



# **COUNCIL ON HOUSING STABILITY**

**Council Meeting**

**May 18, 2021**



# AGENDA

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- 10:00 – 10:10 Council Business
- 10:10 – 10:15 Our Values/Mission
- 10:15 – 10:45 Recommendations from the May meeting
- 10:45 – 11:15 Updated Plan on Homelessness
- 11:15 – 11:20 Next Steps
- 11:20 – 11:30 Public Comment
- 11:30 Adjourn



# Council Business

Roll Call and Attendance

Approval of May 4, 2021 Minutes



# Values/Mission

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- Housing ends homelessness and creates stability for children, adults, families, business, and communities;
- Greater access to affordable housing will assist New Hampshire businesses and strengthen the state's economy;
- Individuals and families experiencing homelessness and housing instability often have other conditions impacting their situation;
- Housing stability is one of the Social Determinants of Health and is essential for all children, adults, and families to thrive in New Hampshire;
- Investing in housing is a better solution for individuals, families, and communities creating improved health, social, educational, and economic outcomes;
- Needed services and supports should be decided upon in each community, based on the unique assets, resources, strengths, challenges, and needs unique to each area of the state.



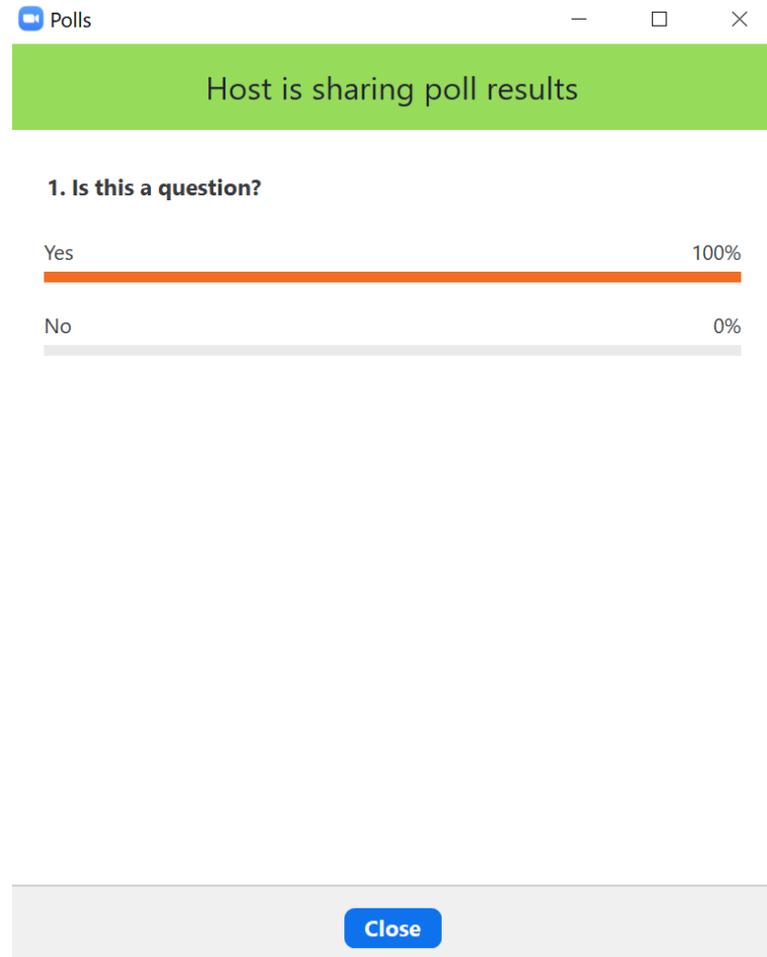
# Using the Zoom polling tool, Council members are asked to please vote on each proposed recommendation by priority area.

**Response Options are as follows:**

Yes

No

Needs further discussion



# Regional Leadership and Coordination

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

## Proposed recommendations/strategies (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.*



# Regional Leadership and Coordination

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

## Proposed recommendations/strategies (pt 2)

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

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

## Proposed recommendations/strategies (pt 3)

- Increase the notice period for significant rent increases.



# Regional Leadership and Coordination

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

## Proposed recommendations/strategies (pt 4)

- Prohibit landlords from reporting eviction activity to credit bureaus or landlord reporting services, unless the report includes the result of the eviction case.



# Regional Leadership and Coordination

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

## Proposed recommendations/strategies (pt 5)

- 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

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**)

## Proposed recommendations/strategies (pt 1)

**Develop Capacity and Quality Development Pipeline for New Projects. This includes:**

- Capacity building grants for project sponsors, particularly nonprofit services providers
- Recruitment and training tied to NHHFA application cycle
- Survey and engage current and potential project sponsors for capacity needs and interest in creating more supportive housing. (Recommendation from HIHS Work Group)



# 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 approved by the workgroup (pt 2)

Increase production through financing and application requirements and funding coordination. This includes:

- Set minimum threshold for supportive housing units in Low Income Housing Tax Credit application projects or increase point incentives
- Create a Capitalized Operating Reserve that will lower rental rates for persons under 15% and 30% AMI. This is an important income group who have the lowest wages, underemployment, frequent unemployment, and often fixed disability income levels.
- Find ways to increase coordination between state and city entitlement communities that receive CDBG and HOME funds directly from the federal government that support development activities.
- Increase coordinated funding applications to combine capital, operating (rent), and supportive services. (Recommendation from HIHS Work Group)



# 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**)

## Proposed recommendations/strategies (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. This includes:**

- Consider tax exemptions from statewide education property tax, off-set of business profits tax that private landlords would otherwise pay.
- Explore enabling legislation to provide more flexibility to municipalities to update development approval processes.
- Provide direct one-time incentives to landlords not yet taking HCV – considering in the tight market



# 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 approved by the workgroup (pt 4)

- Endorse and promote strategies that focus on inclusion of tenants into the community beyond supportive housing. Such as creating “Moving On” programs and referral pathways for supportive housing tenants to access other assisted housing programs.



# Planning and Regulation

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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

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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 2)

- Support creation of data dashboard, which Data Analytics & Integration Workgroup is working on, to provide one stop location for statewide housing data



# Planning and Regulation

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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 3)

- 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

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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

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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 (pt 1)

- Consider targeting American Rescue Plan funds through HOME Investment Partnerships Program and other channels to repurpose vacant commercial real estate into housing



# Planning and Regulation

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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 (pt 2)

- Support CDFA/NHHFA sponsored design charrette to promote and advance the priority of repurposing of vacant commercial spaces.



# Planning and Regulation

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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 (pt 3)

- 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.



# Planning and Regulation

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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 (pt 4)

- Recognize 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

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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

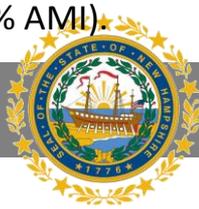
Convene planning group (with regional and state-agency representation) to design and implement updated regional-based housing needs assessments and update applicable Legislation.

## **(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 metrics<sup>1</sup> 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



# Housing Instability & Homelessness System

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

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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*)



New Hampshire is setting a single goal as its north star over the next three years:

Ensure that homelessness in New Hampshire is rare, brief, and one-time

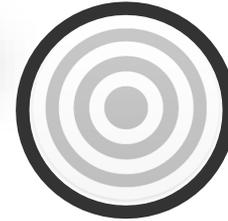




# Objective 1: Improve Housing Stability For All Individuals

## PROPOSED TARGETS

- Increase the number of people accessing short-term financial and services support to stay in their home
- Reduce entries into shelter by 15% by 2024
- Reduce first-time homelessness
- Increase the rate of exits from homelessness into stable, permanent housing



## Objective 2: Invest In A Range of Housing Options To Increase The Number Of People Leaving Homelessness To Stable Housing

- Invest in a range of housing models through direct financing and tax incentives
- Develop a statewide landlord engagement and incentive strategy
- Increase operating and rental assistance through new state-funded programs or applications for federal funds



## Objective 2: Invest In A Range of Housing Options To Increase The Number Of People Leaving Homelessness To Stable Housing

32

- Create new Medical Respite programs
- Invest in services funding for outreach coordination and supportive housing services to strengthen quality and intensity of services
- Leverage Medicaid to pay for Housing Tenancy Supports in supportive housing
- Build capacity of services providers and developers to partner on new housing projects



### PROPOSED TARGETS

- Accelerate a reduction of chronic homelessness
- Reduce the number of people experiencing unsheltered homelessness
- Reduce returns to homelessness
- Increase the number of newly available supportive and rapid re-housing units each year



## Objective 3: Create a Coordinated and Person-Centered Response System

34

- Uplift the leadership and role of people with Lived Experience
- Reduce racial disparities in homelessness
- Develop and implement meaningful cross-system collaborations that consider data sharing
- Create dynamic data dashboards that monitor system progress and inform future planning
- Build provider capacity and quality through training
- Create regional sub-groups within CoC's for planning and problem-solving
- End Veteran Homelessness



## Objective 3: Create a Coordinated and Person-Centered Response System

35

### PROPOSED TARGETS

- Increase the representation of people with lived experience on homelessness and housing planning boards. (i.e. Continuum of Care, regional planning)
- Reduce racial disparities in homelessness so that people experiencing homelessness reflect their representation in the general population
- Increase discharges from public institutions directly into stable housing, averting homelessness. (i.e. corrections, recovery homes, mental health facilities).
- End Veteran Homelessness by year end 2022
- Reduce chronic homelessness by 25% by 2024
- Reduce youth homelessness by 25% by 2024
- Reduce family homelessness by 10% by 2024



# Next Steps

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- Summarize information gathered from today;
- Continue to develop homelessness plan and June plan;
- Meet on June 9<sup>th</sup> to confirm work on plan
- Draft to members by June 18<sup>th</sup>
- Meeting on June 22<sup>nd</sup> to approve plan



# PUBLIC COMMENT



