

Dublin Housing Committee
Meeting at Town Hall at 3 pm on June 5, 2023

Present: Mary Loftis, Nina McIntyre, Susan Peters, Don Primrose, Margot Sprague, Katy Wardlaw, Carol Ogilvie, Ivy Vann

The meeting focused on planning the town-wide meeting on July 22 to introduce the Dublin community to the HOP grant housing project. Nina shared a draft agenda, and Mary confirmed that Dublin Consolidated School is available from 10 am to noon. Joanne Hopkins will represent the school district, at no charge to the Town. It was agreed to schedule the meeting for 1-1/2 hours, while planning on about 75 minutes, and to offer free babysitting (check with Summer Playground staff about paid babysitting) and coffee, juice, water, donuts, and pastries.

It was felt that the public meeting should proceed in three basic parts, with a DOT voting exercise available before the meeting starts:

1. Welcome and Introduction. Welcome from Don Primrose, Planning Board Chair, explaining there is a mismatch between housing stock and demographics. We have the bones for a great village - lean into your village. Introduce the project: the future of housing in Dublin. Overview of why, what, who, how can you get involved, build awareness and interest.
2. Engagement. Describe initial survey results and introduce the draft vision statement. Ivy suggested several participation activities - (1) Housing Land - draw your trajectory. Where would you like to go next? Interesting colorful map - something to talk about. Put it on the wall - people can look at it. (2) Visual preference study. Images of possibilities - get people to comment on it. Give each table one photograph, different picture for each table - what do you like and not like? At the end of meeting, DOT voting on the various pictures - people vote for what they prefer. (3) Paired voting - what is causing more problems; what are the bigger issues. It's all about starting the conversation - not telling solutions.
3. Outline next steps: key informant interviews; focus groups; second survey based on SWRPC's housing needs assessment (with online link and QR code; paper copies).

The theme for the meeting is: Dublin's Housing Future - Let's Talk! We need to advertise in the Advocate, on lawn signs, and with a town-wide mailing of postcards: topic, time, place, food, childcare, activities. Ivy agreed to come up with a draft for the postcards which will be matched in the Advocate (250 word article) and on lawn signs (about 10). Postcards should go out to all Dublin residents the last week of June. We need to get an indicia from the Post Office for the mailing. Susan will help with content for the Advocate. Mary checked the total number of Advocates mailed last month to estimate the number of postcards needed: 450 routes; 357 PO boxes. Margot suggested making the postcards catching/visually arresting and in color.

Don share some of the interviewing he has done with local residents. He looked at different categories based on resident demographics, and included newer and longer term residents. One half hour quickly becomes an hour and half discussion.

For future meetings, it will be helpful to discuss housing solutions in other communities: for example, Bristol, NH, Putney, VT (connected housing), Woodstock, VT (vibrant village), Groton MA. There are lots of local models that answer what people need. Leaning into the village model could help meet the needs of people of different ages and stages of life; what are some successful villages? What about transitional housing - for people who want to stay in Dublin and move from a larger home to a smaller home. There's very little in terms of smaller houses and lower priced houses. How do we build what people need? What do our rules say?

Carol pointed out a discrepancy between a description in the grant application and the application matrix about updating the regional concerns chapter of the master plan. It was agreed that the updating the chapter is not needed for the scope of this project, and should be set aside. The new housing chapter that will address the housing needs in the master plan.

The committee's next meeting is Monday, June 19, at 7 pm. It was agreed to discuss content for the second survey at the June 19 meeting.

Respectfully submitted,
Susan Peters