

# Attachment A

## New Hampshire Council on Housing Stability

The Council for Housing Stability submitted an initial plan to Governor Sununu by December 14, 2021. The initial plan has informed our immediate actions that support the goals of the Council and sets a framework that will guide the long-term strategy to be developed over the coming months: [New Hampshire Council on Housing Stability Initial Report and Action Plan](#).

Below please find an update on the Immediate Actions that were outlined in the initial report. Below his updated find an outline of the plans for the Councils work over the next few months which will be discussed at the Council meeting.

### Updates on Immediate Actions – March 1, 2021

- Update on HB 586 the housing toolbox focused improving the zoning process predictability and accelerate investment in housing.  
*Status:* House tabled the Bill  
Means to support the reintroduction of this Bill or other actions that could promote housing production are being considered by the Regional Leadership and Coordination workgroup.
- Support the DHHS prioritized needs for services supporting individuals experiencing homelessness in the State budget.  
*Status:* In DHHS budget as a prioritized need and also through the legislature.  
Additional recommendations are being considered by the Housing Instability and Homelessness System workgroup.
- Support an additional State investment of \$5M a year/ \$10M over the biennium into the Affordable Housing Trust Fund in addition to the current funding to fund additional housing development.  
*Status:* SB 127 is being heard in the Senate.  
*Council Action:* Support affordable housing production funding
- A subset of the Council will meet with the Governor's Office to determine the feasibility of the following tenant protection measures.  
*Status:* New Federal moratorium was enacted. NH Housing is administering the new \$200 million rental assistance program in partnership with the CAPs and landlords can apply on behalf of tenants. The program started to take applications on March 15. <https://www.nhhfa.org/emergency-rental-assistance/>  
Additional recommendations are being considered by Regional Collaboration workgroup and the Planning and Regulation workgroup.

- Begin to compile economic/employment data to identify and project the impact of COVID-19 on structural employment and income shifts, to include housing metrics (e.g., changes in vacancies, rent levels, housing instability); and the cliff effect to better inform planning.

*Status:* Data Analytics and Integration Workgroup continues to advance and will present initial findings at April Council meeting.

- Fund permanent supportive housing units with coordinated services, at least 40 units across the State.

*Status:* NH Housing Finance Authority and NH Community Development Finance Authority in coordination DHHS issued a Notification of Funding Availability to accept applications to support the development of housing units.

[Notice of Funding Availability: Multi-Unit Supportive Housing And Project Based Vouchers - New Hampshire Housing \(nhhfa.org\)](https://www.nhhfa.org/notice-of-funding-availability-multi-unit-supportive-housing-and-project-based-vouchers-new-hampshire-housing)

- The Council on Housing Stability will create a website with available community-level data to inform housing and services investment.

*Status:* The public can remain apprised of the Council's progress via its website: [www.nhchs.org](http://www.nhchs.org)

A Dashboard that summarizes public investment in housing and homelessness system will be available on the website in early May.

- Establish Workgroups to address priority areas established by the Council to inform and develop an update to the statewide Homelessness Plan to be developed by June 1, 2021.

*Status:* Work groups have been established and will be giving an update at the upcoming meeting of the Council. Consultants will assist the Council with the development of the updated plan.

### Next steps of the Council – Rough Timeline

Action	Timing	Council Proposed Action
Priorities advanced by Workgroups	March/ April	Participate in Workgroup discussions
Initial findings of economic/employment data to identify and project the impact of COVID-19 on structural employment and income shifts, to include housing metrics (e.g., changes in vacancies, rent levels, housing instability); and the cliff effect will be presented by the Data Analytics and Intergradation workgroup	April	Review
The needs of individuals most impacted by housing instability will be surveyed and will inform the strategies of the statewide Plan.	Early April	Surveying coordinated by consultant. Council is encouraged to help support surveying.
Findings articulated by Workgroups	May	Council discuss findings with networks.
Review statewide Homelessness Plan as presented by Housing Instability and Homelessness System Workgroup and consultant	Late May	Review plan
Council on Housing Stability Report issued to include statewide Homeless Plan and Dashboard of all priorities	Finalized by June 30 <sup>th</sup>	Review and approve report including plan and dashboard
Continuation Plan developed that advances priorities of the Council	July	



# COUNCIL ON HOUSING STABILITY

Council Meeting

March 23, 2021



# AGENDA

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- 9:30 – 9:45 Council Business
- 9:45 – 10:00 My Hopes for the Future of Housing in NH – Council Member Kadyja Harris
- 10:00 – 10:10 Emergency Housing Relief Fund – Dean Christon, NHHFA
- 10:10 – 10:25 Keene 21 by 21 – Mayor George Hansel
- 10:25 – 10:45 Work Group Reports – Work Group Leads
- 10:45 – 10:50 Next Steps – Katy Easterly Martey
- 10:50 – 11:00 Public Comment
- Adjourn



# Council Business

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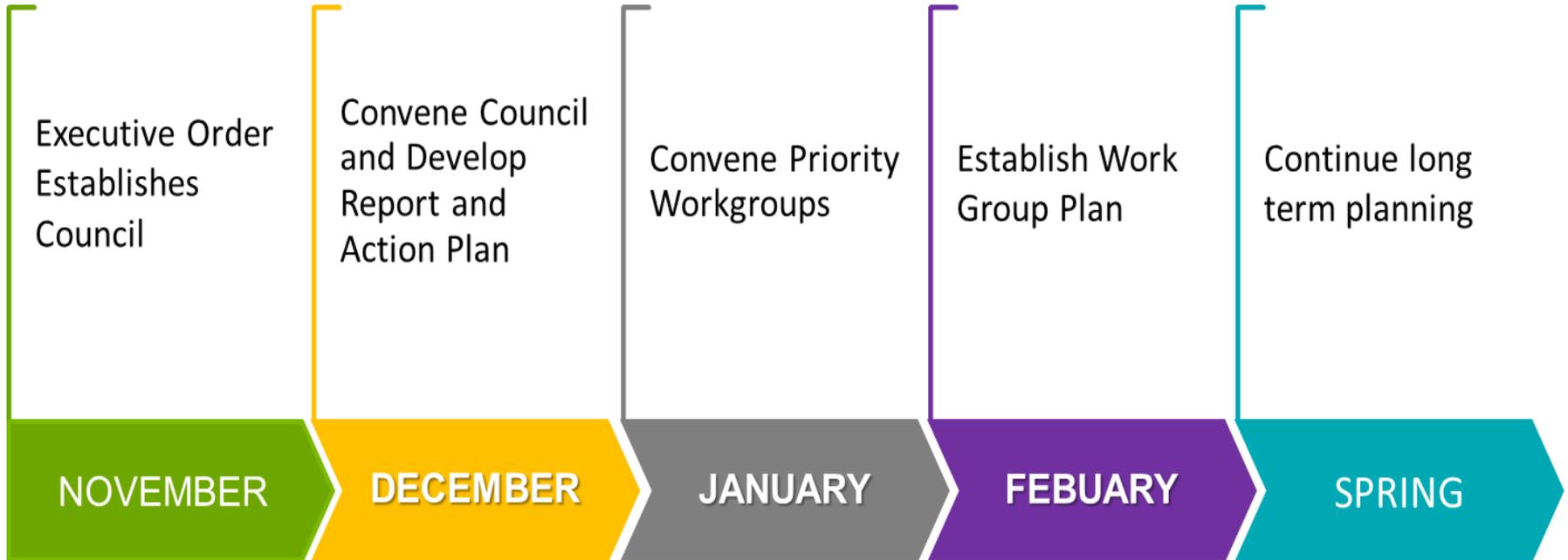
Roll Call and Attendance

Approval of January 27, 2021 Minutes

Questions regarding March report



# Timeline



# My Hopes for the Future of Housing in NH



I am an independent contractor working at a local private practice as a Substance Abuse Counselor working with offenders in reentry.

I am working on my Masters Degree in Psychology with a Concentration in Forensic Psychology at SNHU. This will be my third degree

I am twenty-five years old and mother of a two and a half year old



## OVERVIEW OF THE NEW HAMPSHIRE EMERGENCY RENTAL ASSISTANCE PROGRAM



NEW HAMPSHIRE  
**Emergency  
Rental Assistance  
Program**



# ADMINISTRATION

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The New Hampshire Emergency Rental Assistance Program (NHERAP) is a new federally funded program through the Governor's Office for Emergency Relief and Recovery (GOFERR). New Hampshire Housing is administering the program.

Households will submit their applications to the Community Action Partnership (CAP) agency that covers the region where they live. The CAP agency will work directly with renters in need, review their applications, check eligibility, and process payments for eligible expenses.

The CAPs began accepting applications at noon on Monday, March 15. Applications will be accepted through December 31, 2021 or until funding is depleted.



## PRIORITIZING & PROCESSING APPLICATIONS

- NHERAP applicants will be accepted on a first-come basis to enable applications to be processed timely and for households to receive assistance quickly.
- When \$80 million of NHERAP funds have been distributed, qualifying households at or below 50% of AMI and households with one or more individuals that have not been employed for the 90-day period preceding the date of application will be prioritized
- Program ends December 31, 2021 or when funds are expended



# OVERVIEW

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## ASSISTANCE IS AVAILABLE FOR:

- Rent
  - Future rent may be on a place they are moving in to
- Utilities (electric, gas)
- Home energy heating costs (propane, wood, pellets, coal)
- Other housing costs
  - Internet needed for school, work, telehealth, or other essential reason (future payments only)
  - Relocation costs (rental application fees, utility hook-up fees, security deposits)



# OVERVIEW

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## THE PROGRAM COVERS:

- Past-due rent from April 1, 2020.
- Past-due utility and home energy bills from March 13, 2020.
- Prospective payments may be made for three months at a time before additional information is required.
- Assistance is available to eligible households for up to 12 months, with an additional 3 months if needed to ensure housing stability, for a maximum of 15 months.



# ELIGIBILITY

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## CRITERIA:

- To be eligible, a household must be obligated to pay rent on a residential dwelling.
- Have income at 80% or less of appropriate Area Median Income (AMI)
- Have incurred income reduction, significant costs, or other financial hardship because of COVID-19 or qualified for unemployment benefits between March 13, 2020 and the date of NHERAP application

## AND

- Show they are at risk of experiencing homelessness, housing instability, or live in an unsafe or unhealthy housing.



# ELIGIBILITY

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## INCOME ELIGIBILITY:

One of the following methods may be used:

- Categorical – income eligibility verified after January 1, 2020 by another local, state, or federal government assistance program.
- Adjusted gross income reported on 2020 IRS 1040 for all household members or other documentation of annual income.
- Proof of the last month of income for all household members – must be verified every three months.
- Written self-attestation when documentation is not available due to extenuating circumstances.



# ELIGIBILITY

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## AT RISK OF HOMLESSNESS OR HOUSING INSTABILITY:

Can be demonstrated with:

- Past due rent or eviction notice
- Past due utility (except trash) or home energy notice
- Documentation or self-attestation that applicant is paying more than 30% of household income for rent and utilities.



# ELIGIBILITY

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## UNSAFE OR UNHEALTHY HOUSING:

Documentation or self-attestation of one of the following:

- Housing which does not meet minimum standards, and local minimum requirements for use and occupancy, including NH RSA:48-A:14
- Presence of mold or lead paint hazards
- Utilities not in service
- No heat
- City code notice of violation(s)
- Overcrowded (more than two persons per bedroom) or temporarily staying with friends or relatives due to an emergency or homeless situation.



## CAN LANDLORDS APPLY FOR ASSISTANCE?

- We encourage landlords to work with their tenants to file applications.
- They may help tenants complete their application.
- Landlords may start the process by submitting the tenant's application with their signature, a copy of the lease, any arrearages, and any documentation of the tenant's income that you have.
- The CAP agency will contact the landlord's tenant.



# APPLICATION PROCESS

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## Applicant identifies local CAP agency and:

- Completes an online application on the CAP website ([www.CAPNH.org](http://www.CAPNH.org))
- Requests a paper application (English or Spanish)
- Is notified when CAP receives application
- CAP caseworker contacts applicant if additional information is needed and obtains vendors' W9 forms for payment
- Applicants are notified when their application is approved and when payments are sent on their behalf
- Appeals:
  - First appeal is through the CAP agency
  - Next appeal is to NHHFA



# COMMUNITY ACTION PARTNERSHIP AGENCIES

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**CAP NH consists of 5 regional agencies:**

- Community Action Partnership of Strafford County
- Community Action Program Belknap-Merrimack Counties, Inc.
- Southern New Hampshire Services, Inc.
- Southwestern Community Services, Inc.
- Tri-County Community Action Program, Inc.



# QUESTIONS

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## Lynn Greenleaf Lippitt

- *Director, Housing Services*
  - (603) 310-9221
  - [llippitt@nhhfa.org](mailto:llippitt@nhhfa.org)

603-472-8623



NHHFA.org



info@nhhfa.org



# Work Groups



# Data Analytics And Integration Workgroup

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- Basecamp has been set up for file storage
- Data compilation has started, and we will review at our next meeting scheduled for 4/1
- Key priority areas
  - Economic data on workforce programs
  - Economic/Employment/Income Data
  - Housing Data
  - Data visualization Tool
- Geographic breakdown and data timeframe
  - Statewide
  - County
  - Labor Market Areas (LMAs)



# Planning And Regulation Workgroup



# Regional Leadership and Coordination Workgroup



# Housing Instability & Homelessness Systems Workgroup

## Subcommittees Identified & Priorities Assigned

- ✓ Continuum of Care Collaboration Committee: Assigned priority action related to Continuum of Cares; 3 CoC's Leads; In collaboration with Regional Leadership Workgroup
- ✓ Supportive Services Action Committee: Assigned priority action related to enhanced case management models & family supports with homeless/at-risk service systems
- ✓ State Plan Committee: Assigned the support of the revision of state-wide plan to end homelessness in collaboration with CHS

ICA introduced to workgroups as resource for NH Homeless Data to support priorities work

CSH introduced to workgroups as resource for workgroup/subcommittee support & liaison to other Council workgroups for collaboration related to data or priorities



## Workgroup Learning Opportunities

- ✓ NH State-wide Veteran's Homeless Service System: Highly responsive and resource-rich state-wide veteran outreach, housing, and services; Opportunity to consider what components of this system are replicable for other populations and ways to create/enhance other state-wide systems
- ✓ Homeless Management Information System: Integrated Community Alliance; how data is gathered; what information is collected, assets and gaps/challenges with data

## Future Council Potential Education

- ✓ Homeless Management Information System Presentation by ICA
- ✓ Understanding Continuum of Care System
- ✓ Coordinated Entry System



# Upcoming HIHS workgroup meetings

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- 03/23/21 from 11:30AM – 12:30PM
  - ↳ Continuum of Care Collaboration Committee – monthly
- 03/24/21 from 2:30PM – 3:30PM
  - ↳ State Plan Action Committee – bi-weekly
- 03/30/21 from 11:00AM – 12:00PM
  - ↳ Supportive Services Action Committee – monthly
- 04/21/21 from 1:00PM – 2:30PM
  - ↳ Housing Instability & Homelessness Systems Workgroup – monthly



# State Plan Update

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- State Plan Action Committee is kicking off 3/24/21
- Committee will engage all 3 CoCs in NH
  - 4/6 Balance of State CoC
  - 4/7 Greater Nashua CoC
  - 4/12 Manchester CoC
- CSH has been connected with the Youth Action Board – an existing panel of youth with lived experience
- Exploring potential focus groups (shelter, Granite Leaders, Permanent Supportive Housing, and formerly homeless)



## State Plan update (continued)

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- CSH will facilitate creation of a survey for Continuums of Care membership and people with lived experience – to be sent out by April 1<sup>st</sup>
- Survey will close April 15<sup>th</sup> – results will drive community feedback and will inform first draft.
- Goal to have framework ready to present to full Council by early May
- The Institute for Community Alliances (ICA) is the System Administrator for NH's Homeless Management Information System (HMIS) for all 3 CoCs. ICA has been engaged to help with the creation of a data dashboard to inform the plan.



# Next Steps and Timeline

ACTIVITY	TIMING	PROPOSED ACTION
Priorities advanced by Workgroups	March/ April	Participate in Workgroup discussions
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Needs of individuals most impacted by housing instability will be surveyed to inform the strategies of the statewide Plan	Early April	Surveying coordinated by consultant, Council encouraged to support
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# PUBLIC COMMENT

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## Attachment C



# 21 in 21

A Plan To Improve Keene's Middle Neighborhoods

## Housing Programs and the Availability of Housing Goals and Objectives:

1. Programs to support the reuse of existing housing to include energy efficient upgrades.
2. Programs working with Keene State College and major employers to assist families to purchase one and two family homes when; they are within walking distance of the City of Keene (as an employer), Keene State College and major employers as well as Main Street. These would be owner occupied for a specified period.
3. Programs and funding at the state level to assist with property purchase and home renovations.
4. The revision or adoption of codes and ordinances related to property conditions and enforcement; to ensure public health, safety and welfare insofar as they are affected by the continued occupancy and maintenance of structures; and to improve the quality of life of our citizens.
5. Changes when needed to State Law to assist with the abatement of property conditions, and reduction of the impact on the court system of enforcement cases.
6. Changes in the proposed Unified Development Code, when densification or revised standards could provide a clear path to home ownership in the city core.

**City of Keene Economic Development Plan  
Adopted October 04, 2019**

DRAFT – 2/27/20

# City of Keene, NH Preliminary Housing Inventory

## BACKGROUND

This document was compiled on February 24, 2020 by the City of Keene Community Development Department to provide a high-level understanding of Keene's housing supply for the purposes of informing future studies. The primary source of data for this analysis was the City of Keene Assessor Records. However, data from the NH Housing and Finance Authority, and the U.S. Census Bureau's American Community Survey 5-Year Estimates was also utilized and is sourced within this document.

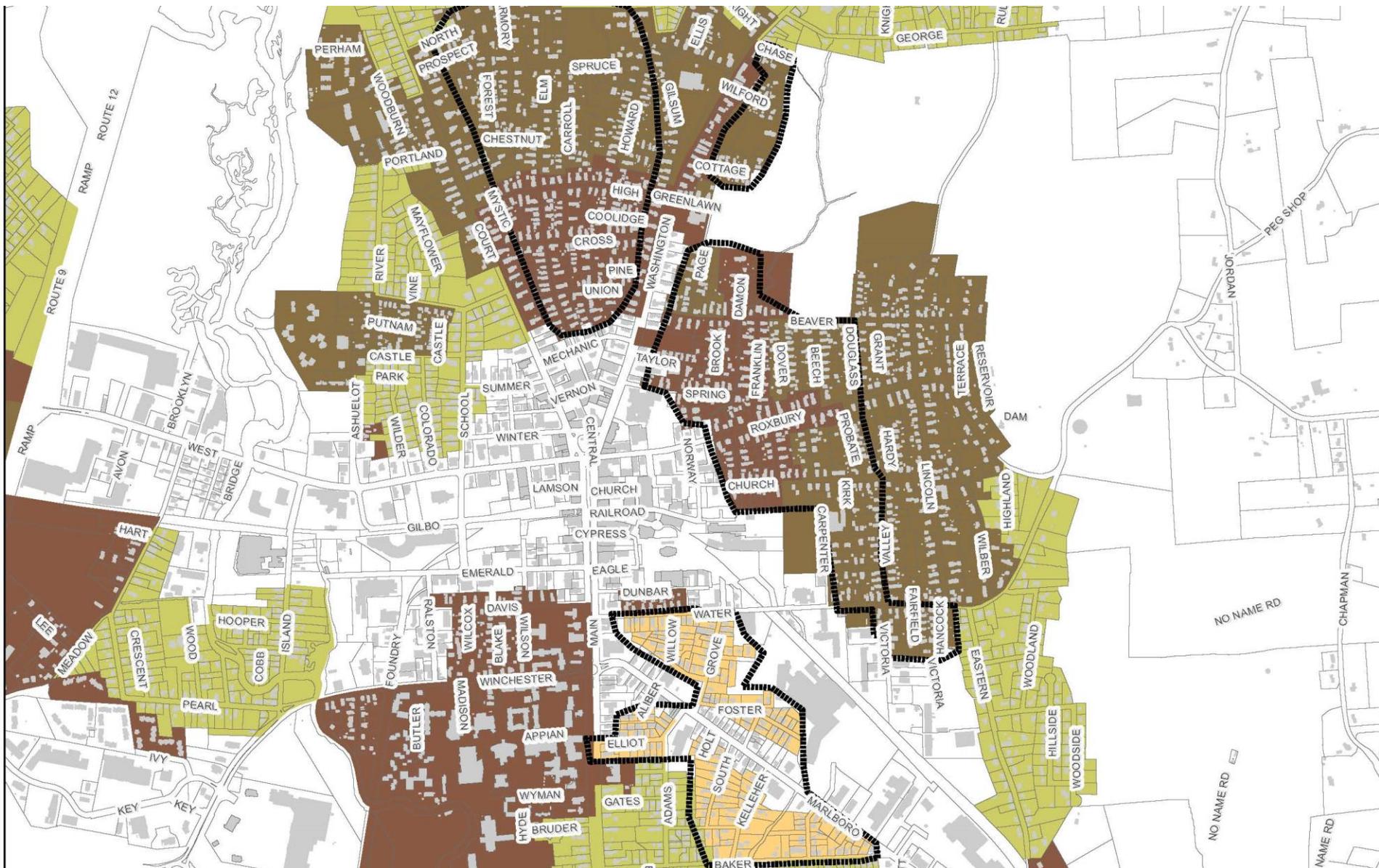
The information contained in this document is specific to property or buildings containing residential dwelling units. Excluded from this analysis are homeless shelters, college dormitories / property owned by Keene State College, assisted living facilities, nursing homes, residential drug/alcohol treatment facilities, hotels, and motels. The independent apartment units at Hillside Village were factored into this analysis, however. These excluded housing units are characterized in the section titled, "Special Housing," of this document.

## GENERAL CENSUS DATA

	Keene	Cheshire County	NH
Total Population*	23,409	77,117	1,316,470
Median Age	34.7	42.5	42.7
Avg. Household Size of Owner Occupied Unit	2.38	2.48	2.57
Avg. Household Size of Renter Occupied Unit	1.86	2.03	2.15
Median Home Value (In 2017 dollars)	\$181,800	\$188,700	\$244,900
Median Gross Rent (In 2017 dollars)	\$977	934	\$1,052
Median Household Income (Avg. of all people in housing unit) (In 2017 dollars)	\$55,398	\$60,148	\$71,305
Median Family Income (Avg. for a family of 2+ related people in household) (In 2017 dollars)	\$74,207	\$76,112	\$86,949
Per Capita Income (In 2017 dollars)	\$30,769	\$32,072	\$36,914

Source: American Community Survey 5-Year Estimates, 2013-2017, \*Decennial Census 2010





**Legend**

- Neighborhoods\_21in21
- Parcel Boundary
- Building Footprint

**ZONE\_DIST**

- HD
- LD
- MD
- RP

N

0      750      1,500

Feet

# Goals

- ▶ To build confidence in the future of middle neighborhoods. Create improvements that draw investment and work force housing/occupants/investment that increase property values.
- ▶ By renovation and revitalization, improve middle neighborhoods in Keene, where renovations of buildings will abate minimum housing/safety/zoning deficiencies, improve energy efficiency, and improve the curb appeal of the building. Renovated buildings will meet a Homescore of seven, will have improved curb appeal and will have abated any minimum housing/safety/zoning deficiencies.
- ▶ Revitalize and improve streetscapes, parking, pedestrian access and lighting in the Right of Way.
- ▶ Create home ownership and occupancy opportunity in neighborhoods that have become predominately rental. Homeownership is positively associated with social capital.
- ▶ Identify consecutive properties to gain purchasing advantages of up to 100 properties and begin renovations in 2021. Intention is to renovate block by block.
- ▶ Enhance walkable neighborhoods around downtown.
- ▶ Contribute to the City's Tax Base.
- ▶ Reinforce strong and safe neighborhoods.
- ▶ Reduce the Carbon Footprint of the community.
- ▶ Capitalize upon the city's investment in the Pat Russell Park (Planned \$1.5 million dollar investment) and other streetscape and road improvements.

A close-up photograph of a person's hands using an orange caulk gun to apply sealant to the frame of a window. The person is wearing a blue shirt and is standing on a red and silver step ladder. The window is multi-paned and looks out onto a green, leafy outdoor area. The image is partially obscured by a white and green geometric graphic on the right side of the slide.

# Public Private Partnerships

- ▶ City of Keene, Southwestern Community Services, and Utility Companies (Eversource and Liberty Utilities)
- ▶ Utilize existing contractor relationships and economies of scale
- ▶ 21 homes x \$50K per household = >\$1M in 2021.
- ▶ Keene's total middle neighborhood investment in 2021 = >\$3M (including city infrastructure)
- ▶ Funding sources: CDIP tax credits, weatherization funds from utilities, grant support for program administration
- ▶ High community interest: We've pre-sold \$500K in tax credits to local businesses.



# Potential Obstacles

- ▶ Lack of qualified contractors, contractor availability/timing
- ▶ Competition for CDIP tax credits
- ▶ Ability to sell awarded credits
- ▶ Willing program participants (I'm from the government and I'm here to help)
- ▶ Complications with historic buildings
- ▶ Bridging the tenant/landlord information gap
- ▶ Lack of professional planning and economic development staff in smaller cities/towns.