

THREE-YEAR STRATEGIC PLAN

To advance these objectives the following three-year strategic plan will be executed. The three-year strategic plan will be reviewed on an annual basis and published annually by November 30th.



Objective 1: Promote increased housing stability at the state and local levels by improving crisis response, services infrastructure and policies that support individuals and families to maintain housing in their community.

- ◆ Extend the time that a tenant has to “cure” his/her nonpayment, i.e. “pay and stay,” until a court hearing is held.
- ◆ Increasing the notice period for significant rent increases from 30-days to 90-days before lease signing.
- ◆ Prohibit landlords from reporting eviction activity to credit bureaus or landlord reporting services, unless the report includes the result of the eviction case. – shall include the results
- ◆ Propose legislation which aligns with best practices to establish tenant protections for rooming house residents. Consider rooming house residents who have paid rent in 90 of 120 periods, at which point persons will be provided a lease and considered tenants.
- ◆ Conduct a formal, data-driven assessment of the current welfare model to propose solutions to both the financial and administrative structure based on the assessment.
- ◆ Update system coordination and enhance services referral protocols for families experiencing homelessness in need of behavioral health, educational supports, and other community programs in order to access COVID-19 recovery resources and beyond.

During the COVID-19 State of Emergency, NH prohibited landlords from imposing any rent increase on an occupied residential unit and charging or collecting a late fee for any rent payment.

“A statewide approach to preventing and addressing homelessness is needed—including shelter, supportive, and affordable housing.”



Objective 2: Remove regulatory barriers to affordable housing in order to expand New Hampshire’s housing market for all persons with special emphasis on affordable, accessible options and using innovative approaches.

- ◆ Identify strategies to repurpose vacant commercial real estate to add to the available housing stock in the state with a priority for affordable housing by leveraging the \$14M HOME Investment Partnerships Program funds and other American Rescue Plan (ARP) infrastructure funds coming to the state.

- ◆ Use community input through a design process to promote and advance the priority of repurposing of vacant commercial spaces.
- ◆ Use ARP funds to create a statewide online portal to collect data on vacant commercial properties available for redevelopment.
- ◆ Review inventory and process for disposition of state owned surplus property for potential residential use.
- ◆ Request State Departments to review practices/policies that impede housing production and provide recommended changes by December 30, 2021.
- ◆ Identify and endorse housing champion communities and commit to developing economic development and resource incentives over time.
- ◆ Convene Regional Planning groups to design and implement updated county-level Housing Needs Assessment methodology that incorporates “workforce housing,” 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.
- ◆ Develop and publish dynamic housing data dashboards that drive to the community level and Regional Planning Commission geography.
- ◆ Reduce zoning barriers in 10 communities by 2023 that impede mixed use and/or residential development through the NH Municipal Technical Assistance Grant Program (MTAG) and technical assistance.
- ◆ Provide financial support for local communities that make regulatory changes that promote affordable housing development.
- ◆ Establish the Housing and Conservation Planning Program.
- ◆ Reestablish the Commission to Study Barriers to Increased Density of Land Development for additional two years including an examination of planning and zoning enabling legislation
- ◆ Promote streamlined permitting processes for small scale developments (e.g., up to 10 units) and other affordable, innovative housing types such as detached Accessory Dwelling Units, Tiny Homes, Cottage Clusters and Panelized Housing by conducting a feasibility study in select or interested communities, publish results, and pass enabling legislation to promote feasible practices.

Mount Washington Valley Housing Coalition impact – New Ordinances passed in North Conway in April 2020. [M WVHC 2017 Charrette Recap - YouTube](#)



Objective 3: Increase production of publicly-financed affordable housing with supportive services.

- ◆ Provide capacity building grants for supportive housing project sponsors, particularly nonprofit services providers.
- ◆ Recruit and train new project development sponsors in conjunction with public funding cycles and continue to align development and programmatic funding cycles.
- ◆ Update the Qualified Allocation Plan for Low Income Housing Tax Credit applications to set a minimum threshold for supportive housing units or increased point incentives for participation.
- ◆ Allocate American Rescue Plan Act resources, especially Homeless Assistance and Supportive Services Program (HASSP) funds for acquisition and rehabilitation of property for affordable and/or supportive housing.
- ◆ Create a Capitalized Operating Reserve that will lower rental rates for persons earning under 15% and 30% of the Area Median Income.
- ◆ Expand coordinated funding applications for supportive housing by combining capital, operating (rent) and supportive services resources to reduce the production time for supportive housing.

“The most pressing needs are supportive, affordable, and permanent supportive housing options as well as mental health & SUD services in our city and throughout the state.”

Compass House is a supportive group home for low-income women in recovery. Guests can stay for up to two years while focusing on their recovery and preparing to make a go of it on their own. Compass House was developed in 2020 by Lakes Region Community Developers and is operated by Horizons Counseling Center and Navigating Recovery of the Lakes Region. This article in the Laconia Daily Sun chronicles the first year at Compass House, [click here](#).



Objective 4: Deploy targeted financial incentives or tax off-sets designed to promote private-market housing production and use of existing structures for rental housing that is affordable to the lowest-incomes and households in need of on-going community support.

- ◆ Establish tax incentives and tax off-sets for private landlords to promote unit production to meet the housing affordability needs of the lowest-income and households with on-going service's needs, with connection to services.
- ◆ Pass enabling legislation to provide increased flexibility to municipalities to update development approval processes.
- ◆ Develop a statewide landlord program that provides direct one-time incentives to landlords who newly enroll in rental assistance partnerships with Housing Authorities or similar entities.



Objective 5: Achieve a productive legislative strategy for the 2022 session that supports efforts to increase housing production.

- ◆ Create a coordinated statewide legislative advocacy campaign involving the business community, realtors, homebuilders, homeless/social service groups, housing advocates, environmental groups to advance legislation outlined in these objectives and otherwise that boosts housing production.
- ◆ Support and enhance existing models that provide support to people with lived experience to positively impact programs and policies that influence housing stability supports.
- ◆ Establish a Housing Caucus within the NH Legislature to educate and inform necessary steps to increase housing availability and stability for NH citizens.



Objective 6: Integrate and coordinate a housing stability governance structure connecting state government with local communities through needs assessments, strategic initiatives, and data-driven decision-making.

- ◆ Align Coordinated Entry processes and standards across all three homeless Continuums of Care (CoC's) including the creation of a statewide "By-Name List" of households in need of housing placement and cross-geography referral protocols.
- ◆ Publish a public-facing Homeless System Performance, Coordinated Entry, and Funding Dashboard.
- ◆ Initiate planning for data sharing agreements or other cross-sector data matching to inform new practices and interventions for people who touch multiple public systems in need of housing and services.
- ◆ Support local planning and decision-making with a public-facing data dashboard to provide transparent and accessible data related to statewide housing information to include, but not be limited to: vacancies, new production, permits, and homelessness. NHHFA will create and organized data sets by county and/or Regional Planning Commission geography and include the following: Unemployment and Writs of Possession; Housing Permits and Contribution to Multifamily Development; Ratio of Units created that are "Affordable" by County and Statewide (for incomes at and below 60% AMI); Vacancy Rates and Housing Cost; Units created by statewide and county; General Housing and Income Landscape.
- ◆ Endorse the Balance of State (BoSoC to formalize regional subgroups to create structure around policy and funding priorities of the BoSCoC as well as support informing next steps in the State Plan on Homelessness. Identify a regional/local point of contact to liaison with the BoSCoC to facilitate bidirectional information sharing.
- ◆ Develop a regional planning structure that includes: oversight, and staffing structure, is inclusive of the CoC process outline above to implement and monitor the goals and objectives of this plan.

Focusing and implementing the strategies outlined above will increase the housing availability and retention of existing housing in NH. This will support business by increasing the housing availability to support the current and future NH workforce. Coupled with the comprehensive statewide plan on homelessness, these efforts will support the work to **ensure homelessness is rare, brief, and one-time.**