



# COUNCIL ON HOUSING STABILITY

Council Meeting  
December 4<sup>th</sup>, 2020



# AGENDA

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- Welcome – Commissioner Caswell – Department of Business and Economic Affairs
- Purpose & Structure of the Council for Housing Stability – Chris Santaniello, Department of Health and Human Services
- December 14 Plan and Action Plan – *Katy Martey, Community Development Finance Authority*
- Interagency Council on Homelessness – *Stephanie Savard, FIT/New Horizon's*
- Housing in NH and the Housing Task Force – *Dean Christon, NH Housing Finance Authority*
- *Open Discussion – put questions in chat – Chris Santaniello*
- Closing and Next meeting – *Katy Martey*



# COUNCIL FOR HOUSING STABILITY

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Created by Executive Order 2020-22, Council on Housing Stability shall be established for the purposes of creating and implementing a plan to create housing stability for all citizens of the State of New Hampshire.

That the Council shall develop a plan and then monitor such plan, making recommendations and undertake the following:

- What is needed to strengthen New Hampshire's housing market and to create housing stability for all citizens.
- Conduct an affordable housing needs assessment in each county to determine the housing deficit.
- What are the barriers to affordable housing and what can be done to remove such barriers.
- What system of care is necessary to support individuals and families to obtain and maintain stable housing.



# COUNCIL FOR HOUSING STABILITY

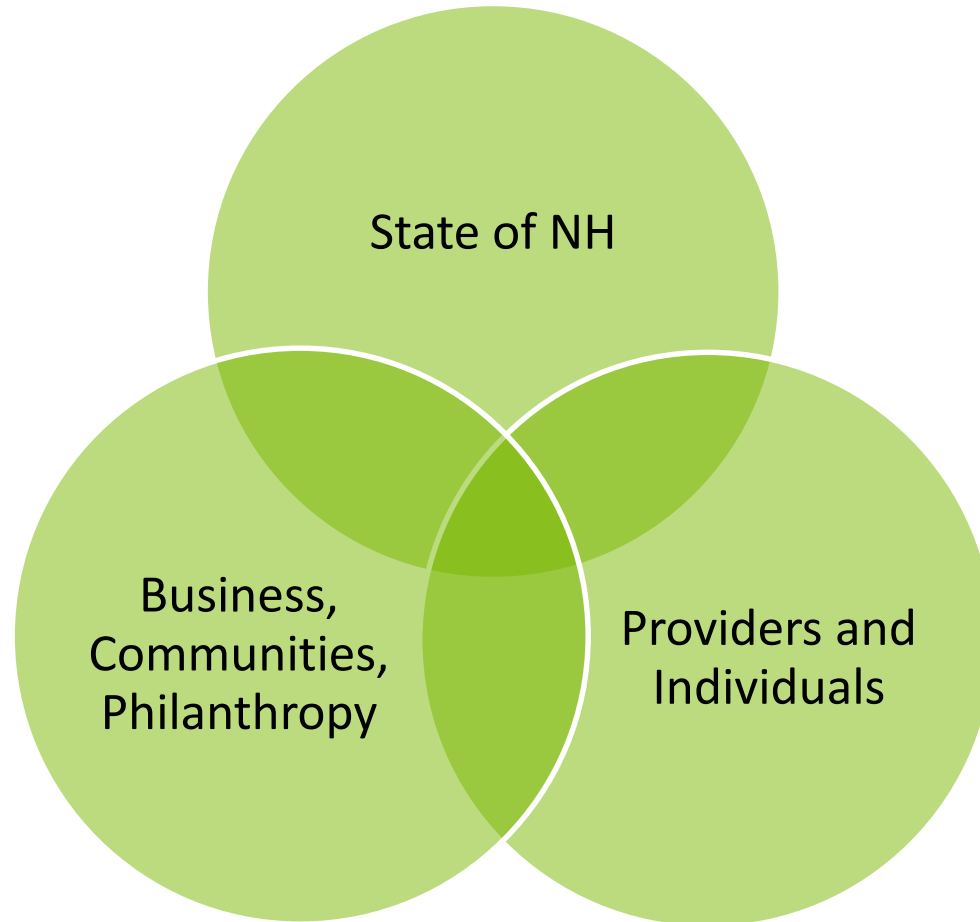
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- Integrate and coordinate a housing stability governance structure across state government and connect to local communities by conducting ongoing needs assessment and strategic planning
- Enhance the interoperability of data systems within and across government agencies to inform and monitor program and service access, equity, and quality.
- Have housing options available throughout one's lifespan, based on the needs and desire people have at different times of their life.



# PURPOSE AND STRUCTURE

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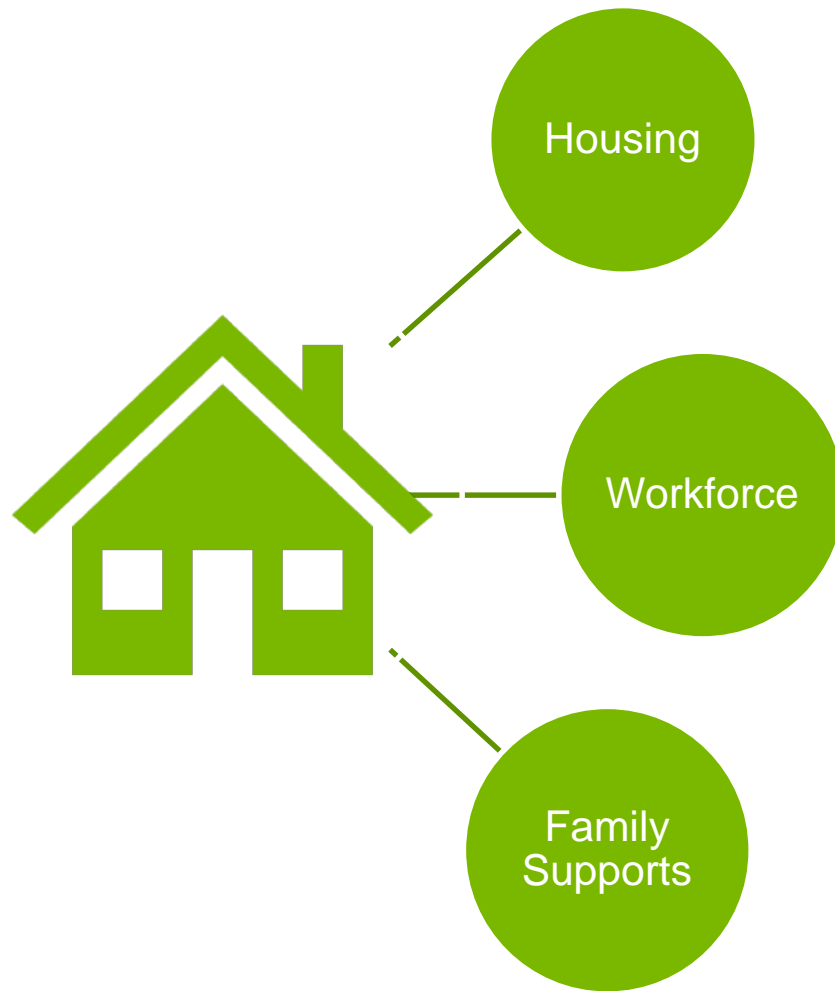
# WHY ARE WE ALL HERE?

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- There are economic implications of housing/homelessness issues that we feel must be considered as part of this effort
  - Among the gaps clearly seen in this COVID experience has been the exposure of low wage earners to volatility and unemployment
  - What role does housing play in supporting individual access to the economy
  - What economic/employment services (existing or otherwise), could be better applied in combination with affordable housing/homelessness policies to provide better odds for long term success of the individual?



# FRAMEWORK FOR DECEMBER 14 REPORT AND ACTION PLAN



# SHORT-TERM PROCESS

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- Establish Council for Housing Stability – November 18
- Convened Leadership Team
  - Department of Health and Human Services
  - Department of Business and Economic Affairs
  - NH Community Development Finance Authority
- Review existing resources and reports
- Convene newly established Council – December 4





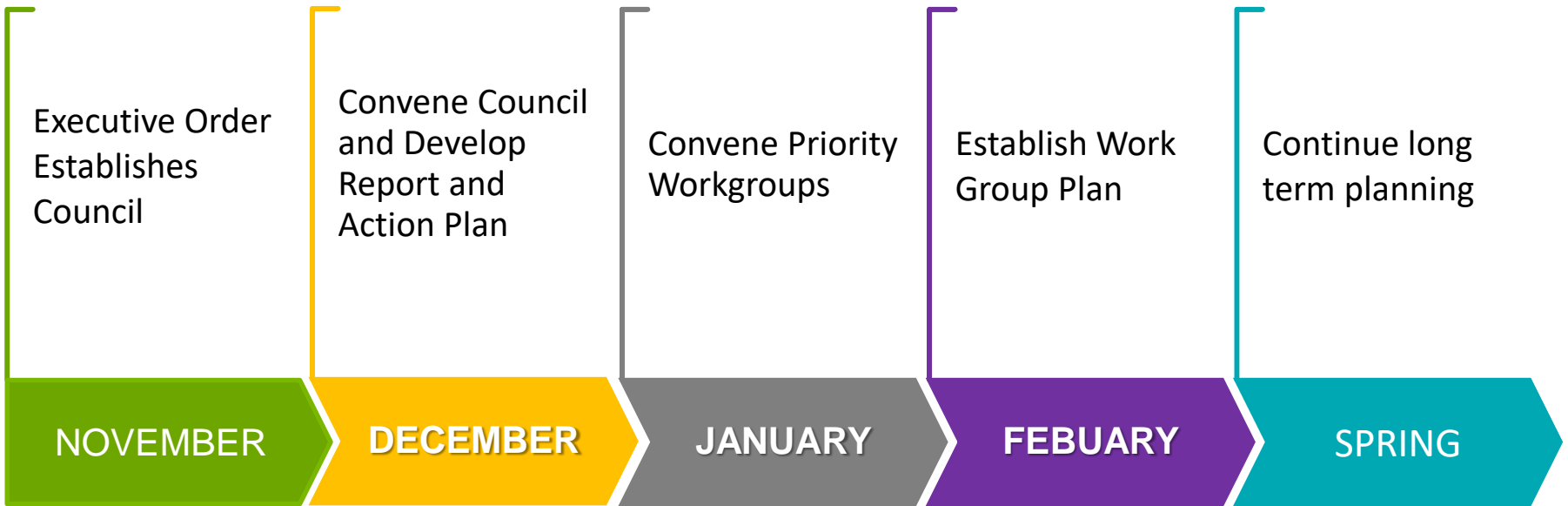
# SHORT-TERM PROCESS

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- Share Framework for December 14 Report and Action Plan
- Survey Council Members
  - Feedback on Framework
  - Establish workgroups
  - Identify Additional Contributors
- Share Draft December 14 Report and Action Plan – December 9
- Convene Council to Discuss Draft – December 11
- Final Report and Action Plan to Governor – December 14



# GOALS & TIMELINE



# FRAMEWORK FOR DECEMBER 14 REPORT AND ACTION PLAN

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- Align Actions with Executive Order Priorities
  - Planning and Regulation (b), (c)
  - Data Analytics and Integration (f)
  - Housing Instability and Homelessness Systems (d), (h)
  - Regional Leadership and Coordination (g), (e)
- Recognize existing initiatives
- Identify Near-Term and Long-Term actions
- Establish Workgroups that align with Priorities



# DECEMBER 14 REPORT AND ACTION PLAN OUTLINE

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- Review of Executive Order
- Context Setting
  - Historical Information
  - Data
  - Current Initiatives
- Short-term Actions to Address Priorities
- Workgroup Charters and Membership



# RESOURCES TO INFORM ACTIONS

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## Previous Reports:

- NH Ten-Year Plan to End Homelessness (2006)
- State of Homelessness in NH (2019)
- Recommendations to Address NH's Housing Shortage
- NH Housing Finance Authority Rental Cost Report
- Supportive Services Cross Walk Report

## Related Work – to inform long-term planning

- Interagency Council on Homelessness
- State Health Assessment/State Health Improvement Plan
- BHS changes due to COVID
- Whole Families Approach to Jobs: Parents Working, Children Thriving



# INTERAGENCY COUNCIL ON HOMELESSNESS – ACHIEVEMENTS

14

## Integrating Supportive Housing/State Medicaid Policy Workgroup

- ✓ Medicaid Crosswalk
- ✓ Business Case Plan
- ✓ CMS Waiver

## Integrating Employment & Housing to End Homelessness Workgroup

- ✓ Cliff Effect Analysis
- ✓ Employment Program Model Recommendations

## Ending Homelessness for People in Encampments Workgroup

- ✓ Advocacy for prioritization of public housing resources

## Implementing Systems Improvements in Homeless Services Workgroup

- ✓ Coordinated Entry

## Collaborative Partnerships

- ✓ Advocacy for new funding for NH's Affordable Housing Fund
- ✓ Advocacy for increased funding for homeless services



# INTERAGENCY COUNCIL ON HOMELESSNESS – WORK TO CONTINUE

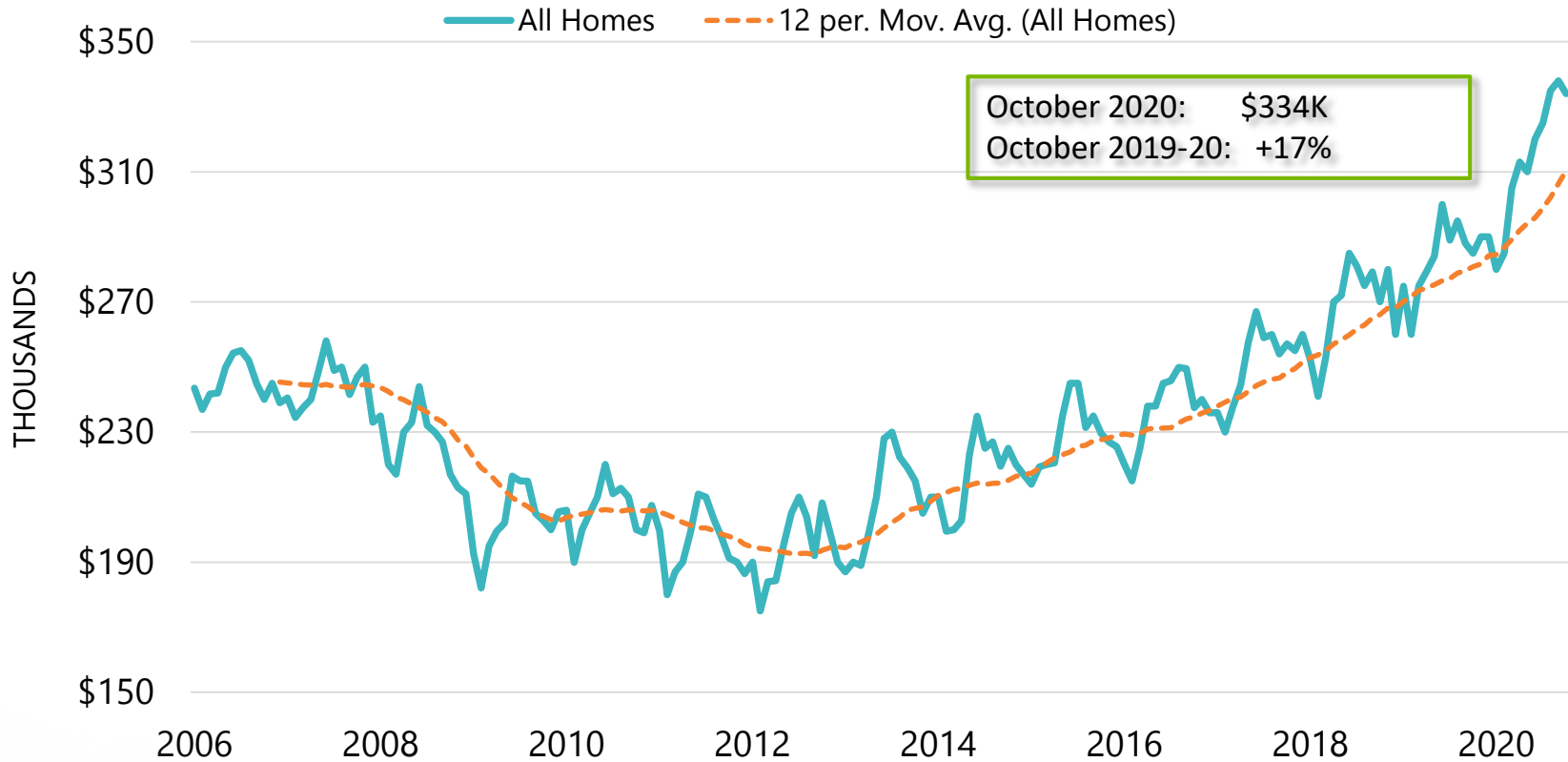
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- Completion of Medicaid Waiver for Supportive Housing Resources
- Advocacy for Increased Funding for Emergency Shelters and Other Supportive Services for Bureau of Housing Supports
- Recommendations/Funding for Specialized Programming for Youth who are Homeless
- Advocacy for funding of the NH Housing Trust Fund with additional appropriations
- Assessment of impact of COVID-19 on homeless continuum of care – what has changed? New models to consider?
- Systems review of prioritization of the most vulnerable homeless population for housing mainstream benefits (Section 8/public housing, Rental Assistance, Supportive Housing)
- Systems Improvement for the Integration of Substance Use/Mental Health Services and Homeless Services
- Analysis, development and implementation of all homeless programs and policies with a racial equity lens



# NEW HAMPSHIRE HOUSING AVAILABILITY

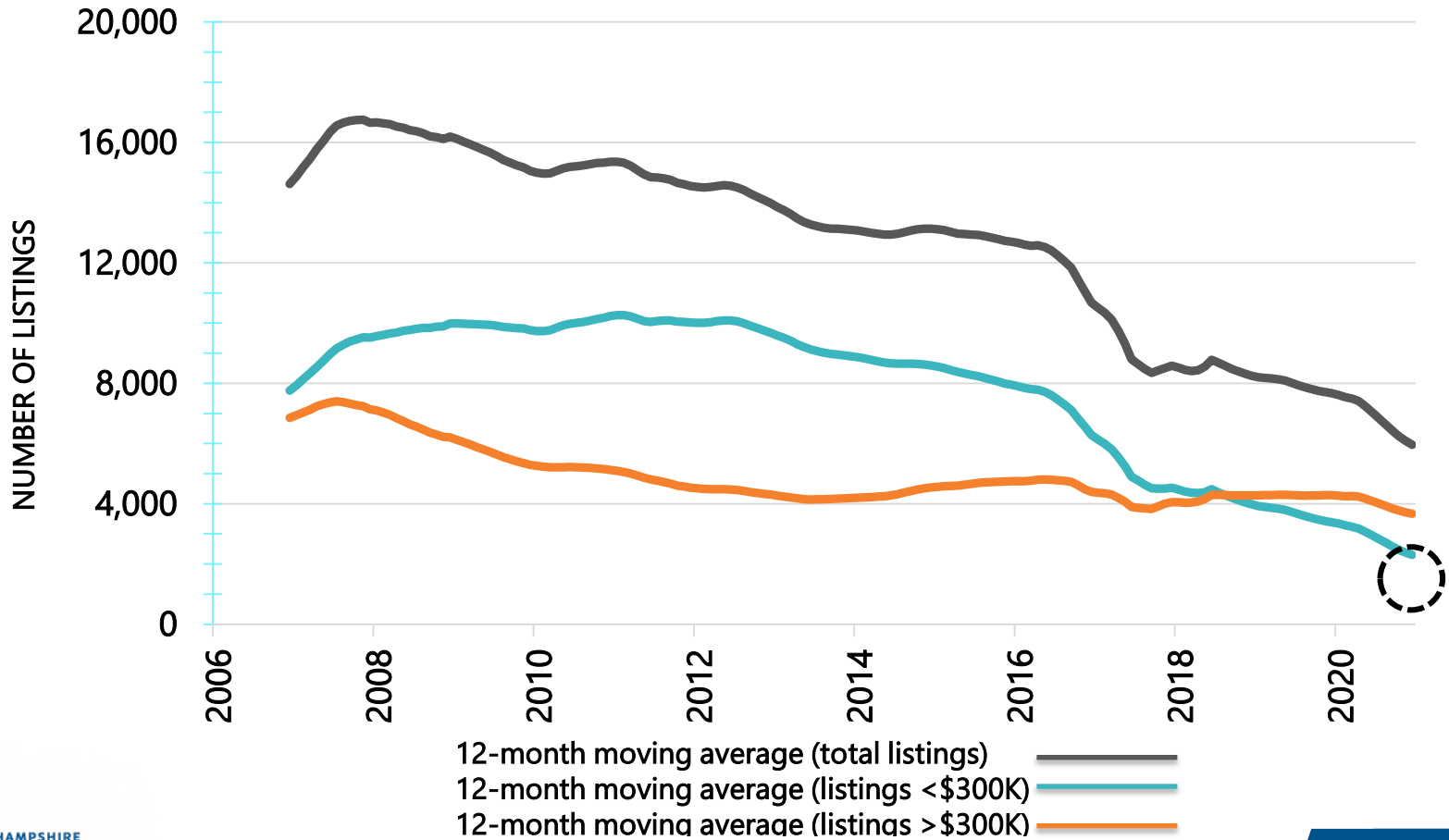
## SINGLE-FAMILY MEDIAN SALE PRICE





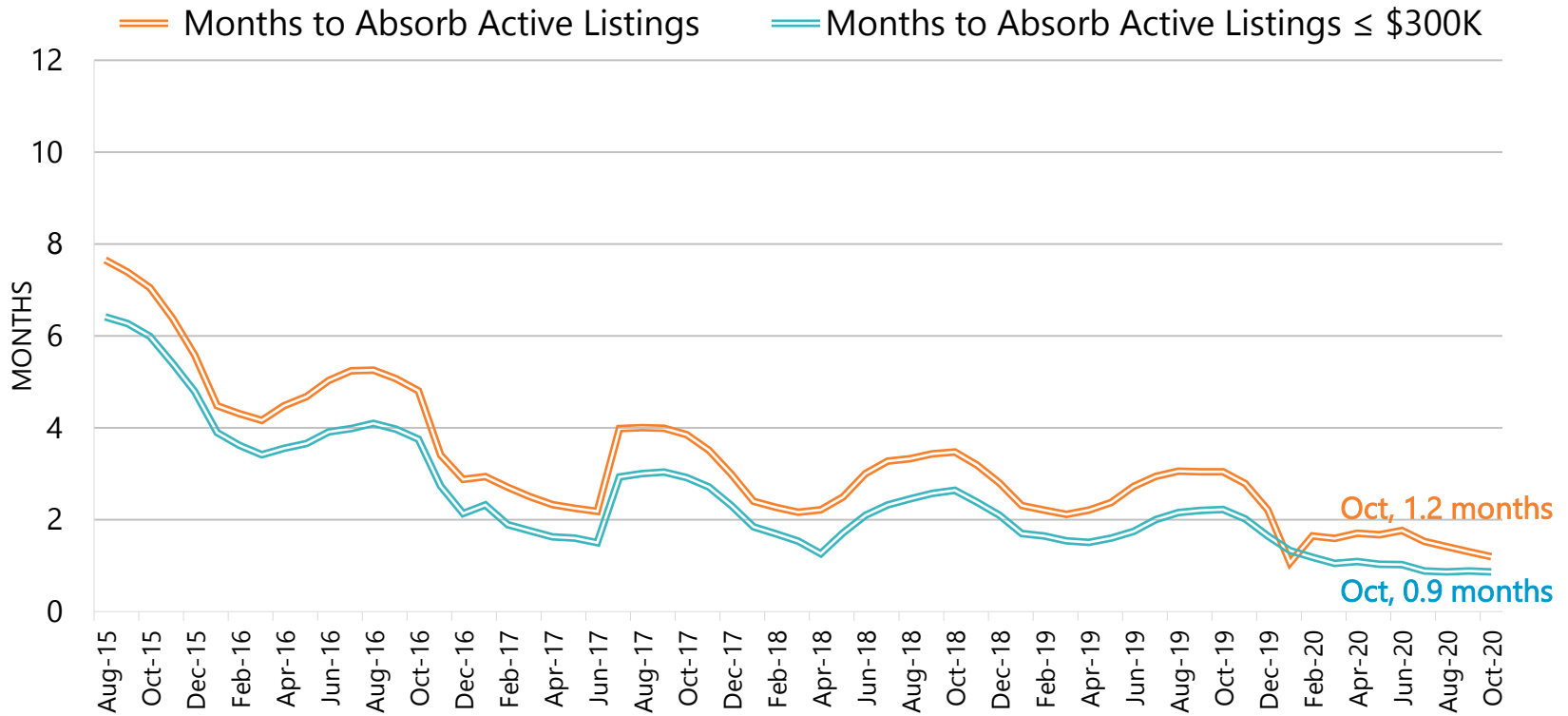
# NEW HAMPSHIRE HOUSING AVAILABILITY

## CURRENT LISTINGS - MLS



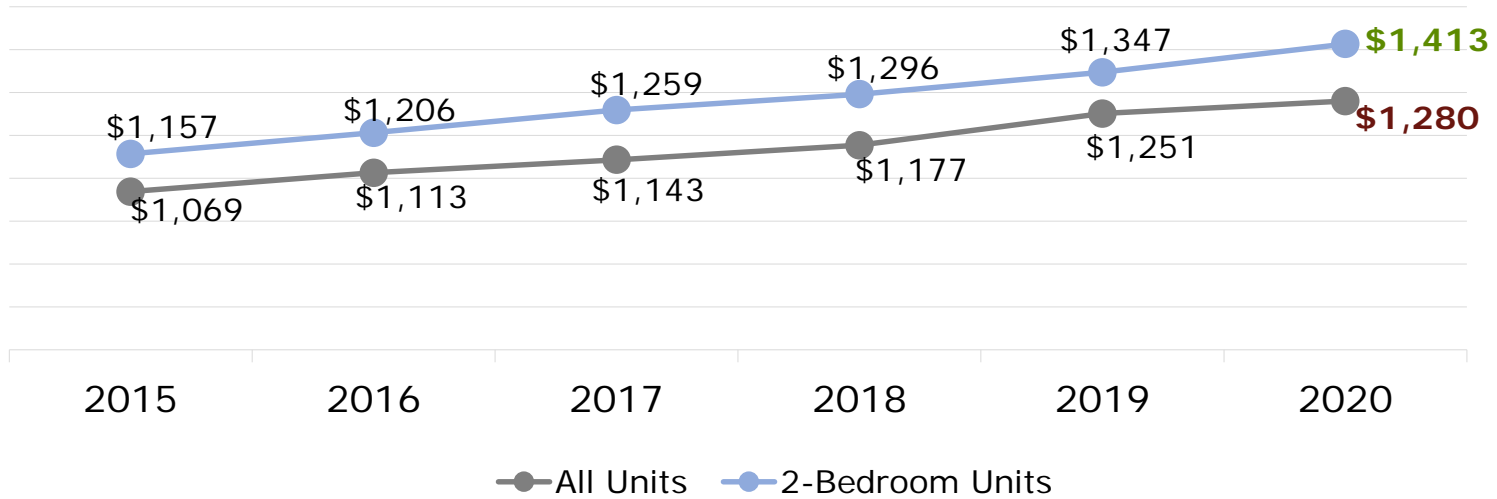
# NEW HAMPSHIRE HOUSING AVAILABILITY

## MONTHS TO ABSORB INVENTORY



# NEW HAMPSHIRE HOUSING AVAILABILITY

## MEDIAN GROSS RENTAL COST



**2-BR** \$1,413 ▲ 5% from last year

**ALL** \$1,280 ▲ 2% from last year

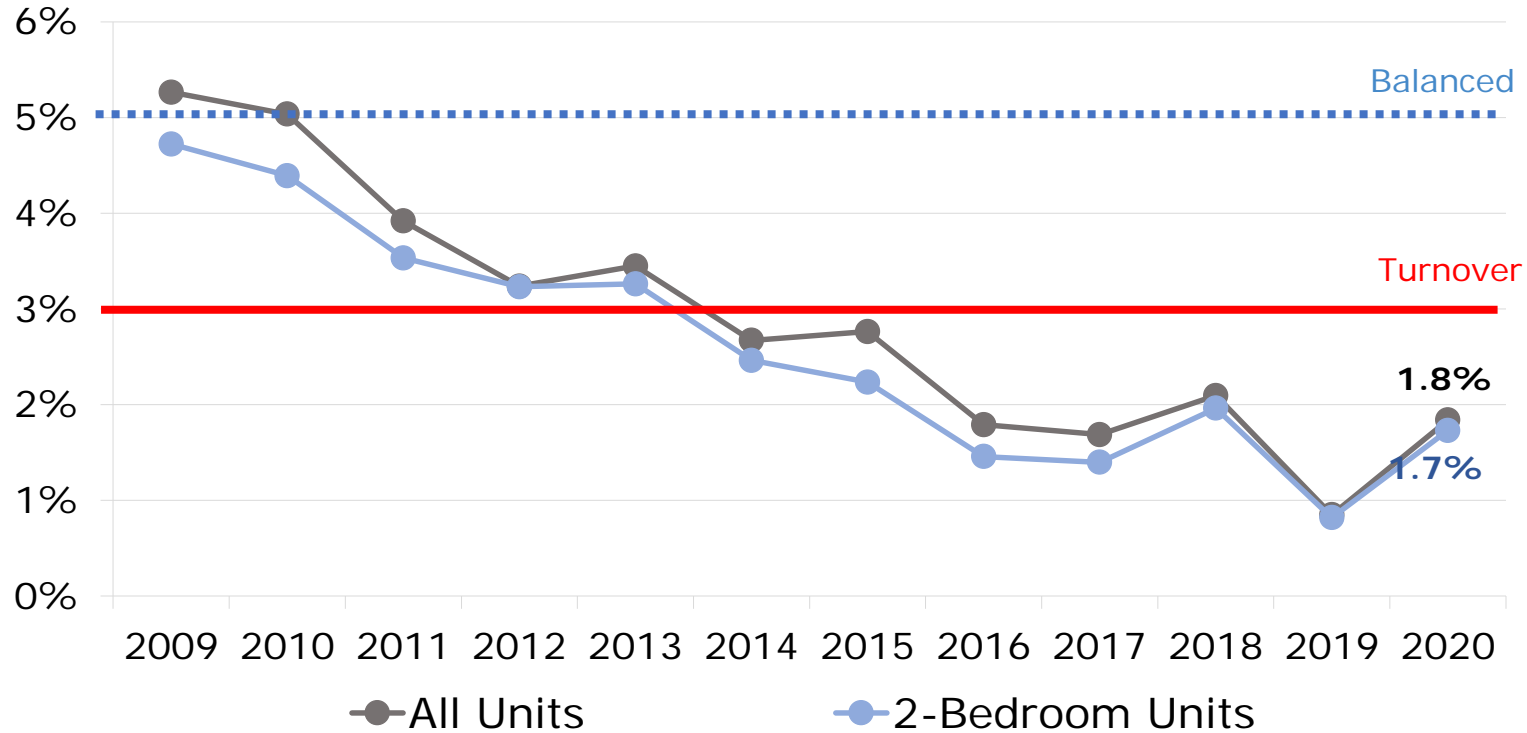
5-year change ▲ 22%

5-year change ▲ 20%



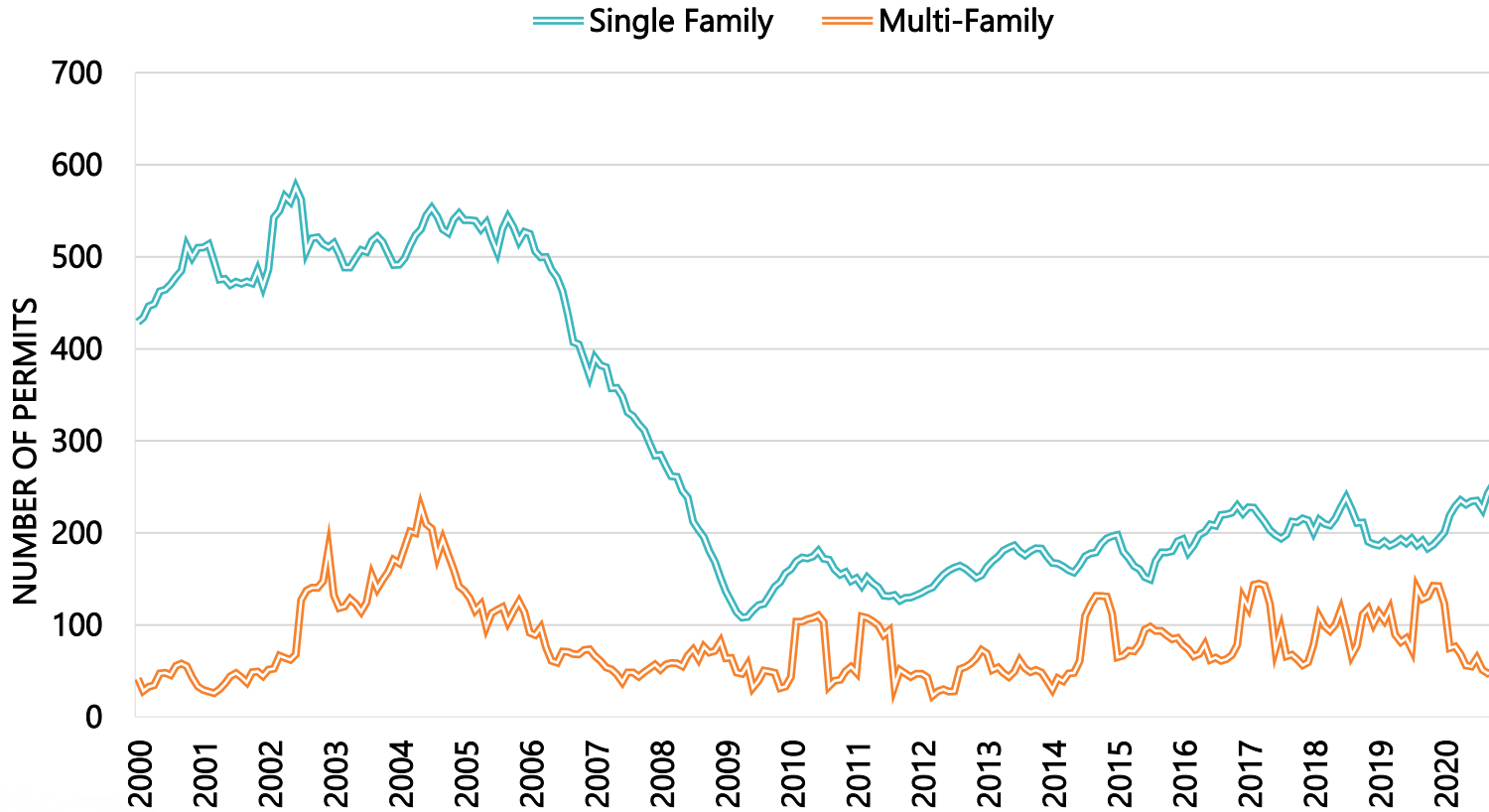
# NEW HAMPSHIRE HOUSING AVAILABILITY

## RENTAL VACANCY RATE



# NEW HAMPSHIRE HOUSING AVAILABILITY

## HOUSING PERMITS (SINGLE-FAMILY AND MULTI-FAMILY)



Seasonally adjusted, 6-month moving average, through October 2020



## NH HOUSING MARKET SUMMARY

### ISSUE: CONSTRAINED SUPPLY

- Years of under-production have resulted in a significant supply shortfall – estimated 20K units more to meet current demand
  - Contributing Factors:
    - Cost of labor, materials
    - Regulatory barriers

### IMPLICATIONS: ECONOMIC GROWTH, AFFORDABILITY

- Low supply and high prices make it hard for employers to hire and retain workers
- Affordability has greatest pressure at the lower end of the market
  - Housing stability, threat of homelessness

## Governor's Housing Task Force Report (October 2019)

### 1. Enhance local regulatory capacity

- a. Improve education of local land use board members
- b. Enhance municipal capacity by providing a toolbox of zoning/planning tools and model ordinances
- c. Increase inclusionary zoning opportunities/flexibility

### 2. Improve process predictability for everyone

- a. Streamline existing regulatory processes to ensure predictability and fairness
- b. Establish timelines in court appeals
- c. Require all development fees to be public and transparent
- d. Improve definition of workforce housing
- e. Ensure fairness in housing incentives

### 3. Encourage private investment in housing

- a. Expand use of TIF districts and Community Revitalization Tax Relief Incentive (RSA 79-E)
- b. Use tax incentives
- c. Establish a housing champion certification program to incentivize housing development



## 2020 legislation as introduced

- HB 1629 – training and procedures for zoning and planning boards
  - Online toolkit and required training for local board members
  - Improve local regulatory process
    - Allow mandatory inclusionary zoning; expand and clarify the definition of workforce housing
    - Clear timelines for local decisions; written findings of fact required
    - Development fees to be public and transparent
    - Deadline for court decisions; allow courts to require bonds
- HB 1632 – investments and incentives for affordable housing development
  - Expand use of TIF districts and Community Revitalization Tax Relief Incentive
  - Use tax incentives to encourage private investment
  - “Housing Champion” certification program for municipalities





# OPEN DISCUSSION / QUESTIONS

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# INITIATIVES TO INFORM DECEMBER PLAN

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- Recommendations from the Housing Task Force
- Regulatory improvements for temporary housing solutions
- 1915i State Plan Amendment
- Outline of system of care to support individuals and families to obtain and maintain housing.
- Unmet goals from the 2006 report – Case Management
- Initial legislative recommendations
- What we will need to explore in 2021 for a full comprehensive plan.



# INITIATIVES TO INFORM DECEMBER PLAN

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- HB 1629 and HB 1632
- The Department of Health and Human Services (DHHS) will apply for a 1915i State Plan Amendment to provide supportive services to support individuals and families to obtain and maintain housing.  
DHHS Prioritized Need in budget
- DHHS will develop enhanced Case Management model for individuals experiencing homelessness as a Medicaid Case Management state plan services
- Other legislative needs to support increased housing and reduced homelessness – i.e. regulatory improvements for temporary housing solutions
- What we will need to explore in 2021 for a full comprehensive plan



# NEXT STEPS

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- Draft Framework and survey to be distributed December 7
- Responses due by December 8
- Draft Report Distributed December 9
- Council Meeting December 11

Council for Housing Stability Website  
in development (*link to website  
will be shared when completed*)

