
Council on Housing Stability
April 2025 Meeting
April 7, 2025
Virtual Only
9:00 AM - 10:30 AM



[ZOOM](#)

Participants

Patricia Tilley
Andrew Dorsett
Rob Dapice
Melissa Hatfield
LaTonya Muccioli
Robert Mack
Nick Taylor
Senator James Gray

Christina Dotson
Drew Holmes
Katy Easterly Martey
Katja Fox
Patte Ardizzoni
Chris Schleyer
Dominique Rust
Noah Hodgetts

1. Welcome & Approval of March Meeting Minutes - Katy welcomed participants and invited a motion to approve the March 3, 2025, meeting minutes. Commissioner Tilley and Rob Dapice motioned to approve the meeting minutes. All unanimously approved. No opposed.

2. Federal and State Updates - Rob Dapice, Executive Director/CEO, New Hampshire Housing; Katy Easterly Martey, Executive Director, CDFA; Patricia M. Tilley, Associate Commissioner, Department of Health and Human Services

Rob Dapice provided an update on Federal and State funding as it relates to housing.

- Congress passed a resolution through this fiscal year, which provided funding for people we serve (through 9/30/25). New Hampshire Housing believes it is enough to maintain their current contracts with landlords, and rental assistance.
- New Hampshire Housing is currently in a holding pattern and pulling very few people off waiting

lists. Very little is available to add people to the rental assistance program.

- The 811 Program (working with DHHS on this initiative) housed 200 individuals across the state. This has been on hold due to recent executive orders, expecting it to resume when the Executive Order is lifted.
- NHH also receives \$7.75 million for the Healthy Homes Program - continues as per usual.
- The Solar for All competitive grant program appears to be moving forward, allowing NHH to work with the state department to provide solar power for lower income households.
- Currently, NHH is watching tax legislation to see if the 2017 tax cuts will be extended. The expectation is for tax legislation to be out of the house by May which could significantly impact the program NHH offers.
- Still hoping for the Affordable Housing Fund.

DHHS continues to monitor the Federal and State Budgeting System

- Commissioner Tilley noted an \$80 million reduction in funding, which DHHS had until 2026 to spend was sudden. \$75 million was in public health and \$5 million in behavioral health. Public health and IT related contracts had to stop immediately. DHHS was able to maintain most staff.

Melissa Hatfield noted there has been a 40% reduction in the Governor's budget which includes the Housing Bridge Program, Landlord Incentives, etc.

- Bed rates will remain at \$27 / day.
- Cuts won't impact the housing world too directly.
- Maintaining focus on the State to ensure priorities are advanced.
- There will be hard decisions made over the coming weeks.

Katy Easterly Martey noted specific to NH CDFA: Funds they administer - echo much of what colleagues already mentioned. Community Block Grants - program will have funds to support housing.

Nick Taylor, Executive Director, Housing Action New Hampshire offered the Council legislative updates.

- The Affordable Housing Fund has currently not changed.
- The Housing Champions program did not include new funding for the next biennium.
- The House also eliminated the \$100K for RPCs - often funds used to leverage other grant dollars, help with long term planning and regional planning across the state. This will negatively impact housing policies, etc. Will see if they get reinstated in the senate budget version.
- A lot of the proposals from the March meeting did move forward into the next chamber.
- The ADU bill had its hearing, permitting reform and timeline reduction approvals.

Noah Hodgetts noted HB60, Relative to the termination of tenancy at the expiration of the tenancy or lease term. - was added into the budget, no fiscal impact, but a policy priority from the house.

3. Strategic Planning Phase II Development Planning Discussion - All Council on Housing Stability Participants

Council guests will be invited to provide feedback on the following three topics to strengthen the strategic plan based upon the assessment in Phase I:

a. Council Governance

Goal: Strengthen the Council's internal and external structure, decision-making, and accountability. Most interview participants in phase one of the strategic planning process struggled to clearly define a shared understanding of the Council's role in addressing housing and homelessness. While advocacy was mentioned as a core strategy for affecting change broadly speaking, the Council's role as a convener and educator were cited as effective change strategies just as much if not more so, than direct policy influence.

- Parameters: What is the structure within which the Council will operate?
 - o Workgroups
 - o Dedicated staff member
 - o Frequency of meetings
 - o Duration of meetings
- Communication: What strategies improve the Council's transparency and public engagement?
- Accountability: How should success be measured?

Currently structure includes: 1. Strategic Planning task force 2. RL&C workgroup and 3. H&H workgroup.

Workgroups should align with and incorporate existing statewide structures and efforts to address key policy areas.

H&H workgroup:

- The H&H workgroup has aligned with the State's CoC leadership, ensuring that the local & state leaders charged with homelessness response are providing timely input to CHS, and could have their questions and concerns amplified (and/or challenged) by the broader group.
 - Historically, there were two separate groups trying to achieve the outcomes of housing stability for all populations being served.
 - Leadership from all three CoCs meet monthly and review the policy framework to guide their work.
There are sub-workgroups for each of the initiatives.
 - The monthly meetings allow for a broader check in to occur - the approach is improved as the work is meeting the HUD requirements to maintain funding and address the needs of the Council at the same time without diluting efforts.
- The elimination of Federal supports has elevated the role and need of the Council and the opportunity to provide best practices and deeper resources
- This workgroup also provides an important channel for the voice of people with lived experience

Rob Dapice suggested we consider reporting to Council on best practices with municipalities, legislation, etc. It would make sense to identify inputs needed and don't receive on a regular basis. It would be great to get those perspectives. A stronger voice of underrepresented groups.

- Are the Council's current workgroups the right ones?
- Do we want a workgroup focused on housing supply?
- The Council's job is to pull housing, land use policy pieces together

Regional Leadership and Coordination Workgroup

- This workgroup has tracked and discussed housing policy issues impact on housing supply, and housing creation opportunities at all price/income levels.
- This group could be renamed/relaunched with new membership to more clearly align with and incorporate the work of the NH Housing Supply Coalition.
- The work of this group breaks down into two categories:
 - Policy recommendations-generally state/legislative policy
 - Best practice discussion and exchange: this primarily pertains to local ordinance

& regulation

best practices.

- This group could serve an important purpose by providing a place for discussions between developers and municipalities
- Ideas that 'pass the test': Developers/advocates say they will make a difference, and municipal officials agree that they will work) could be elevated and amplified to the full CHS for endorsement
- It would be helpful to obtain additional perspectives, elevate policy recommendations, and understand what innovative things can be done to reduce the cost per square foot for housing.
- Chris Schyler pointed out we don't have a legislative committee. Getting the cost of housing down is in legislation, and Chris would be happy to work with Nick and Noah to engage the Council on legislative discussions and housing supply: Building and building affordably. The Council needs to have conversations about costs. It is very wise to elevate the cost of housing.
- Education and data - What is out there and what is happening? Help legislators make more informed decisions and elevate reports that typically don't get enough eyes.
- How do we identify ways to create housing for the most vulnerable?
 - Identify issues and bring lots of perspectives to bear through the Council's work.
 - Set up a governance structure that supports idea generation to create more education for public understanding.
 - Housing Data Workgroup - especially considering the great data that was created
 - What systems impact people's ability to find housing and the different types of people who need housing (drug, vs. bad luck)?
 - What supports have been helpful to get into housing.

b. Lived Experience

- All three CoCs have increased participation of those with lived experience. Discussions around a statewide advisory committee have taken place. There is no way to pay people for their work - no way to do that. CoCs have figured a way to pay for it - and scale it - but we haven't been able to do it at the Council level.

- Nicole Short suggested the CHS could present questions to individuals with lived experience through the Granite Leader Program
- How do we gain insight from those with lived experience, and share them with each other to inform solutions?

c. Housing vs. Homelessness

- Tension. Dual mission of the Council - increase means to prevent homelessness. How do we build housing for those with the least means to put towards housing?
- What are the overlaps vs. the distinct needs?
- It would be great to hear those with lived experience
 - What is affordable housing with those experiencing homelessness?
 - Are we in for a tough couple of years - or can we find a mutual path forward?
 - What is that path forward (Look at data and housing needs assessment)?
 - What does that vision look like - what does local, federal and regulatory funding look like?
 - How can we best position ourselves for greatest impact - will that path diverge?
- Noah noted there are a lot of alternatives 'go to market' techniques (modular, etc.) that can bring down the cost of housing.
- Lived experience: Elderly Housing - conversation on development and costing is vital to this conversation. It can't be just about homelessness. It needs to be on the production side to be successful.
- There isn't any housing that helps anyone who makes less than \$40k/yr. How do you help people who earn between \$0 - \$50K/year.
- Where are residents stuck?
- How can we gain a better understanding of where the opportunities are to support aging in place?

While we can look at immediate things, such as cost - if there aren't federal resources, and individuals continue to need supportive housing - how can we support them without what we used to have? What are those solutions? What will that look like five years from now?

4. Next Steps - Katy Easterly Martey, Executive Director, CDFA

- **May:** No CHS Meeting
- **June:** Agenda will include planning for Phase II of the Council's strategic plan, budgeting and policy updates. RL&C Workgroup to provide a more substantial legislative update.

5. Other items of discussion?

- Andrew Dorset noted the strategic planning process should also incorporate a focus on criminal records and their impact on housing access in NH. A workgroup was tasked to work on this last year and presented their preliminary findings to the Council.
 - Criminal record history remains a barrier for some trying to locate housing in NH.
 - Continued insight from those who encounter these issues in their work may also shed some light on the issue and the specific barriers folks in those positions encounter.

- This is especially prevalent for those leaving incarceration who have limited access to funds to afford the current rental rates in NH.
- People with Disabilities
 - The House established a special committee on housing for people with disabilities.
 - The Council should consider establishing a working group and inviting people from that special house committee to serve on it.
- Fair Housing Advisory Council
 - it will make sense to establish this as a subgroup of the Council.
- Youth Success Project (YSP)
 - Kadyja Mower has moved on from YSP.
 - Can we include a new participant in this space?
- Sober Housing
 - Currently not represented on the Council.
 - People are attracted to NH because of Sober Housing - How can we address the issue of being released from Sober Housing into Homelessness?
 - Could we invite someone from that community to serve on the council?
- Lived Experience
 - How do we include and elevate the voices of people with lived experiences?
 - Mentoring
- Mission Moments
 - During the first five minutes of each Council meeting, a staff member working on the “front lines” shares some story about their work and the people they serve (with consent), or people with lived experiences discuss their experiences?
 - Could be done remote.