



COUNCIL ON HOUSING STABILITY

Council Meeting

May 4, 2021



AGENDA

2:30 – 2:40 Council Business

2:40 – 2:45 June Report

2:45 – 3:45 Work Group Reports and Recommendations

3:45 – 3:55 Strategies, Tools, Action

3:55 – 4:00 Public Comment

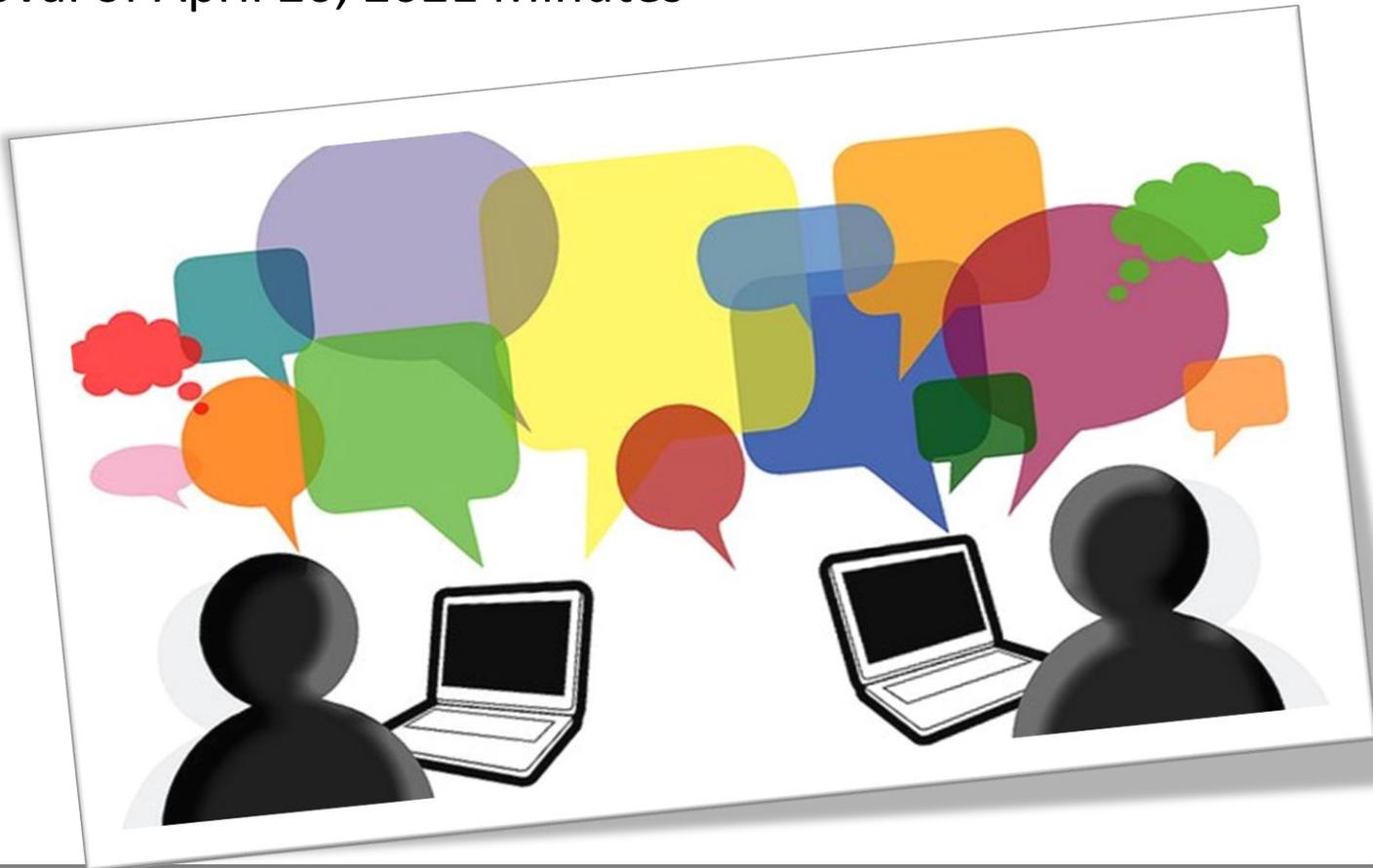
4:00 Adjourn



Council Business

Roll Call and Attendance

Approval of April 20, 2021 Minutes



Member involvement for development and finalization of the plan

4

- Today – Findings articulated and draft recommendations shared by Workgroups
- May 18 – Housing Instability and Homeless Workgroup present draft plan to Council
- May - Early June – Write Plan
- June 18 – Draft plan sent to Council Members
- June 22 – vote on plan



Work Groups



Overview of Work Groups

REGIONAL COORDINATION AND LEADERSHIP

- *Leads:* Martha Stone, Cross Roads House; Elizabeth Dragon, City of Keene

REGULATION AND PLANNING

- *Leads:* Ben Frost, NHHFA; Noah Hodgetts, NH-OSI; Alex Talcott, Private Developer

HOUSING INSTABILITY AND HOMELESSNESS

- *Leads:* Melissa Hatfield, Bureau of Housing Supports; Stephanie Savard, FIT

DATA ANALYTICS AND INTEGRATION

- *Leads:* Brian Gottlob, NHES; Heather McCann, NHHFA



Breaking Down Recommendations by Priority Area

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- 1) Recommendations/strategies approved by the workgroup
- 2) Recommendations/strategies still under consideration - (Additional feedback from the Council required)
- 3) Recommendations/strategies not yet addressed - (Requesting feedback for consideration in advance)



Regional Leadership and Coordination

Review and prioritize recommendations related to tenant protections. (Priority #9)

Recommendations/strategies approved by the workgroup (pt 1)

- Extend the time that a tenant has to “cure” her nonpayment (often referred to as “pay and stay”). Currently, a tenant only has until the Eviction Notice expires (usually 7 days after service) to pay the past due rent and avoid eviction. Although the federal government has made available a substantial amount of money to help many tenants pay past due rent, the application process, which will require a significant amount of verification, is likely to take a month or more before payment will be made to the landlord. *NOTE: This proposal will NOT add any time to the eviction process. Eviction cases will be filed and processed as usual.*
- During the Covid-19 State of Emergency, prohibit landlords from:
 - A. Imposing any rent increase on an occupied residential rental unit; and
 - B. Charging or collecting any late fee for any rent payment.



Regional Leadership and Coordination

Review and prioritize recommendations related to tenant protections. (Priority #9)

Recommendations/strategies approved by the workgroup (pt 2)

- Increase the notice period for significant rent increases.
- Prohibit landlords from reporting eviction activity to credit bureaus or landlord reporting services, unless the report includes the result of the eviction case.
- Future legislative changes should be put forth to incentivize landlords to accept people who have Housing Choice section 8 Vouchers, and to close the loophole that deprives tenants of long-term occupancy of rooming housing protections



Regional Leadership and Coordination

Review existing county and community-level housing needs assessments and make recommendations for coordinated and consolidated efforts, including but not limited to supportive housing and units affordable to households that are low-income; and nonpermanent housing stock (shelters, transitional housing). (Priority #2)

Recommendations/strategies still under consideration - (Additional feedback from the Council required)

- Will Endorse the Recommendation from the Planning and Regulation Work Group at the May 7th Meeting



Regional Leadership and Coordination

Confer with NH Community Development Finance Authority, NH Housing Finance Authority, and others to identify success factors and challenges from previous supportive housing developments; and advance efforts and partnerships. (Priorities #3 and #4)

Recommendations/strategies still under consideration - (Additional feedback from the Council required) (pt 1)

- Develop Capacity and Quality Development Pipeline for New Projects
- Capacity building grants for project sponsors, particularly nonprofit services providers
- Recruit and train prospective project sponsors in coordination with the NHHFA application cycle



Regional Leadership and Coordination

Confer with NH Community Development Finance Authority, NH Housing Finance Authority, and others to identify success factors and challenges from previous supportive housing developments; and advance efforts and partnerships. (Priorities #3 and #4)

Recommendations/strategies still under consideration - (Additional feedback from the Council required) (pt 2)

- Increase production through financing and application requirements and funding coordination
- Set minimum threshold for supportive housing units in Tax Credit projects or increase point incentives
- Create Capitalized Operating Reserve that will lower rental rates for persons under 15% and 30% AMI
- Improve state and local funding coordination, particularly for larger communities that may get funds directly that support development – where this exists it can be encouraged.



Regional Leadership and Coordination

Confer with NH Community Development Finance Authority, NH Housing Finance Authority, and others to identify success factors and challenges from previous supportive housing developments; and advance efforts and partnerships. (Priorities #3 and #4)

Recommendations/strategies still under consideration - (Additional feedback from the Council required) (pt 3)

- Explore Tax Incentives/Breaks to promote new housing production and use of existing housing for housing affordable to the lowest-incomes and special needs populations in partnership with services.
- Consider tax exemptions from statewide education property tax, off-set of business profits tax that private landlords would pay.
- Explore enabling legislation for municipalities to update development approval processes for relief, such as permit fee waivers, expedited approval processes (i.e. HB 154 RSA 79-E)
- Provide direct one-time incentives to landlords not yet taking HCV



Regional Leadership and Coordination

Confer with NH Community Development Finance Authority, NH Housing Finance Authority, and others to identify success factors and challenges from previous supportive housing developments; and advance efforts and partnerships. (Priorities #3 and #4)

Recommendations/strategies still under consideration - (Additional feedback from the Council required) (pt 4)

- Endorse and promote strategies that focus on inclusion of tenants into the community
- Adopt policies and resource pathways so that tenants can “Move On” to other affordable housing opportunities when they no longer need the supportive services in supportive housing.
- Encourage Housing Authorities to adopt subsidy transfer policies and pathways for supportive housing tenants in Project Based Vouchers that want to convert to Tenant Based Vouchers.



Regional Leadership and Coordination

Identify success factors for, and impediments to, new/more effective partnerships. (Priority #6)

Recommendations/strategies still under consideration - (Additional feedback from the Council required)

- Combined approach with Priority #3 and #4



Regional Leadership and Coordination

Formalize a housing stability governance structure, including multiple state-agency sectors and regional representatives, for strategic investment planning and further inquiry. (Priority #5)

Recommendations/strategies not yet addressed - (Requesting feedback for consideration in advance)

Direction of Discussion:

- Improve the coordination of response to people seeking assistance through Local Welfare Departments and homeless shelters.
- Address the issue of imbalanced local responses to housing instability, homelessness, and short-term economic crises and the impact at the local level.
- Inform local/regional planning for short-term action and long-term coordination and determine need for support at the state level to better equip local leaders.



Regional Leadership and Coordination

Examine best practices from other states and communities (Priority #8)

Recommendations/strategies not yet addressed - (Requesting feedback for consideration in advance)

Consult federal policy guidance and evidenced-based best practices

- US Interagency Council on Homelessness
- Housing First
- Critical Time Intervention

Research information to better understand current trends and models

- First Time Homeless populations
- Increased Mental Health and Addictions/Overdose
- Medical Respite/Recuperative Settings for Homeless with acute medical needs

Best Practices in Collaboration

- Regional Planning Housing and Homelessness
- Cross-sector collaborations on homelessness, justice, health, mental health
- Housing and Health/Hospital and Health System partnerships including cost savings

Public education/awareness on needs and solutions particularly around mental health and substance use



Regional Leadership and Coordination

Priority Areas moved to the Housing Instability and Homeless System Work Group

Recommendations/strategies not yet addressed - (Requesting feedback for consideration in advance)

- By March 1, 2021, develop an enhanced case management model for individuals experiencing homelessness.
- Review and analyze funding trends for the three Continuums of Care.
- Examine best practices from other states and communities



Planning and Regulation

Provide information to enable stakeholders, legislative leaders, and the general public to be better informed about and serve as advocates for housing stability. (Priority #1)

Recommendations/strategies approved by the workgroup (pt 1)

- Creation of coordinated statewide legislative advocacy campaign among different groups: business community, realtors, homebuilders, homeless/social service groups, housing advocates, environmental groups prior to beginning of 2022 legislative session to advance HB586 and other legislation, which seeks to boost housing production.
- Work with legislative partners to establish a Housing Caucus within the legislature for purposes of education and advocacy relating to housing the work of CHS.



Planning and Regulation

Provide information to enable stakeholders, legislative leaders, and the general public to be better informed about and serve as advocates for housing stability.

Recommendations/strategies approved by the workgroup (pt 2)

- Support creation of data dashboard, which Data Analytics & Integration Workgroup is working on, to provide one stop location for statewide housing data
- Create statewide housing production goal, that can be tracked on an annual basis, based on 2020 Census population/housing unit data and population projections with a set number of units affordable to different income subsets and homeless subpopulations including supportive housing and housing for disabled persons



Planning and Regulation

Incentivize partnerships between housing developers and service providers to increase all housing across all of NH, including, but not limited to workforce, prospective new residents to the state, affordable, and supportive housing opportunities. (Priority #5).

Recommendations/strategies approved by the workgroup

- Provide necessary support to conduct an additional study of landlord tax incentives and landlord risk mitigation fund/security deposit fund to get developers and landlords to set aside more housing for lower income persons/persons in need of services



Planning and Regulation

Identify strategies to repurpose vacant commercial real estate to add to the available housing stock in the state. (Priority #6).

Recommendations/strategies approved by the workgroup

- Consider targeting American Rescue Plan funds through HOME Investment Partnerships Program and other channels to repurpose vacant commercial real estate into housing
- Support CDFA/NHHFA sponsored design charrette to promote and advance the priority of repurposing of vacant commercial spaces.
- Create statewide online portal for communities to voluntarily submit information about vacant commercial properties they would like to see redeveloped, available for public viewing. Such portal should contain property specific information about existing underlying zoning, available incentives for redevelopment (e.g. location within 79-E and/or TIF District), and listing realtor contact information.
- Recognizing that local zoning presents barriers to development and housing production, encourage local communities to reexamine zoning practices to support mixed use or residential development.



Planning and Regulation

Convene planning group (with regional and state-agency representation) to design and implement updated regional-based housing needs assessments and update applicable Legislation. (Priority #4).

Recommendations/strategies approved by the workgroup (pt 1)

- Update existing NHHFA data warehouse to support dynamic dashboards that give community snapshots
- Ensure that Regional Planning Commission geography is added to any published data dashboard.



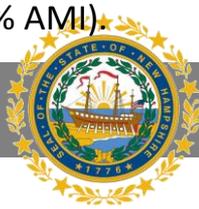
Planning and Regulation

Convene planning group (with regional and state-agency representation) to design and implement updated regional-based housing needs assessments and update applicable Legislation. (Priority #4).

Recommendations/strategies approved by the workgroup (pt 2)

- Include populations and critical information not presently recognized by the Workforce Housing statute (RSA 674:58-61) in Regional Housing Needs Assessments and associated metrics¹ including:
 - Single adults
 - Extremely Low-Income and Very Low-Income Populations
 - People experiencing homelessness
 - People with disabilities;
 - People in "Group Quarters" who return home i.e. prison, nursing homes, other institutional care

1: Buildings with 50% or more of units in less than 2 bedrooms are not defined as Workforce Housing developments, though the units produced may count as Workforce Housing; People underemployed and minimum wage workers (the Workforce Housing statute target market for rental production is up to 60% AMI).



Planning and Regulation

Convene planning group (with regional and state-agency representation) to design and implement updated regional-based housing needs assessments and update applicable Legislation. (Priority #4).

Recommendations/strategies approved by the workgroup (pt 3)

- Engage the RPCs in reviewing the regional housing needs assessment statute (RSA 36:47,II) to address what is not being incorporated into the discussion and reaffirming the requirement to assess the housing needs of persons/families of all income levels, not just workforce housing.
- Convene meetings beginning in June 2021 with RPC's, OSI, NHHFA to work toward the development of a standardized regional housing needs assessment methodology



Planning and Regulation

Identify regulatory and administrative barriers to increased housing production especially for persons of lower incomes, and planning tools to overcome these barriers

Recommendations/strategies still under consideration - (Additional feedback from the Council required)

- Recommend reestablishment of Commission to Study Barriers to Increased Density of Land Development for additional two years (SB 142)
- Study feasibility of streamlining permitting at the local level for small scale development (e.g., up to 10 units)
- Recommend the reestablishment of the Housing and Conservation Planning Program to provide financial resources for local regulatory changes (SB 86)



Planning and Regulation

Recommendations/strategies not yet addressed - (Requesting feedback for consideration in advance)

- Identify current and future efforts under the aegis of the Department of Business and Economic Affairs targeted to create opportunities for residents who are lower income. (Ben to talk with Will Arvelo from BEA)
- Review and prioritize recommendations related to tenant protections. (Deferred to the Regional Leadership Group)



Housing Instability & Homelessness System

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Formalize and share ongoing work focused on homelessness services, prevention, and mitigation; and look at performance metrics. (Priority #1)

Recommendations/strategies approved by the workgroup

- Work with ICA to improve the existing HMIS data dashboard to reflect additional performance metrics including prevention and coordinated entry across all interventions (Diversion, Shelter, RRH, TH, PSH). Ensure this dashboard is accessible and transparent to the public



Housing Instability & Homelessness System

Analyze demographic trends for persons experiencing homelessness to guide planning to expand permanent housing that solves homelessness. (Priority #5)

Recommendations/strategies approved by the workgroup

- Build upon the existing ICA HMIS dashboard to include inflow and outflow of homelessness based on key demographics and populations. (See Priority #1)



Housing Instability & Homelessness System

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DHHS will develop an enhanced case management model for individuals experiencing homelessness, including looking at Medicaid Case Management. (Priority #2)

Recommendations/strategies still under consideration - (Additional feedback from the Council required)

- DHHS will endorse multiple services models that help people experiencing homelessness and housing instability access and maintain housing and coordinate access to clinical care as needed. The CHS will endorse multiple models to support a full continuum of populations, intervention strategies, and outcomes. In all cases, models will reduce staff to client ratio to allow more intensive support and increase outcomes for reducing homelessness, increasing housing outcomes and improving income.



Housing Instability & Homelessness System

DHHS will develop an enhanced case management model for individuals experiencing homelessness, including looking at Medicaid Case Management. (Priority #2)

Recommendations/strategies still under consideration - (Additional feedback from the Council required)

Models under discussion

- Critical Time Intervention: Limited time, high intensity, referral and services coordination focused on transitions of care, does not replace need for long-term supportive services
- Housing Tenancy Supports: Long-term direct services focused on keeping high-need populations in housing to promote healthcare outcomes through housing stability
- Intensive Case Management: Referral and services coordination to ensure people access and enroll in services in the community
- Assertive Community Treatment: Highest level of community supports for people with serious mental illness



Housing Instability & Homelessness System

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Identify system-level options to improve outcomes and efficiencies, up to consolidation of Continuums of Care. (Priority #7)

Recommendations/strategies still under consideration - (Additional feedback from the Council required)

- Explore best practices from other states that have explored consolidation to understand the opportunities and challenges. Engage in a peer-to-peer learning session with Connecticut and Maine.
- Request formal Technical Assistance from HUD to explore opportunities or benefits to consolidation and considerations for future planning.



Housing Instability & Homelessness System

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Identify system-level options to improve outcomes and efficiencies, up to consolidation of Continuums of Care. (Priority #7)

Recommendations/strategies still under consideration - (Additional feedback from the Council required)

Priority Areas with Specific, Ongoing Efforts

- DHHS will submit a 1915i State Plan Amendment to provide supportive services to assist individuals and families in obtaining and maintaining housing by May 1, 2021. (Priority #8)
- *Draft for 30-day public comment to be released in May.*
- Update the statewide Homelessness Plan by June 1, 2021. (Priority #9)
- *The Plan will be presented in full to CHS for adoption on 5/18/21*



Housing Instability & Homelessness System

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Create a process-map to reflect existing intersections between family supports and homeless/at-risk service systems. (Priority #3)

Recommendations/strategies not yet addressed - (Requesting feedback for consideration in advance)

- Build on existing efforts to create a process map within early childhood to include family supports for all ages through adulthood.
- Follow-up Questions:
 - What is the primary goal and use of such a process map?
 - How will this map be used to strengthen housing stability for families?



Housing Instability & Homelessness System

Identify nonprofit social service and housing agencies with interest and capacity to take a larger role in operating Supportive Housing; create strategies to strengthen capacity in high-need regions, including partnerships between housing and social service agencies. (Priority #6)

Recommendations/strategies not yet addressed - (Requesting feedback for consideration in advance)

- Utilize a survey to identify potential nonprofit agencies interested in operating supportive housing or expand current capacity.
- Strengthen capacity via an established funding stream/consolidated RFP for supportive services and operations for supportive housing.



DATA ANALYSIS AND INTEGRATION

No Recommendations. Looking at Data Trends in the Following Areas for the June Action Plan Report and Future Data Dashboards

- Unemployment and Writs of Possession
- Housing Permits and Contribution to Multifamily Development
- Homelessness and Unemployment
- Homelessness and Rental Housing Stock Availability/Cost
- Vacancy Rates and Housing Cost
- Housing needs and units created by region
- Income levels and housing costs by region



How Strategies use Tools to Create Action

- STRATEGIES
 - Outlined in June 30th report

- COMPONENTS OF ACTION (Local, State, Federal)
 - Legislative
 - Executive Acts
 - Administrative Acts
 - Judicial Action
 - New Partnerships
 - Funding Alignment
 - Education and Public Relationships



PUBLIC COMMENT



