

MINUTES
AFFORDABLE HOUSING COMMITTEE MEETING
Town of Peterborough, NH
Wednesday, September 27th, 2023, 8:15 a.m.
Select Board Meeting Room, Town House

Present

Bonnie Tucker, Co-Chair; Carol Nelson, Co-Chair; James Kelly (EDA liaison); Susan Howard; Sarah Ellis (alternate); Carl Staley (Planning Board liaison), Mandy Carter (alternate); Danica Melone (Town Planner), Kate Coon (pending alternate); Stephanie Hurley (Planning Board liaison)

Welcome and Call to Order

Co-chair Carol Nelson welcomed those in attendance and began the meeting at approximately 8:16 a.m.

Review Minutes of August 23, 2023

There was one correction to the minutes of August 23, 2023: to change the square footage of the smallest tiny house that Preferred Building Systems constructs from 500 to 980sf. Bonnie moved to approve the minutes as written. Carl seconded. All in favor, motion passed.

Review October Neighbors Together

The newsletter was still being worked on, so it was agreed it would be reviewed for approval at the October 11, 2023 working meeting.

Defining Affordable Housing and Workforce Housing

Carol compiled 5 different definitions of affordable housing from our glossary: NH Housing's "Housing Solutions Report," HUD, Keys to the Valley, and Workforce Housing Coalition of the Greater Seacoast.

Carol also compiled examples of workforce definitions from our glossary, NH Housing, NH RSA 674:58-61, Keys to the Valley, and Workforce Housing Coalition of the Greater Seacoast.

The committee spent a long time discussing how the terms "affordable housing" and "workforce housing" are used, what the perception of each is, and when the term "workforce" came into existence (it's relatively recent vs. affordable). We agreed to use the HUD definition for affordable housing: "Affordable housing is generally defined as housing for which the occupant is paying no more than 30 percent of gross income for housing costs, including utilities."

The committee agreed there needs to be clarification when speaking about HUD affordable housing: there is an income cap to be eligible for affordable housing, and it's based on the AMI for the county in which the resident resides.

In addition, we will use the NH RSA 674:58-61 definition when referring to workforce housing.

We agreed to respond to the letter to the editor in the Ledger asking what the definition of affordable housing is. Carl volunteered to write the draft.

We also agreed to continue the workforce housing discussion at our meeting on the 11th of October.

New Business

James asked about the Monadnock Resource Alliance Housing Forum on October 24 in Keene. Carol has very little information about it but will share what she has.

Bonnie is presenting on behalf of the ACH at the Rotary Club on Tuesday, October 3.

Amanda told the group there's an event at the library on Monday, October 2, that we can attend if we'd like, "Before a Challenge Becomes a Crisis - Learn how to Help Those Struggling with Housing."

New Assignments

1. Carol to create a flyer defining affordable housing that lists the AMI information for use at events we attend
2. Carl to start the draft response to the letter to the editor

Adjourn

James made a motion to adjourn the meeting at 9:37 a.m. Bonnie seconded it. All were in favor; the motion passed.

Next meeting – Wednesday, October 11 at 8:15 am in the Select Board room

Respectfully submitted,
Carol Nelson, Co-chair