



NRPC Regional Plan Housing Subcommittee Meeting

**NRPC Conference Room
August 29, 2013 ~ 2:00 – 3:30PM**

Meeting Summary

Meeting Attendees:

Members: Dave Hennessey, Mike Dell Orfano

Staff: Jennifer Czysz, Jennifer DiNovo, Camille Martineau

1. Introductions & Committee Goals

C. Martineau was introduced to Commissioners Hennessey and Dell Orfano. As all other knew each other, the meeting proceeded.

Before the meeting conversation got underway, Dell Orfano asked for clarification about what Equity meant. Czysz explained that it depends on the context and Dell Orfano asked if it had connection to outreach and participation. Czysz explained that it was referring to any disparate impacts – either disparate access to participation in the planning process or disparate access to opportunity and housing choice. Dell Orfano pointed out that there are not many disparities related to race in our region and that we would need to focus on other vulnerable populations. Dell Orfano also asked what was meant by “Fair Housing,” whom it was fair to, and under what circumstances. He asked “How are we defining fair?”

Conversation shifted to financing data as a resource and Dell Orfano recommended NRPC look at Home Mortgage Disclosure Act (HMDA) information from banks in the region to find out basic demographic data about mortgagees and loan amounts to get a better general idea of who is receiving financing assistance in our region.

2. Housing Workshop Summary – What We Heard

This section was skipped as all were familiar with the Housing Workshop summary report.

3. Draft Chapter Outline

The committee proceeded to delve into the details of the draft chapter outline. Hennessey pointed out that the outline uses different thresholds for seniors and elderly populations, 55+

and 75+. Hennessey mentioned that his concern is that those that are 55+ are not going to have typical elderly needs. He said when he thinks of elderly, he thinks of 75+ and/or those individuals needing home care or assisted living provided for them and that would make them a community of interest. He mentioned that he knows a lot of people technically considered seniors that are not looking to move into an age restricted housing development (55+) any time soon.

Hennessey mentioned another community of interest is minorities. He made clear that following the 2000 census, the projected migration patterns for Hispanic individuals was expected to increase significantly in certain areas, which it did not. He also clarified that this was not due to discriminatory practices but simply because of existing market forces. He did not want this to be misconstrued if included in the plan. They mentioned that the region has a relatively homogeneous population.

Czysz turned the conversation back to the short outline and reviewed the merged Housing Needs Assessment and Fair Housing Equity Assessment elements. She explained that NRPC developed the outline with Tara Germond of SWRPC. The housing plan component will discuss what we know about our region, the history, and recommended opportunities.

Dell Orfano asked about item 3.E. (civil rights). Czysz explained that we are going to review existing civil rights issues or opportunities as found in the existing statewide Analysis of Impediments to Fair Housing and that of the City of Nashua, if any.

Hennessey commented on communities of interest and suggested that we add the Business sector to our plan. Dell Orfano said that the empty nesters and baby boomer age groups are considered to be “over-housed” and may begin moving into smaller homes in the future. He questioned whether younger households can afford or desire to purchase those homes.

Hennessey brought up the housing supply projections and suggested we consider over- and under-housed populations. Dell Orfano asked what we can do to bridge this gap and Hennessey replied that mix-use and accessory dwelling rental units could provide a solution. He also mentioned subletting homes and properties. Hennessey explained the different common or possible uses for accessory housing:

- Live-in nannies and au pairs
- In-Laws
- Elderly
- People working from home who want a separate office space
- Workshops
- College grads moving back into their parents houses

Dell Orfano mentioned that when subdividing homes and properties people need to be aware of and adhere to the building codes.

Overview Discussion of Vision, Goals, Objectives for Housing and Regional Needs

Hennessey and Dell Orfano explained that needs for the senior populations need services to be closer to their homes. Dell Orfano said that it takes him ten minutes to get to an area where he can have social interaction. For some, that may be too far. He said that services within walking distance are ideal. Dell Orfano also stated that a digital connection is important.

Hennessey said that the NH Association of Realtors is releasing a study of NH housing preferences and national preferences, but the 2013 report will not be out until November. He also stated that developers have been filing preliminary applications with local planning boards but not intend to commence construction until the market improves.

Hennessey and Dell Orfano asked whether NRPC would prepare a “Fair Share” analysis. The pros and cons of conducting such an analysis were briefly discussed. At a minimum, they suggested NRPC provide only the data necessary to conduct an analysis and then let towns proceed as they see fit.

Next Steps

Czysz asked Hennessey and Dell Orfano to review the draft goals, objectives, and strategies. Comments on the draft will be the subject of the next meeting.