

AFFORDABLE HOUSING COMMITTEE MEETING MINUTES  
AT THE SELECTMEN'S ROOM, TOWN HALL

Monday, June 27th, 2022

Members Present:

Committee Chair Pelagia Vincent, James Kelly, Stephanie Hurley (liaison to Planning Board), Sharon Monahan, Sadie Halliday

Absent:

Paul LaRoche, Mary Covington, Danica Melone

Chair of the committee welcomed those in attendance and began the meeting at 8:04am.

The first item discussed was the May 23, 2022 minutes. Stephanie and Sharon both requested clarification on the housing project in Rindge called Robert's Landing. Sharon was going to talk to the developer. James moved to accept the minutes as written, seconded by Stephanie, all approved.

Public attendee Carol Nelson gave an overview of NH Housing's report titled: *New Hampshire's Workforce Housing Law: A 10-Year Retrospective on the Law's Impact on Local Zoning and Creating Workforce Housing*. Carol had prepared a summary of the report, as requested by Pelagia at the April meeting.

To begin with, three towns in particular were noted:

Dover is very pro-housing with two workforce housing projects approved. They have inclusionary zoning and transfer of development rights. They don't even have a workforce housing ordinance on their books; they don't feel like they need to because they're already meeting the state guidelines without it.

North Hampton has no municipal water or sewer and their workforce housing ordinance is only in effect if the planning board determines, on a yearly basis, if the town is providing the percent required by regulatory standards.

The Town of Pelham does not feel it is their responsibility to provide housing for the region or employers who have businesses in other communities. Pelham voted to eliminate density bonuses for age-restricted housing, they have enough and don't want more.

Another town that was discussed was Meredith. Their community planning director is exploring the idea of requiring a donation from all market-rate developments to be pooled in order to create a non-profit agency to manage workforce housing developments: monitor sales/rental prices, review and approve rates for rental units, etc.

Carol also pointed out that the town of Hudson has multi-family allowed in the business district with no zoning relief required. A discussion followed about allowing housing in the industrial district (e.g. Vose Farm Rd.) and the Village Commercial District (e.g. both shopping plazas). Sharon suggested expanding the Village Commercial District to allow for more workforce housing.

After further discussion regarding the report, Pelagia expressed that the Affordable Housing Committee (AHC) should highlight and recommend to town officials solutions to pursue an agreement to enact actions that can be done now and in the near future, to drive the possibilities to encourage create workforce housing. Carol and Sadie recommended each member review the full report and summary to pick their top 3 approaches other towns are using to solve the lack of workforce housing that we think could work in Peterborough.

Members need to email their top 3 strategies to Pelagia by Friday, July 15. The plan is to review everyone's top picks and narrow them down at the July 25 AHC meeting for presentation at the Planning Board's August workshop. Danica will request the Planning Board include the AHC during their workshop.

Stephanie reported that the Planning Board has committed to having regular workshops to review affordable housing zoning codes now rather than in November.

James discussed the Monadnock Resource Alliance, a sub-committee of the United Way, who he's meeting with on June 28. They have created a video summarizing what other towns in NH do with regard to solving affordable housing issues. James will send a link of the video to the AHC.

The Joint Statement was not discussed as Carol has made updates and will send it to the members for a final review. Comments are due to Carol by July 15 so that it can be reviewed by the AHC during the July meeting.

Carol also discussed the Neighbors Together bulletin. Danica is to get the format started and the AHC is to provide content. Carol to follow up with Danica regarding format, content, distribution, and ownership. Sadie recommended that Danica ask for a point person from each board to send her small (two sentence) updates with relevant information to include in the bulletin. Pelagia suggested there be a place in the bulletin for residents to ask questions, almost like the FAQ the fire station project has on their web site. Sadie suggested the Ledger be part of the distribution/marketing of the bulletin since they have a real estate e-newsletter; we can ask the LT to incorporate parts of our bulletin.

Pelagia continued the discussion from last month, reviewing the AHC goals:

1. Keep an inventory of all housing which meets the definition of affordable and report on new affordable housing stock annually. Annual report should report on whether the affordable housing is affordable enough, i.e. does low-income, workforce, section 8 need to be promoted more heavily.

A current inventory list is a summary of rental housing in town, e.g. Riverview, Heatherbrook, etc. It will essentially keep tabs of how many overall rental units there are in Peterborough. Stephanie asked who in town is monitoring affordability of owner-occupied stock, especially with regard to covenants. Pelagia to talk to Danica and Tim to find out how the town tracks new rentals get added to the existing inventory. Where does it exist? How do we have access to this information? How do we make it seamless to keep this data updated?

A Google doc where people could update information regarding rentals was suggested. This data would be analyzed to determine gaps, find needs, and help to create housing goals. It could also be used as talking points in the bulletin.

Sadie to arrange for a meeting with Jim Callihan and the AHC committee members to discuss affordable housing at the July meeting.

James discussed the opinion of the Board and the members at RiverMead supporting affordable housing either on the property or nearby. They have been exploring the availability of land with the CEO and CFO and also talking to people connected to the Morison family regarding available land to use for workforce housing. Keith from Southwest Community Services met with the CEO and CFO to talk about how to manage the process. The big question is how to raise the funds to actually do the planning of a project. The next step is the Board at RiverMead to taking a point of view and connecting with the Morison family of what might be done with local land. They have also explored the zoning of local land, which is available and could be used for affordable housing and water and sewer is close by. There is support for a project of this type coming from the leadership at RiverMead but also, hopefully, from the Morison family.

Sadie suggested to James that the Board at RiverMead consider the Peterboro Basket Company site, which is for sale. It's in the Village District zone, has town water and sewer, 3 stories are allowed, its walkable to town, RiverMead, and the bike path. It's on 11 acres and Sadie is getting the wetlands overlay to the flood map to see how much of it is buildable. Carol mentioned that it did flood in April of 2006. A lot of environmental cleanup has been done, but it will have to be further assessed before any housing can be developed.

James inquired about what's happening with the Stone Barn sale. Stephanie gave an overview of the plan. The plan has two parts: the stone barn and surrounding area would be houses for active seniors, which wouldn't be required to be over 55 but that is the target audience. It would be 2-bedroom dwellings. A separate parcel is proposed to be between 15-20 workforce housing units in three buildings behind the white house to the left of the barn. There's nothing specifically planned for the barn at this time.

There was discussion about sharing the duties of taking minutes. It was agreed that minutes would be split by members/volunteers: Carol is doing June, July, September and October; Sharon is doing August.

### Items still up for discussion:

1. Danica to update on 4 possible workforce housing developers with interest in Peterborough sites. One application so far.
2. Stephanie would like to pursue a housing trust to be created for Peterborough. Stephanie to look into what is required to get such a trust started.
3. MCH was passed and is going onto ballot for approval. Discussion on how to encourage other large companies in the area to invest in workforce housing.
4. Discussion on TIF District changes in future to include affordable housing.
5. Danica still in search of an intern.
6. Tax Relief 79E for new housing or renovations. The tax relief is applicable for historic housing for 2 years and affordable housing for 4 years. Is there a possibility for increase tax relief for Seniors who want to stay in their homes? Danica informed group that nothing to report as of yet, but trying to expand this tax relief for the whole Town. More later.....

### Assignments

1. Each member to get their top 3 workforce housing approaches from the summary Carol prepared to Pelagia by July 15.
2. Stephanie to ask Danica to include the AHC on the agenda for the August Planning Board workshop. Who is presenting the AHC ideas at the PB meeting? Sadie was recommended but it wasn't finalized.
3. Carol to follow up with Danica regarding the Neighbors Together bulletin.
4. Pelagia to contact Tim and Danica to determine the best way to track this data going forward.
5. Sadie to arrange for a meeting with Jim Callihan and the AHC committee members to discuss affordable housing at the July meeting.

Meeting adjourned at 9:24am. NEXT MEETING WILL BE HELD MONDAY, July 25 at 8am AT THE SELECTMEN'S ROOM AT THE TOWN HALL.

Respectfully Submitted:

Pelagia Vincent  
Chair of Affordable Housing Committee  
Peterborough, NH