



Council on Housing Stability

July 12, 2023

1:00 PM – 2:30 PM

Virtual

MINUTES

Members in Attendance:

Eric Adams

Patte Ardizzoni

Mayor Jim Bouley

George N. Copadis

Rob Dapice

Maria Devlin

Katja Fox

Mayor George Hansel

Melissa Hatfield

Mayor Andrew Hosmer

Robert Mack

Katy Easterly Martey

Warren Perry

Chris Santaniello

Miles Whitner

Dominique Rust

Andrew Dorsett

Drew Holmes

Mandy Lancaster

Maggie Pritchard

Rob Dapice

Robert Quinn

Alex Talcott

Senator James Gray

Christina Dotson

Harrison Kanzler

Rob Rodler

Anne Duncan Cooley

Elissa Margolin

Minutes from May 23, 2023, Chris Santaniello welcomed new Council members Drew Holmes, Andrew Dorsett, Maria Devlin, and Mandy Lancaster to the meeting. The Council on Housing Stability's meeting minutes on May 23, 2023, were unanimously approved. Please see the attached Power Point for the meeting.

New Hampshire Legislative Update - Elissa Margolin, Director, New Hampshire Housing

Elissa Margolin shared recent legislative updates and policy shifts with the meeting participants, including:

1. Affordable Housing Fund (RSA 204-C:56-62)
2. InvestNH (Continuation of ARPA-funded program)
3. Homeless Services Budget
 - NH DHHS Bureau of Homeless Services
 - \$10 million increase for the biennium
 - Increased the rates paid to our shelter system - > \$8 million
 - Procurement will be released in a few weeks
 - Working frantically to get the money distributed
4. Housing Champions Designation and Grant Program
5. Other Key Housing Issues
 - The section-8 voucher bill failed to advance
 - The “End of Lease” good cause eviction passed the House but was rejected by the Senate as in prior years.
 - House rejected the floor amendment 195 – 190.
 - Housing Action NH opposed the bill because it would have increased housing instability.
 - SB – 78: Streamlines and lowers the requirements for insurance – passed with a mild mandate. Housing Action NH inquired if they are signing and haven’t heard back.

For greater detail, please reference the enclosed Housing Action New Hampshire 2023 Legislative Update.

Regional Housing Needs Assessment, Estimated Housing Production Targets - Medard Kopczynski, Director of Economic Development, City of Keene & Jen Czysz, Executive Director, Stafford Regional Planning Commission

The State and Regional Housing Needs Assessments highlighted the need for more housing choices.

– Calling for additional opportunities for owner and renter households at various price points.

Root Policy Research prepared municipal housing production targets aggregated at the regional levels.

Projections assume the following will remain constant:

- The proportion of owners and renters
- The proportion of households at or above the definitions of affordability by tenure as found in the NH Workforce Housing Statute

The Regional Leadership and Coordination Workgroup recommends that the Council adopt the estimated production targets established in the Housing Production Overview 2020-2040's Fair Share Housing Production Model.

This model estimates the housing production targets for workforce housing to 2040 by region and municipality.

The model and housing production targets can help plan for “reasonable and realistic opportunities” for needed workforce housing.

- There are regional nuances (differences in demand)
- Does not include seasonal homes or replacement of deficient units
- This captures the minimum demand over the 20-year projection

Model Regional Outputs		2025	2030	2035	2040
Region					
CNHRPC		3,028	5,558	7,261	8,218
LRPC		2,815	5,183	6,683	7,444
NCC		1,782	3,209	4,000	4,272
NRPC		5,143	9,383	12,347	14,217
RPC		5,352	9,834	12,875	14,563
SNHPC		7,212	13,197	17,327	19,800
SRPC		3,289	6,169	8,108	9,520
SWRPC		1,873	3,349	4,242	4,659
UVLSRPC		2,210	4,037	5,126	5,671
State of NH		32,704	59,919	77,969	88,364

- Base production numbers produced by Root Policy Research
- Each region's RHNA should be consulted for any adjustments that were made to the regional production needs.

- Looked to project the # of units needed relative to workforce housing.
- The study did not assess the current supply to determine whether it was adequate.
 - This would entail pulling the assessment records to determine the value of homes and whether the inventory was available to meet that value.

The common theme: There was a lack of resources at the local level to see these policy recommendations through – volunteer staff and boards are a barrier.

The policy recommendations with potentially the most significant impact include:

1. Improved NH Accessory Dwelling Unit Law

2. DES Reporting on Water/Sewer/Septic
 - a. Capacity

There is a big difference in the state of NH to get things done based on the size of the municipality.

Parking regulations:

1. Antiquated ideas
2. Expensive
3. Can add \$20 - \$60K per unit per space

Discussion:

- The planning board in Laconia recently met, and the parking space issue is critical. How did Keene eliminate parking requirements downtown?
 - Started with downtown districts.
 - Changed the ADU standards, including the parking restrictions.
 - Reduced zoning minimums and added provisions for cluster housing.

As it progresses, Keene will continue to keep the Council posted. Milford has eliminated parking requirements, and Dover has as well.

The Council unanimously adopted the production targets established in the 2023 New Hampshire Statewide Housing Needs Assessment prepared by Root Policy Research for New Hampshire Housing. The Housing Production Overview 2020-2040 Fair Share Housing Production Model seeks to produce 88,354 additional housing units by 2040.

Policy shifts will need to be recommended in September and October.

Please reference the enclosed presentation titled "Regional Housing Needs Assessment."

Landlord Incentive Program Update – Betsy Benito, Principal Consultant, High Ground Partners, LLC, and Melissa Gomez, Project Mavens

Incentive programs are a feature of the Council's longer-term strategic plan – and help pave the way to more affordable housing. The discussion reviewed the process that was taken and detailed the key findings of that process.

The Landlord Incentive Task Force has been meeting since February and has gathered information through surveys, focus groups, data collection, and research.

The following six Landlord Incentive Programs were considered:

- Keene
- Manchester
- Concord

- Greater Seacoast Region
- Two statewide programs

Findings:

- Financial payments are attractive to new owners, and increased leasing utilization rates
- Sustained participation is based on positive experiences
- There is an opportunity to expand the definition of incentives (vacancy payments, repair funds)
- Dedicated funds for tenant needs are suggested for future successful leasing

When is the role out into additional communities:

- Extension of time and budget allows the rollout to take place now
- The program will be expanded to Concord and Laconia
- Work is being done to ensure that service providers are in place to provide support
- Services under ERA 2 should be in place until June 2024
- A need for increased funding support

Please reference the enclosed "Council on Housing Stability Landlord Incentive Task Force Final Recommendations Deck" and Report to the Council.

The Continuum of Care (CoC) Program Competition Update - Melissa Hatfield, Bureau Chief, Bureau of Homeless Services

- HUD opened the annual CoC competition (July 5th).
- Minimal details are available
- Bonus points are available if there are commitments from external partners.
 - i.e., if there is a partnership with other housing resources = 7 bonus points
 - Identify new partnerships.
 - Leverage a medical provider partnership
- BOS has new flexibilities to take advantage of – benefits for rural communities.
- Deadline: September 23, 2023, to submit.

Upcoming Meetings:

September: September 21, 2023, 10:30 – 12:00

October: October 24, 2023, 10:30 – 12:00 (November report due 11/1/23)

November: November 21, 2023, 10:30 – 12:00

Meeting Adjournment

- The meeting was adjourned at 2:30 P.M.