/25/2023 3:47 PM
75	affordable/workforce housing	10/25/2023 3:34 PM
76	family homes, 2 & 3 bedrooms that are affordable for individuals. affordable rentals.	10/25/2023 3:22 PM
77	three plus bedrooms	10/25/2023 2:54 PM
78	multi family	10/25/2023 2:50 PM
79	to address reality of investor/developer R.O.I., will need multi-unit complexes	10/25/2023 2:46 PM
80	multi family, smaller bedroom homes	10/25/2023 2:38 PM
81	high density housing/apartments	10/25/2023 2:33 PM
82	smaller more affordable	10/25/2023 1:37 PM
83	Apartments, Long Term Rental homes and condos.	10/25/2023 9:56 AM
84	Condos that are well built and rentable for \$1200-\$1500 a month or purchasable for \$180,000-\$250,000.	10/24/2023 4:54 PM

## Meredith Housing Workshop

85	Multifamily	10/23/2023 6:35 PM
86	Condos and apartment, perhaps a Mobil home park.	10/23/2023 5:21 PM

## Q15 Where in town should these housing units be allowed or encouraged?

Answered: 80 Skipped: 44

#	RESPONSES	DATE
1	Everywhere and anywhere	11/21/2023 9:45 PM
2	Maybe looking at what we have already, particularly for more affordable options- mobile home parks already exist, as do Subsidized housing like red gate, pine crest, deer run apartments. Is there capacity for new units? Are they affordable? If so that seems like a decent place to start- if they are doing well now. Something like Circle drive also might be a good model but maybe pricier. In town apartments could be helpful for those who are more vulnerable as they are closer to services and could support easier commutes for those working in town.	11/21/2023 7:34 PM
3	Fewer car dealerships more residential housing	11/21/2023 4:00 AM
4	Anywhere.	11/20/2023 7:18 PM
5	Anywhere	11/19/2023 8:39 AM
6	Not sure. But, these areas come to mind: Off 104, off rt3 /parade rd near traffic circle, Rte 3 toward transfer station.	11/19/2023 7:04 AM
7	Anywhere. Make it easier for current homes to put in in-law type of apartments for rent or for family members who can't live on their own.	11/19/2023 6:49 AM
8	Build a low income condo complex for young professionals and families	11/19/2023 6:16 AM
9	Anywhere!	11/19/2023 12:55 AM
10	They shouldn't.	11/18/2023 11:10 PM
11	Wherever there is appropriate space to support these.	11/18/2023 9:55 PM
12	Any and everywhere	11/18/2023 8:51 PM
13	Anywhere there is space.	11/18/2023 8:41 PM
14	Residential areas with restrictions such as no short term rentals allowed.	11/18/2023 8:35 PM
15	open unused land;	11/18/2023 8:10 PM
16	I think the Planning Board and other boards dealing with town issues should be able to decide where to FAIRLY encourage placement of needed housing.	11/18/2023 6:42 PM
17	On a large parcel of land. Maybe over by wickwas or somewhere well off Meredith center Road. I would stay away from the downtown area and away from Meredith neck. They are already congested enough.	11/18/2023 6:24 PM
18	Anywhere that can be found.	11/18/2023 5:44 PM
19	See above	11/18/2023 5:22 PM
20	Workers housing units near downtown. Affordable houses anywhere in town! Encourage small sub divisions etc.	11/18/2023 5:11 PM
21	Downtown Meredith and neighboring towns. Get creative Meredith. This isn't rocket science	11/18/2023 4:52 PM
22	Obviously in the downtown area close to stores shops medical accelerate	11/18/2023 4:29 PM
23	I am sure there is plenty of land in chumung area	11/18/2023 4:20 PM
24	Possibly on some town owned acreage that wouldn't cause traffic by being congested.	11/18/2023 3:48 PM
25	Off route 104 or route 3. Make it so it's a neighborhood setting	11/18/2023 3:41 PM
26	Not sure	11/18/2023 3:24 PM



## Meredith Housing Workshop

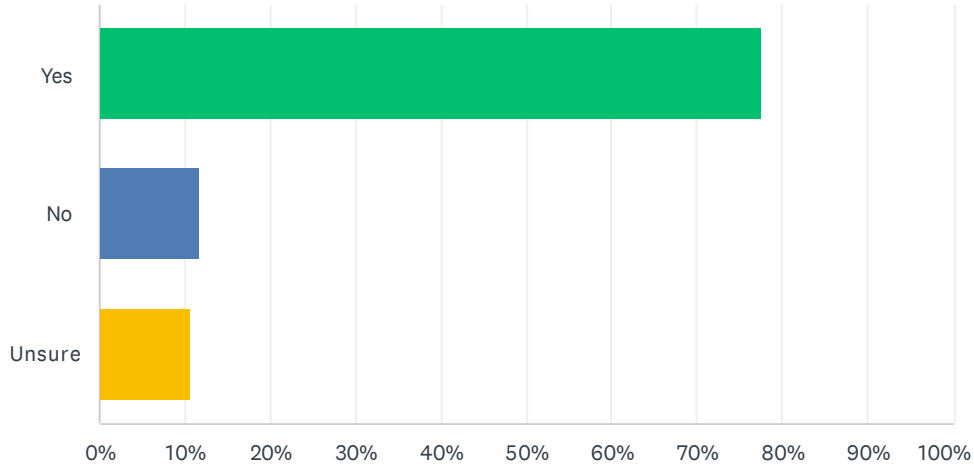
27	Anywhere! So many are needed.	11/18/2023 2:21 PM
28	We can look at existing housing when vacancy or sale is being considered. The first preference needs to be making that housing available for those interested in long term residence and/or ownership. The town may consider accessing or creating support for local families seeking long term housing, as an infrastructure investment.	11/18/2023 2:00 PM
29	Rte 104, rte 105	11/18/2023 11:22 AM
30	Any where	11/17/2023 10:05 AM
31	See above.	11/16/2023 10:01 AM
32	anywhere	11/15/2023 7:55 PM
33	All depends	11/14/2023 11:55 PM
34	There is a lot of open space to the right of the lights coming from Hannaford toward downtown.	11/14/2023 5:11 PM
35	Rural areas of town	11/14/2023 1:00 PM
36	we need them downtown.....but there's no available land....most federal funding for these types of housing want access to W/S and walkability.....	11/14/2023 11:46 AM
37	Wherever there's room! *Some* wooded areas may be cleared for this. Prioritize empty or "abandoned" lots.	11/12/2023 10:16 PM
38	Everywhere - no restrictions. We can't afford NIMBY restrictions.	11/12/2023 7:46 PM
39	Allow and encourage ADUs everywhere in Meredith: Meredith Village, Meredith Center, rural Meredith. Everywhere!	11/12/2023 6:48 PM
40	An excellent topic for future in depth public discussion.	11/7/2023 7:46 AM
41	Short term rentals should be addressed by a sub committee of the zoning board taking each location into consideration	11/4/2023 10:20 AM
42	Maybe a study could be done of available land in town that could be used for affordable housing units.	11/3/2023 5:44 PM
43	In parks	11/3/2023 12:13 PM
44	Any areas away from water that won't feed pollution into lakes, ponds and streams.	11/2/2023 10:05 PM
45	Wherever developers are going to build, see #14	10/31/2023 4:17 PM
46	The village is a good location to live. Either side of Daniel Webster Highway would be a good location too and maybe some on Route 25.	10/30/2023 9:50 PM
47	thats the problem	10/30/2023 4:34 PM
48	104/traffic circle north/ if possible within walking distance to village area	10/30/2023 4:27 PM
49	zoning may have to be changed to accommodate new housing	10/30/2023 4:22 PM
50	I dont think it should be restricted however there needs to be rules/corrections as part of the argument for low rents or price. that is, investor must be maintained, restrictions on cars parks, etc. - just like a homeowners association.	10/30/2023 4:15 PM
51	wherever y'all deem appropriate	10/30/2023 4:06 PM
52	as close to employment opportunities as possible. consider allowing housing in Meredith's rather stagnant industrially zoned land.	10/30/2023 3:55 PM
53	apartment complex in commercial areas. residential development in the out skirts of town - larger plots of land	10/30/2023 3:49 PM
54	increase density in other areas in a neighborhood environment.	10/30/2023 3:43 PM
55	where allowed by right	10/30/2023 11:52 AM
56	As close to the town center as possible for those targeted to older residents. Same goes for any projects geared towards service workers...walk to work equals more pay in their pockets.	10/28/2023 7:37 PM

## Meredith Housing Workshop

57	?	10/28/2023 4:27 PM
58	In residential areas	10/28/2023 2:43 PM
59	I don't know	10/28/2023 2:41 PM
60	Close to town and in large acreage tracks that are being sold by long time landowners.	10/28/2023 2:13 PM
61	Anywhere any other building would be allowed or encouraged, discriminating against people based on income is illegal and not helpful.	10/28/2023 12:36 PM
62	Where it is sustainable for the town as far as the level of road capacity and emergency coverage.	10/28/2023 12:27 PM
63	Don't know of specific locations, but nearer downtown is definitely preferable for older people.	10/28/2023 12:06 PM
64	Close to the school	10/28/2023 11:27 AM
65	They shouldn't be regulated on a local gov level	10/27/2023 9:57 PM
66	All zones. In the rural areas, as long as they are set back from the road they cause no harm other to drone operators.	10/25/2023 10:12 PM
67	Laconia	10/25/2023 4:00 PM
68	how about the land off Rt 104 from Arnold Place up to Pease Rd - there roads off of Rt 104 headed toward New Hampton Winona Rd	10/25/2023 3:47 PM
69	off 104, anywhere really!	10/25/2023 3:34 PM
70	anywhere there is land	10/25/2023 3:22 PM
71	they should be encouraged outside of town	10/25/2023 2:54 PM
72	outside DR.	10/25/2023 2:50 PM
73	mixed zoning, individually reviewed and identified to include development/developer/investor base. potential need for town review authority or agency to manage applications. validity of possible income qualifications, etc.	10/25/2023 2:46 PM
74	downtown, residential, commercial district.	10/25/2023 2:38 PM
75	I current lots with disturbed land (i.e. parking lots, cleared land)	10/25/2023 2:33 PM
76	Everywhere in town.	10/25/2023 9:56 AM
77	we should be looking at homes that have not been lived in and maybe back taxes and selling them to people who need them, not those who already have five 6 homes in town. maybe get a group of people together waiting for a home like sec 8 does but for qualified people to buy them and make the home their own, not one buying them all up and persons renting or the town and still making money on people or an investor making the money on people. People who love living in Meredith who work her and have for years are being effaced and the town is putting the people who make this town run, run away and putting vacations and out of staters first.	10/24/2023 9:25 PM
78	I wish I could answer that.	10/24/2023 4:54 PM
79	Anywhere we can put it.	10/23/2023 6:35 PM
80	On property lots that are large enough to accommodate multiple housing units. Perhaps not in existing neighborhoods, but building new neighborhoods (away from the lakes) .	10/23/2023 5:21 PM

## Q16 Should adding more affordable housing alternatives in Meredith for families, our workforce, the elderly, or younger populations be a focus of the town going forward?

Answered: 94 Skipped: 30



ANSWER CHOICES	RESPONSES	
Yes	77.66%	73
No	11.70%	11
Unsure	10.64%	10
<b>TOTAL</b>		<b>94</b>

## Q17 If you answered yes, what kind of housing do you think will address this need?

Answered: 63 Skipped: 61

#	RESPONSES	DATE
1	After looking at the poster, I think housing that helps renters to become homeowners could help vulnerable people build stability, security, and wealth. If rent to own options, or subsidized rentals that include financial education and perhaps linking mechanisms to first homebuyer or grants to reduce down payment/closing cost burdens- this could be a really powerful way to support our vulnerable neighbors. I think a while back the Laconia area community land trust had a program like this, it would be interesting to see how successful that was and if it could be replicated here if it was, or altered to fit Meredith. Also because the growth seems like it could be slow, perhaps engaging current homeowners, landlords, heck maybe even air bnb owners as partners to pilot some innovative solutions.	11/21/2023 7:55 PM
2	Rent controlled	11/21/2023 4:01 AM
3	See prior response.	11/20/2023 7:20 PM
4	Apartments and condos	11/20/2023 12:09 PM
5	I don't have an answer and a lot of rent amounts are done by the landlords. Hard to work here when you can't live here without a huge rental or mortgage payment. Low income housing often causes more drugs, theft, and other unwanted consequences. Why does it have to be that?	11/19/2023 7:49 PM
6	Apartment complex (near downtown). Condo/townhouse complex. Neighborhood of small starter homes.	11/19/2023 7:09 AM
7	Duplex, apartments, in law apartments on existing properties.	11/19/2023 6:53 AM
8	Apartments. Rent to own	11/18/2023 8:51 PM
9	Single family homes, 2-3 bedroom apartments and townhouses that allow pets.	11/18/2023 8:45 PM
10	You have already asked this question	11/18/2023 8:42 PM
11	apartments; town homes; trailers;	11/18/2023 8:13 PM
12	Remember affordable housing and subsidized housing are two different things. Address these issues separately.	11/18/2023 6:49 PM
13	I've answered this already a bunch of times.	11/18/2023 6:24 PM
14	Multi family, smaller houses on smaller lots.	11/18/2023 5:47 PM
15	Mostly affordable, not low income, housing for young families.	11/18/2023 5:14 PM
16	Housing for seniors and local families	11/18/2023 5:09 PM
17	I just answered this on another question elderly you need low-income elderly they probably can't afford the tax rate as they grow older on a fixed income that will free up that house for a family to buy	11/18/2023 4:30 PM
18	How about tiny houses allowed on residential property	11/18/2023 4:22 PM
19	The rules I mention a question or 2 before.	11/18/2023 4:12 PM
20	Townhomes	11/18/2023 3:45 PM
21	There needs to be an increase in all housing alternatives, from small accessible units for aging residents, through three-bedroom units and homes for growing families.	11/18/2023 2:19 PM
22	We need clusters of buildings, not high rises	11/18/2023 11:24 AM
23	Shelter is critical to life. We need to make it available and affordable.	11/17/2023 10:14 AM

## Meredith Housing Workshop

24	Already stated.	11/14/2023 5:11 PM
25	rental apartments, manufactured housing, condos.....BUT it needs a local preference.....	11/14/2023 11:52 AM
26	Affordable Apartments	11/12/2023 10:20 PM
27	Starter homes, tiny homes, and ADU's	11/12/2023 7:56 PM
28	See my answer to #4: ADUs.	11/12/2023 6:51 PM
29	But only in keeping with all housing alternatives. It should not be the main focus.	11/7/2023 7:52 AM
30	Not work force housing but more single family homes	11/4/2023 10:21 AM
31	Multiple family units	11/3/2023 5:45 PM
32	By affordable, I hope you mean \$2000/ month. Meredith doesn't want slums. I am the elderly, I worked hard in my life and I saved money and I do not feel the need to subsidize others who blew all their money on fun. Let them live where they can afford to. Every age group has a fixed income.	11/3/2023 12:18 PM
33	Small, energy efficient homes in cluster developments.	11/2/2023 10:10 PM
34	see previous notes. Emphasis on thoroughly researching and analyzing what has been successful in similar communities.	10/31/2023 4:20 PM
35	multi fam units smart zoning rules and flexibility when approving new multi fam projects.	10/30/2023 4:36 PM
36	? not sure - high -density apartments?	10/30/2023 4:28 PM
37	multi housing units mobile hoe park 60+ senior housing	10/30/2023 4:22 PM
38	smaller and midsize multi family rentals	10/30/2023 4:16 PM
39	we need affordable starter homes, studios, 1 bedrooms	10/30/2023 4:07 PM
40	apartments or longterm rentals construct short term rentals	10/30/2023 3:55 PM
41	not everybody can afford a house buy could pay.	10/30/2023 3:50 PM
42	people who grew up in Meredith, want to stay in Meredith. Not everyone has a fancy Jon and could afford a mortgage. what about single moms? what about the CNA that works at the local nursing home? where can they live?	10/30/2023 3:45 PM
43	multi families, multi families	10/30/2023 3:39 PM
44	For Seniors communities like Taylor Senior living units	10/28/2023 6:55 PM
45	Affordable housing, or ones with income limits.	10/28/2023 4:29 PM
46	Single level townhouse	10/28/2023 2:44 PM
47	Apartments condos etc	10/28/2023 2:42 PM
48	Condos and townhouses.	10/28/2023 2:16 PM
49	Accessible housing for aging population, affordable/clean/safe housing that meets basic needs for others.	10/28/2023 12:41 PM
50	See previous answers.	10/28/2023 12:32 PM
51	Apartments to rent, condos to buy, houses for those with lower and average incomes (below and up to \$65,000 annually).	10/28/2023 12:08 PM
52	Low income and small family homes.	10/28/2023 11:28 AM
53	The addition of multiple accessory apartments to single family dwellings in all zones. Huge housing complexes are not the solution. Older (or any age) residents should be able to have accessory apartments built to either downsize into , and to allow resident care-givers to dwell in the same accessory apartment to care for them. They can then rent out their larger home to pay the bills to support them staying in the newly-created apartment. This creates housing for the older resident that wishes to stay on their land, as well as provide low-cost housing for a care- giver, and a place to rent for families, or short term rental	10/25/2023 10:23 PM

## Meredith Housing Workshop

54	rentals with 3+ bedrooms/less than 2k	10/25/2023 4:01 PM
55	need to analyze affect	10/25/2023 3:48 PM
56	apartments modular housing starter homes duplexes townhouse or "cluster housing"	10/25/2023 3:29 PM
57	1st problem - zoning of "Audicable" property, mixed use zoning might insure development long term concerns with "affordable" housing, often publicly interpreted as "low-income", "subsidized" translate to poorly maintained, perceived disadvantaged areas. inability resident base in these units to economically address on doing concerns leads to deterioration in actual sites as well as desirability of sites. ability of co pal government, ep town, possibly county to insure investment is comprised/limited without state support. "subsidized housing" as state initiative with town impetus, localized to town needs	10/25/2023 3:00 PM
58	new buildings, duplex small homes - affordable.	10/25/2023 2:51 PM
59	use manufactured homes on smaller lots. change zoning so that more homes can be built on smaller lots. give tax incentives to builders to construct less expensive homes.	10/25/2023 2:48 PM
60	smaller houses, higher density planned in need somehow to incentivize developers. duplexes?	10/25/2023 2:39 PM
61	Condos with several bedrooms for rent to be able to rent to several people which would make the cost more affordable. Many want to work in local stores and restaurants but cannot afford rents if even available.	10/25/2023 9:58 AM
62	Multi family	10/23/2023 6:36 PM
63	60 or older senior housing, affordable apartments and condos.	10/23/2023 5:26 PM

**Q18 Are there specific locations where you think it would be beneficial to encourage new affordable housing units to be constructed in Meredith? Any locations that would not be suitable for directing new housing construction? Please describe below.**

Answered: 63 Skipped: 61

#	RESPONSES	DATE
1	Center of town...	11/21/2023 8:26 PM
2	I think data to better understand what works well at existing affordable housing locations in Meredith and what the challenges have been would be key in answering this question. Using that and what we know about social determinants of health would be crucial if building more affordable housing units.	11/21/2023 7:55 PM
3	Wherever it can go	11/21/2023 4:01 AM
4	Use would be by special exception in any zone with specific criteria e.g. buffering, waste disposal etc.	11/20/2023 7:20 PM
5	I think it's important to put them closer to town and stores where people can get their necessities. This survey has already acknowledged that renters often have lower income, and along with that comes transportation struggles. Having necessities within walking distance would be helpful, and it would also allow residents to work at those local businesses if they chose to.	11/20/2023 12:09 PM
6	Any location that attempts to change the rural nature of the town would be unsuitable as would any location requiring zoning changes.	11/19/2023 1:42 PM
7	Not sure	11/19/2023 7:09 AM
8	Downtown where the individuals can walk to work if they don't have a car. If done respectfully, it can be done anywhere.	11/19/2023 6:53 AM
9	No.	11/18/2023 11:12 PM
10	Downtown Meredith should have more affordable housing.	11/18/2023 8:45 PM
11	Residential zoning only	11/18/2023 8:42 PM
12	I don't know	11/18/2023 8:13 PM
13	Different types of building appropriate to land available.	11/18/2023 6:49 PM
14	Not anywhere near downtown and not on Meredith neck.	11/18/2023 6:24 PM
15	Houses for workers of businesses would be best nearer businesses esp if workers do not have cars	11/18/2023 5:47 PM
16	Affordable sub divisions. Anywhere in Meredith.	11/18/2023 5:14 PM
17	Would obviously need to be near services like I stated downtown the area close to school's shopping medical	11/18/2023 4:30 PM
18	Downtown area	11/18/2023 4:22 PM
19	The road to the dumb, Pease, Winona, Rt 25 out by the Mug. Lost of places	11/18/2023 4:12 PM
20	Route 104 or Route 3	11/18/2023 3:45 PM
21	Scattered-site and community wide availability decreases low income pockets that are often stigmatized and isolated, and increases community relationships and connectivity.	11/18/2023 2:19 PM
22	I don't think there should be any more building downtown, too busy add sac igg th is	11/18/2023 11:24 AM



## Meredith Housing Workshop

23	There are countless homes and apartments that are only occupied for vacationer. The rest of the time they sit empty.	11/17/2023 10:14 AM
24	This is not an area the town of Meredith should be involved in.	11/16/2023 10:03 AM
25	Already stated.	11/14/2023 5:11 PM
26	corner of route 25/3? mixed use? the old DPW building? around Reservoir Road? next to McDonalds.....behind the elementary school?	11/14/2023 11:52 AM
27	not next to me	11/13/2023 9:53 AM
28	Anywhere there is room, this is an emergency.	11/12/2023 10:20 PM
29	Please please please make it easy for people to add additional housing units anywhere on already-developed land. Building up, subdividing existing buildings, etc. anywhere in town or residential/agricultural zones. I understand watershed restrictions close to the lakes, and we should be restricting re/development there.	11/12/2023 7:56 PM
30	See previous answer: every portion of Meredith should be suitable. It might not make sense for a lakefront cottage to add an ADU, but any typical year-round single-family home should be an excellent candidate for an ADU.	11/12/2023 6:51 PM
31	Yes. Again additional study and public input is needed.	11/7/2023 7:52 AM
32	The whole non-lake side of Rt 3 is trees. Put in some Tiny Home Parks.	11/3/2023 12:18 PM
33	Any place that won't adversely affect water quality.	11/2/2023 10:10 PM
34	not in favor of segmented "affordable housing" developments. Prefer mixed/integrated neighborhoods that include various price points	10/31/2023 4:20 PM
35	I would defer to the experts but keep in mind I positively am in favor of short term rentals, and the waterfront draw brings families to Meredith in the peak summer months.	10/30/2023 4:36 PM
36	suitable: Rt 3 across from Cumberland Farms large parking lot/open space	10/30/2023 4:28 PM
37	larger land parcels that would accommodate housing/condo units	10/30/2023 4:22 PM
38	suitable: unused and likely not to be utilized industrially zoned land agricultural land	10/30/2023 4:16 PM
39	north of the traffic circle to keep the homes closer to the village we need folks to walk to the village no parking available for cars	10/30/2023 4:07 PM
40	central business district for apartments or condos	10/30/2023 3:55 PM
41	that the problem in this town. not much land for this type of housing.	10/30/2023 3:50 PM
42	I think somewhere off 104 would be a great place!	10/30/2023 3:45 PM
43	need to locate housing on outside	10/30/2023 3:39 PM
44	Not sure- Much would depend on the design of such housing...	10/28/2023 7:48 PM
45	On 106 there are huge open lands.. not near any cemeteries	10/28/2023 4:29 PM
46	Residential areas	10/28/2023 2:44 PM
47	No	10/28/2023 2:42 PM
48	Consider reconstruction in areas where mobile homes are currently located.	10/28/2023 2:16 PM
49	I think the people saying we need it but not in x, y, z location are an example of the classic "not in my backyard." If we need it, we need it. Let's make it fit wherever there's space, if thats the middle of down town let's make the an attractive facade with retail on the first floor. Let's find a solution that's a compromise instead of creating more barriers to making any progress.	10/28/2023 12:41 PM
50	The areas previously laid out for reduced development in Master Plan, like Forestry & Conservation district continue to be less suitable due to lack of road improvement & distance from emergency response.	10/28/2023 12:32 PM
51	Wish I could answer this question.	10/28/2023 12:08 PM

## Meredith Housing Workshop

52	Close to the school	10/28/2023 11:28 AM
53	All zones allow provided that they are set back from the street, with minimal impact to the street, and only one driveway cut into the street. Not back-to-back narrow frontage lots with driveway after driveway with close-to-the street homes that detract from the scenic nature of the town	10/25/2023 10:23 PM
54	anywhere in Meredith would be acceptable	10/25/2023 4:01 PM
55	I dont believe any affordable housing developments should take place in Meredith. regular our industry as it is. do not bring a city problem to a small town. no land in current use/conservation should ever be considered.	10/25/2023 3:55 PM
56	we dont have a lot of land available so dont believe there are a lot of choices.	10/25/2023 3:48 PM
57	explore Rt 104 from Arnold Place to Pease Road Rt 104 from Arnold Place to Rt 3 Rt 104 from Winort road toward New Hampton	10/25/2023 3:29 PM
58	address zoning, i.e. review limitations in commercial sites with view towards mixed use.	10/25/2023 3:00 PM
59	lots on 104 Rt 3 roundabout any available land in Meredith	10/25/2023 2:51 PM
60	the land up near the round about, not sure who owns it now. take some of the land on Plymouth St. that in front of the community forest.	10/25/2023 2:48 PM
61	locations where it would be easy to access town water and sewer as well as to roads, through safe to walk.	10/25/2023 2:39 PM
62	stop building on top of each other like the developers are doing, you don't want to pack as many people in the town as you can, it should not be a city like feel.	10/24/2023 9:26 PM
63	Any town property where new neighborhoods could be affordably built . Lake front or too close to the lakes would not be suitable	10/23/2023 5:26 PM

## Q19 Is there anything else we should be aware of related to Meredith's existing housing affordability gap?

Answered: 32 Skipped: 92

#	RESPONSES	DATE
1	Over time, this will change on its own as demographic shifts follow their natural cycles.	11/19/2023 1:42 PM
2	Higher tax rates = higher rents.	11/18/2023 11:12 PM
3	The middle class in Meredith is an important demographic of this town that is straight up being neglected.	11/18/2023 8:45 PM
4	Stop allowing houses/ apartments to be operated solely as a business / short term rentals in a residential area	11/18/2023 8:42 PM
5	Let economics solve the problem not the town	11/18/2023 7:43 PM
6	Pay everyday Joe a living wage.	11/18/2023 6:49 PM
7	We need rents that are affordable. I run the Crier group and people are constantly looking for housing, but the only shared housing in the group are short term rentals. I haven't seen a single long term rental listed as available in over a year!	11/18/2023 4:12 PM
8	Stop grandfathering short term rentals	11/18/2023 3:45 PM
9	Increase zoning for residence-only housing, decrease allowance for short-term housing, explore state and federal resources ( e.g New Hampshire Housing <a href="https://www.nhhfa.org/">https://www.nhhfa.org/</a> ) supporting broad based long-term housing, network with local community resources (e.g Rusty Mclear) and advocates for development of workforce housing.	11/18/2023 2:19 PM
10	Do we want a town full of active community members, or a town for vacationing. Are community has become transient.	11/17/2023 10:14 AM
11	No....the poster and chart tell you everything you need to know....hopefully the community is paying attention.....	11/14/2023 11:52 AM
12	pay a living wage	11/13/2023 9:53 AM
13	No	11/12/2023 10:20 PM
14	Since you know this is a problem, can we please get some kind of restrictions to short term rentals and investment properties? Or some kind of "no net loss" of full-time residential housing units? Please.	11/12/2023 7:56 PM
15	See my answer to #5. The town tax burden could shift more on year-round residents in the near future.	11/12/2023 6:51 PM
16	Be aware this WILL change as it is starting to change throughout the country. The long-range plan should not have a micro-focus on housing affordability or any other subject of the plan.	11/7/2023 7:52 AM
17	If you allow people to use what housing we have to use for short term rental, you will lose businesses, workforce and community.	11/3/2023 3:57 PM
18	Be realistic is what prices need to be. If someone needs a \$900/mo rental, they need to go look for 1980. In 2023, costs to landlords are over double that.	11/3/2023 12:18 PM
19	in my opinion, its a larger MACRO economic wave/shift that we'll have to ride through	10/30/2023 4:36 PM
20	maybe partner with old parks to replace old trailers with new units or purchase the parks and redevelop with starter homes allow zoning to do this.	10/30/2023 4:07 PM
21	prohibits	10/30/2023 3:50 PM
22	We need more higher paying jobs which could occur naturally if we further tweak the	10/28/2023 7:48 PM

## Meredith Housing Workshop

performance of existing businesses and introduce new businesses and or concepts which may attract different demographics

23	lower the property taxes, or at least exempt those over 75	10/28/2023 6:55 PM
24	No	10/28/2023 2:44 PM
25	No	10/28/2023 2:42 PM
26	Hault more waterfront mansions. Limit housing size around our lakes.	10/28/2023 2:16 PM
27	Transportation is another piece of the puzzle, I think a walkable distance to downtown would be ideal if a specific location can be chosen for a bulk amount of affordable housing units so those without transportation can walk to a job and downtown businesses can benefit from increases workforce capacity.	10/28/2023 12:41 PM
28	No	10/28/2023 12:32 PM
29	I have said enough	10/25/2023 10:23 PM
30	enforce and deincevitalize the draw to short term rentals	10/25/2023 3:55 PM
31	the many second home buyers. recently had a home sell in my area that sold for 1 and a half million as a second home for a couple from Connecticut.	10/25/2023 2:48 PM
32	It not going to get better without intervention by the town.	10/23/2023 5:26 PM