

**MINUTES**  
**New Hampshire State Commission on Aging**  
**Monday, March 21, 2022 10:00 a.m.-noon**  
**NH Employment Security, 45 South Fruit Street, Concord, NH**

**Present in person:** Polly Campion, Chair; Carol Stamatakis, Vice Chair; Roberta Berner, Clerk; Sen. Ruth Ward; Rep. Charles McMahon; Susan Buxton, Long-Term Care Ombudsman; Richard Lavers, NHES; Janet Weeks, DOL; Kelly Brudniak, DOS; Appointed by the Governor: Daniel Marcek, Doug McNutt, Kristi St. Laurent  
Rebecca Sky, Executive Director

**Present via teleconference:** Sunny Mulligan Shea, DOJ; Lynn Lippitt, NH Housing Finance Authority; Susan Ruka, Rev. Susan Nolan, Beth Quarm Todgham, Laurie Duff, Harry Viens

**Absent:** Rep. James MacKay; Wendi Aultman, DHHS; Patrick Herlihy, DOT; Elizabeth Bielecki, DOS; Susan Denopoulos Abrami, Ken Gordon, Susan Emerson

**Presenters:** Lisa English, Governor's Office; Sylvia von Aulock, Executive Director, Southern NH Regional Planning Commission; Heather McCann, Research Director, NH Housing Finance Authority; Noah Hodgetts, Principal Planner, Office of Planning and Development, Department of Business and Economic Affairs

**Guests present via teleconference:** 20 members of the public (Heather O'Brien (for Suzanne Demers), Jennifer Rabalais, Martha McLeod, Carole Boutin, Laura Davie, Jeseca Wendel, Mary Roberge, Cheryl O'Malley, Gayle Davis, Amy Moore, Lori Merkel, John Wilson, Christian Seasholtz, Cheryl Steinberg, Nancy Dorner, Shawn Jones, Caitlin Sullivan, Margaret Franckhauser, Joseph Guthrie, Roger Desrosiers, Bev Cotton)

## **I. Welcome, Attendance, Review of Minutes**

Chair Polly Campion provided an overview of the agenda and welcomed the Commission members and guests to the meeting. Today's meeting was held concurrently in person at NH Employment Security and via teleconference.

Clerk Roberta Berner took attendance, noting which Commission members were attending in person or remotely. With 12 Commission members attending in person, a quorum was not present.

## **II. Planning for a Better Housing Future in New Hampshire**

Vice Chair Carol Stamatakis introduced the topic and the presenters. Housing and transportation are always top issues when older adults are surveyed in NH which means they will be topics on our agenda at least once a year. As the State Commission on Aging we are concerned about housing affordability, appropriateness in size and universal access/design for older adults and for the workforce that serves all of us older adults. Today's conversation is timely given:

- The Governor's reference in his State of the State this year to the \$100M InvestNH Housing Incentive Fund. This is a huge opportunity for our State.
- The Regional and State housing needs assessments that are currently happening. The Assessments are required by Federal Government for federal housing support. But this year thanks to ARPA funds, the assessments have more resources devoted to them which should improve the resulting information.
- The new convening of a regular meeting to encourage coordination of housing initiatives by Noah Hodgetts from the NH Dept Business and Economic Affairs.

**A. Sylvia von Aulock, Executive Director, Southern NH Regional Planning Commission (*PowerPoint attached*)**

To set the stage, Sylvia von Aulock referred to surveys conducted by her organization as contracted by NH DHHS for the 2020-2023 New Hampshire State Plan on Aging, that consistently rated affordable and accessible housing and nearby community supports as essential to aging in place. Among other top-rated needs were public transportation and in-home care. A significant portion of respondents noted that they had difficulty paying for their basic needs, including medications, food, heat, and housing. To be affordable, housing costs should represent no more than 30 percent of income.

As a bit more background on how housing policy happens locally, Sylvia shared that Planning Boards decide land use, while zoning boards interprets planning board decisions.

Ms. Von Aulock explained that state law requires regional planning commissions to conduct housing needs assessments every 5 years. In addition, the planning commissions, the Office of Planning and Development and the NH Housing Finance Authority are collaborating on a statewide housing needs assessment. The goal of these assessments is to have the data drive local and statewide policy. Among the early findings is that access to affordable broadband has risen to the top as more of a need. The group is asking if housing needs are changing because New Hampshire is an aging state.

Deadlines to complete the housing surveys conducted by the planning commissions will differ by region. Ms. Von Aulock encouraged attendees to check their own regional planning commission's website to take part in the survey: <https://www.nharpc.org/rhna/>

**B. Lisa English, Governor's Office**

Lisa English spoke about the topic of the [InvestNH Housing Incentive Fund](#). This initiative is to address the shortage of housing in the state that has been exacerbated by the pandemic. The Governor's Office is meeting with critical partners to move forward on possible approaches for the initiative. Among issues being explored are:

- Ways to increase affordable workforce housing;
- Potential gap funding for multi-family housing projects in a time when costs are increasing for materials and construction workers;
- Per unit bonuses to municipalities to mitigate the impact on infrastructure and to help underwrite eligible expenses;
- Demolition support to assist communities in razing old, vacant, unusable buildings;
- Planning and zoning grants to update local regulations, for example.

Ms. English said that updates about the initiative will be posted on the NH Governor's Office for Relief and Recovery website.

Chair Campion asked if the InvestNH Housing Incentive Fund would include funding opportunities for endeavors that are not shovel ready. Ms. English responded affirmatively.

**C. Heather McCann, Research Director, NH Housing Finance Authority (*PowerPoint attached*)**

Heather McCann spoke about housing research conducted by the NH Housing Finance Authority and the organization's role in the statewide housing needs assessment conducted every five years in coordination with the regional planning commissions (typically prior to their assessments, but the case this year as a result of the pandemic.) The group is working with consulting group Root Policy Research, Denver, CO. The consultants are conducting a base analysis, assessing the impact of the pandemic, including a segmented needs analysis, forecasting housing needs, and consulting with stakeholders. Their work will be completed by September 2022.

Ms. McCann also spoke about NH-HFA's annual Residential Rental Cost Survey, currently underway. The organization surveys 15 percent of all rental units across the state. The 2021 report showed a 0.6 percent vacancy rate, a 6 percent increase in rental costs with a \$1,498 monthly median rent. The current survey will be published on the NH-HFA's website in July.

Sunny Mulligan-Shea asked how the state has responded to the available information and what the impacts have been. Ms. McCann said that regional planning commissions' focus has been on regional differences, which have informed their decisions and helped shape policy.

Chair Champion asked if the rental survey has an impact on the HFA's priorities. Ms. McCann responded that landlords use the survey to make the case for need in their proposals.

**D. Noah Hodgetts, Principal Planner, Office of Planning and Development, Department of Business and Economic Affairs (*PowerPoint attached*)**

Noah Hodgetts' presentation addressed "What We Can Learn from Current Housing Initiatives and Where Is There Room for Improvement," with a focus on opportunities for collaboration. He said that in New Hampshire, the housing shortage is at the crisis level with a 20,000 shortfall in needed housing units and the vacancy rate at or below the 1 percent level. The Council on Housing Stability has said 13,500 new units are needed by 2024; in 2020, 4,446 new units were permitted across the state.

Among current initiatives underway in the state are:

- A St. Anselm College NH Zoning Atlas that will inform on individual town rules around things like housing density allowances and other dimensional requirements allowing opportunities for comparison, etc. Should launch in June. (This is similar to a project done in Connecticut as part of an initiative to advocate for more equitable, affordable, and sustainable land use policies.)
- The NH Housing Champion Certification Program, if SB400 passes in the Legislative Session. This will go into effect July 1, 2022 with the Governor's Workforce Housing Taskforce recognizing forward-thinking efforts. If passed, there is opportunity for the Commission to influence education and criteria that are part of the program.
- The Southern New Hampshire Planning Commission's build-out analysis of seven communities' water/sewer infrastructure.

- A Regional Housing Needs Assessment Interactive Toolkit of Solutions.
- Housing Initiative Coordination meetings through which information is exchanged.
- The Council on Housing Stability developing a three-year comprehensive strategy, primarily focused on addressing homelessness.

Among the gaps Mr. Hodgetts identified were:

- The buy-in and involvement of local officials;
- A one-stop shop for resources and data;
- Solutions for producing all housing types (e.g., for middle income individuals, age-friendly, etc.);
- Ways to ensure that new housing is integrated into the community's fabric, connecting with existing transportation options and services.

Mr. Hodgetts then outlined opportunities for collaboration and recommendations. He suggested the Commission request to present to the Council on Housing Stability to better integrate our recommendations with the work of the Council.

He also suggested the Commission could develop communication tools that share vignettes of people able to age in place due to housing policy and strategies we want to see more of in NH (universal design and building codes, age-friendly zoning, mixed-use districts, etc.). Tell success stories of Age-Friendly communities in NH. Creating a guidebook of potential solutions regarding housing that works for people of all ages would be helpful.

Mr. Hodgetts also reinforced that the Commission might be interested in SB400 as a pathway for advancing age-friendly housing solutions. He suggested we advocate for the Commission to have a seat at the table as new initiatives and programs like this are launched.

Kristi St. Laurent asked about ways to address hardships specific to rural areas—for example, connecting housing to sewer, water, transportation, and broadband. Mr. Hodgetts said that his office holds an annual planning and zoning conference and a section of that conference will address ways to build out infrastructure. The conference is scheduled for May 7 and he will send information about it to the Commission.

#### **E. Wrap-up**

Vice Chair Stamatakis wrapped up this section of the meeting. Chair Champion thanked the presenters, noting that among the many challenges is responding in a timely way to the needs.

Doug McNutt added that housing, home and community-based care, workforce housing, and transportation are all related and are all part of the bigger picture to be addressed.

### **III. Commission Task Force Updates**

- **Aging in Community of Choice – Kristi St. Laurent**

The Task Force continues to look at ways to best support aging in place. Among potential models reviewed is PACE (Program for All-Inclusive Care for the Elderly). Could such a program be piloted by a NH county using the American Rescue Plan Act (ARPA)

funding now available? Or could ARPA funds be used to do community assessments that are part of creating a foundation for a PACE program?

- **Age-Friendly State – Dan Marcek**

After last month's Commission meeting, a letter as approved was sent to the Governor regarding the inclusion of a needs assessment for transportation as part of the Ten-Year Transportation Plan. In addition to the letter, the Task Force would like active advocacy for the needs assessment to legislators and other key decision makers.

The Task Force has heard from Jennifer Rabalais from the Center for Aging and Community Living (CACL) regarding its focus on University of New Hampshire faculty working on technology that could help support the aging population. The Task Force is working collaboratively with the CACL to plan and potentially co-host a future Roundtable focused on energizing more research in this area.

Next on this Task Force's agenda is to review the Commission's webpages towards improving their potential to serve as a medium for additional information sharing on Commission priorities.

- **Emerging Issues – Sue Buxton**

The Task Force is identifying alignment between issues it has identified and those cited in the recent release from the White House regarding nursing home reforms. Among the issues are the environment for care, supporting the workforce, quality care improvement, and continuing education.

The Task Force has had a brief update on the pandemic-related strike teams that have been deployed to nursing homes in the state, and specifically the positive outcomes of the National Guard's support. The group also has discussed ARPA funding coming to the state.

- **Operational Infrastructure – Polly Champion**

The Task Force plans the monthly Commission meetings with the intent of aligning topics with our strategic map. The strategic map will be updated this summer with an eye on spending the next year doing laying the groundwork for a Master Plan on Aging to guide us into the years ahead.

A Legislative Process Review group has begun its work (see below).

To support operational infrastructure, a part-time staff person has been approved to be added to the staff to provide technical support and assist with administrative tasks.

#### **IV. Other Updates**

- **Older Adult Volunteer Award**

Rebecca Sky said that we've received strong nominations from every county for this year's volunteer awards. A review team comprised of members of the Commission and EngAGING NH will meet to review nominations and select recipients. Please let Rebecca know if you would like to serve on the review team. The award ceremony will take place in May, but it is not yet clear if the event will take place in person or remotely.

- **Legislative Session**

A group of Commission members is now actively engaged in review of state legislation, in accordance with the Commission’s mission to make recommendations to the Governor and Legislature regarding policy that affects New Hampshire’s older adults.

Executive Director Sky has sent out “COA Guidance on Bills before the NH General Court” and a spreadsheet of bills of interest in categories including housing, Covid-19, long-term care and case management services, prescription drugs and tele-health, professional licensure, and other. She specifically cited bills addressing the Medicaid “in and out” process, financial exploitation of vulnerable adults, the SNAP program, respite care, and the Medicaid dental benefit.

## **V. Public Input**

No member of the public asked to address the commission.

Vice Chair Stamatakis mentioned that the Tri-State Learning Collaborative was holding its “Time to Care” Summit on April 26.

## **VI. Adjournment**

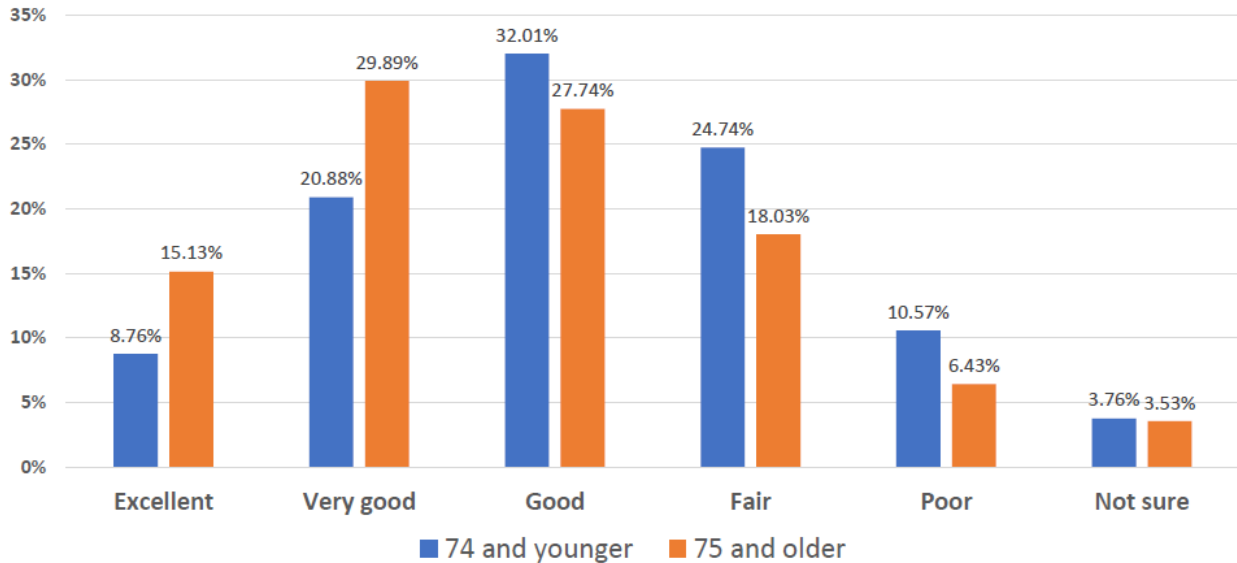
Chair Campion adjourned the meeting at 11:56 a.m. The next meeting of the Commission will take place on April 25, 2022 since NH-DHHS Commissioner Shibinette’s Round-Table is scheduled on the Commission’s regular meeting date of April 18.

### **Sylvia Von Aulock’s First Presentation:**

#### **New Hampshire State Plan on Aging 2019 Draft Survey Results**

Summary Prepared by:  
Southern NH Planning Commission  
Funded by: NH Dept. of Transportation

### Q3: Thinking about your future needs, how would you rate your community as a place to live for people as they age?

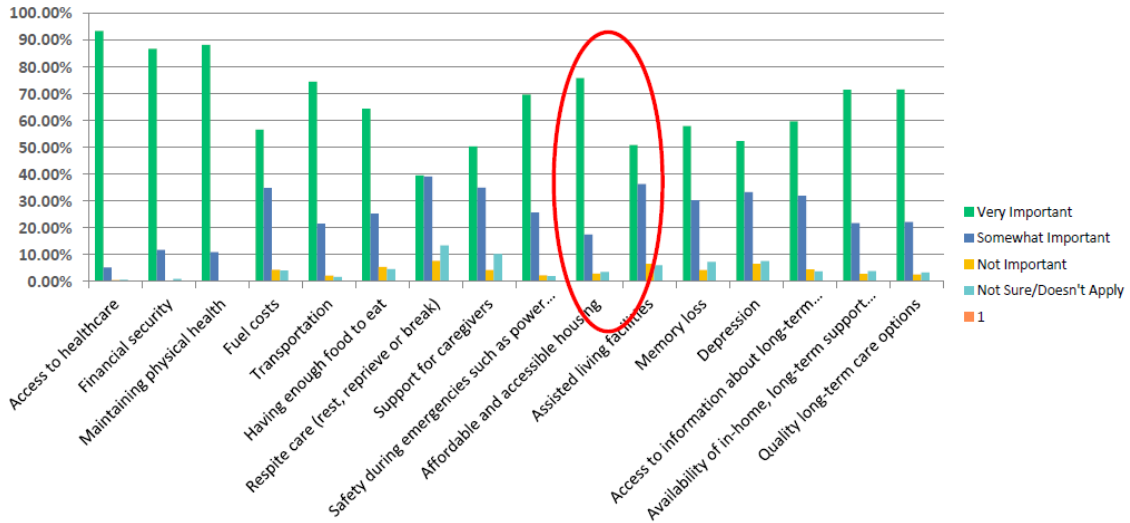


### Q4: What would make healthy aging in NH better or easier for you?

# of mentions:

1. Public transportation; free public transportation for seniors, access to transit options for medical appointments, grocery trips/errands;	822 (30.3%)
2. Affordable & available senior housing; retirement homes and senior living communities, need for more and better elderly housing options;	314 (11.6%)
3. Taxes; property taxes too high, overall cost of living too high;	282 (10.4%)
4. Medical care; struggles with medical coverage, medical insurance, need for financial assistance for medical care, specialized care difficult to come by, need for better medical providers within proximity;	277 (10.2%)
5. In-home care and assisted living; need for available and affordable services for those who wish to stay in their home as they age;	182 (6.7%)
6. Recreation & engagement; activities for seniors - exercise, classes, lectures, social functions, gatherings etc.;	173 (6.4%)
7. Senior services; (i.e. adult daycare), access to resources, convenience stores, pharmacies without having to travel or drive;	158 (5.8%)
8. Access to information; need a central 'hub' or 'one stop shop' for information, lacking resources and information on what's available such as programs, community events/news/activities, scheduling; better internet access needed in some areas;	104 (3.8%)
9. Walkability; safe walking and biking lanes, plowed and well-maintained sidewalks, wheelchair accessible sidewalks;	83 (3.0%)
10. Senior center; community center; gathering place for seniors with activities;	81 (3.0%)
11. Assistance with daily chores and handyman work; shoveling, plowing, yardwork, home repairs, lifting, grocery shopping, small jobs, etc.;	80 (3.0%)
12. Kindness and awareness; lack of respect and kindness toward seniors, many struggling with isolation and loneliness, having family and friends is imperative	21 (0.8%)

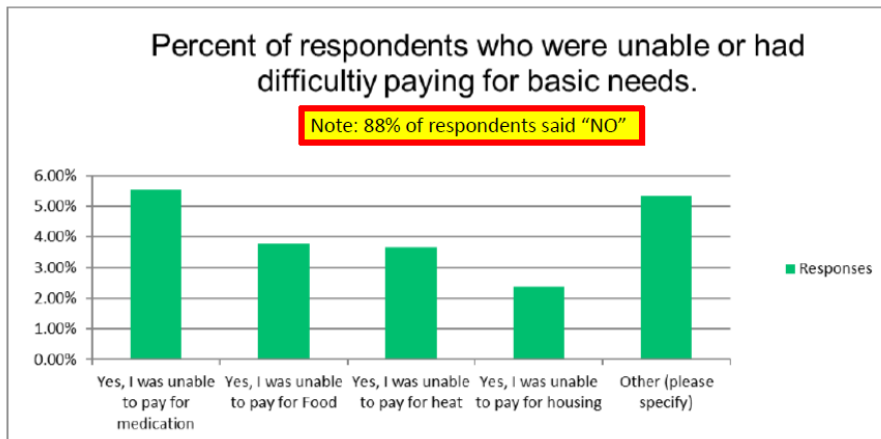
**Q9: Please rate the importance of the following concerns based on how much you think they affect older adults in your community.**



**Q 10. Please rate the need for the following in your community:**

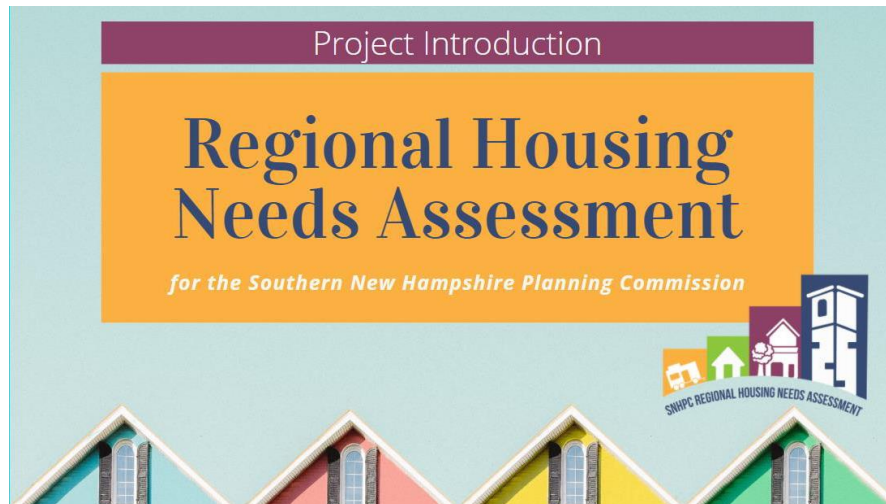
Concerns	Very Important	Somewhat Important	Not Important	Not Sure/Doesn't Apply
In-home health services (personal care such as medication management or bathing)	63.33%	24.24%	3.51%	8.91%
Help with household chores (grocery shopping, cooking, changing light bulbs, minor repairs or cleaning)	56.34%	32.79%	4.12%	6.75%
Yard work, trash removal or snow shoveling	51.72%	33.63%	5.87%	8.78%
Food Assistance (Senior Congregate Meals, Meals on Wheels, Commodity Supplemental Foods and/or Food Pantry)	53.68%	31.90%	6.65%	7.77%
Senior Centers	47.97%	39.70%	7.44%	4.89%
ServiceLink	48.05%	26.17%	5.00%	20.78%
Home Medication Support	36.00%	42.01%	8.60%	12.48%
Transportation (Transit Services)	68.01%	23.28%	3.83%	4.88%
Adult Day Program	36.93%	41.70%	9.16%	12.21%
Oral health services	51.47%	35.64%	6.06%	6.83%
Breast & Cervical Cancer Screening Program	37.26%	38.61%	11.45%	12.68%
Help in dealing with vision or hearing loss	56.58%	32.74%	5.34%	5.34%
Financial Assistance	49.32%	35.43%	6.11%	9.14%
Legal Assistance	40.31%	40.96%	8.92%	9.81%
Affordable Housing	71.45%	19.16%	3.79%	5.60%
Shopping Assistance	39.64%	42.73%	8.11%	9.32%
Veteran's benefits	41.68%	28.54%	7.66%	22.12%
Social activities	50.34%	39.24%	5.72%	4.69%

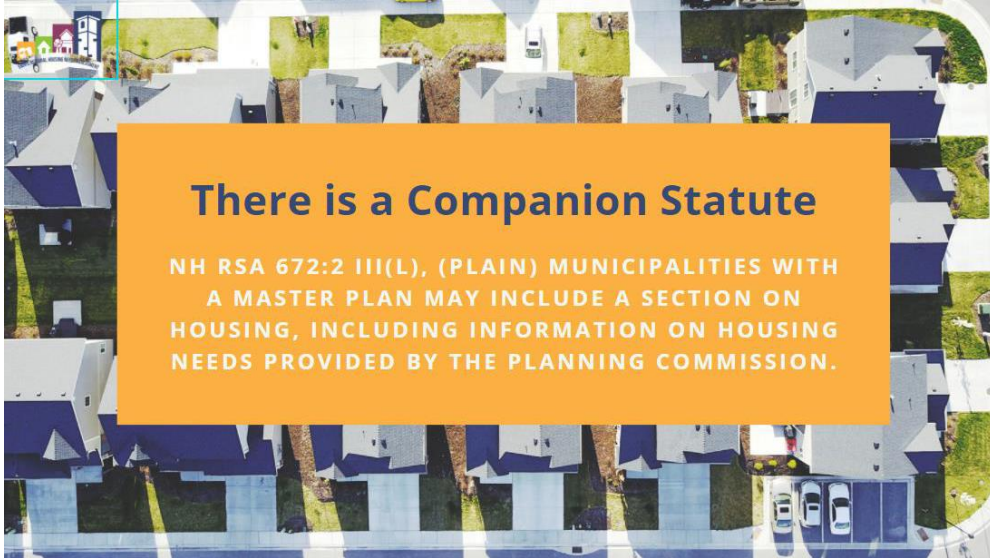
**Q 17: In the past 12 months, have you had to skip paying for a basic need (food, medication, heat or housing) because of financial concerns?**





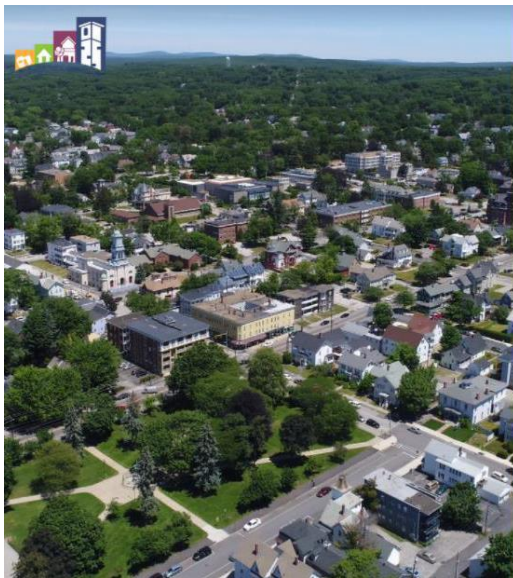
**Sylvia Von Aulock's Second Presentation:**





## There is a Companion Statute

NH RSA 672:2 III(L), (PLAIN) MUNICIPALITIES WITH A MASTER PLAN MAY INCLUDE A SECTION ON HOUSING, INCLUDING INFORMATION ON HOUSING NEEDS PROVIDED BY THE PLANNING COMMISSION.



## Statewide RPC Collaboration

### 2022 UPDATE

Update Initiated by NH's Department of Business and Economic Affairs

Administered by the State Office of Planning and Development

Utilizes ARPA funds which must be spent by the end of this year.



## Statewide RPC Collaboration

### STATE AND REGIONS ARE SHARING RESOURCES

9 RPCs + OPD + NH Housing Finance Authority

Collective Outreach and Engagement Efforts  
(Such as press release, website designs, survey, etc.)

Share Consultant Studies and Census Data Analysis



## Scope of Work

ANALYSIS OF HISTORICAL TRENDS AND EXISTING CONDITIONS

PROJECTIONS OF FUTURE CONDITIONS AND HOUSING NEEDS

IDENTIFICATION OF TOOLS AND TECHNIQUES TO FURTHER HOUSING CHOICES

AN INVENTORY OF HOUSING SOLUTIONS AND RESOURCES TO MEETING NEEDS



## Outreach

### SURVEYS (COLLECTING RESPONSES)

General Public (English & Spanish), Employer, Property Owner/Managers

### FOCUS GROUPS

Businesses, Legislators, City/Town Officials, Community Groups, Housing Authorities, Housing Providers, Property Managers, Builders, Colleges

### PROJECT WEBPAGE (LIVE NOW)

Project Info, survey links, documents

### COMMUNICATIONS (ONGOING)

Direct emails, social media, press releases

## Existing Conditions & Historic Trends



Demographic & Socioeconomic Trends



Communities of Interest



Housing Unit Trends & Characteristics



Current Access to Affordable Housing

# Projections of Future Housing Needs

## HOUSING SUPPLY, AFFORDABILITY & COST

### TAKING INTO CONSIDERATION...

- Existing Trends in Population (Growth or Decline)
- Changes in Household sizes and incomes
- Existing Trends in Housing Inventory
- Future Interest Rates / Inflation Conditions
- Effects of Construction Cost on Unit Production
- Impact of Short Term Rentals on Unit Availability
- Annual Fluctuations in Populations (I.e. Colleges)
- Shifts in Housing Patterns Among Population



## Housing Choices & Opportunities



Land Use Regulations



Workforce Needs



Infrastructure & Services



Fair Housing & Areas of High Opportunity



### SOLUTIONS FOR MEETING LOCAL HOUSING NEEDS

- Identify Actionable Steps to Address Housing Need
- Approaches Communities Can Use to Plan for Housing
- Innovative Housing Policies, Regulations, and Developments





## New Hampshire's Fair Housing Law

**NH RSA 674:59**

(Plain) Municipalities will create opportunities for workforce housing, including rental multi-family housing. Regulations such as lot size or density shall be reasonable,

Allowing fair housing to be built in most places in the municipality...



## General Powers of Planning / Zoning

**NH RSA 672:1 III(E)**

(Plain) A balanced supply of housing which is affordable, decent, safe, sanitary is in the best interests of each community and the state.

Opportunity for development of such housing shall not be prohibited or unreasonably discouraged by use of planning and zoning powers.



### We need YOU!

- SPREAD THE WORD
- SHARE PUBLIC SURVEY
- ATTEND FOCUS GROUP
- SIGN UP FOR UPDATES

[SNHPChousing.org](http://SNHPChousing.org)



# Questions



[SNHPChousing.org](http://SNHPChousing.org)



**SYLVIA VON AULOCK**

**Executive Director**

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**Noah Hodgetts's Presentation:**

## **What We Can Learn From Current Housing Initiatives & Where Is There Room for Improvement?**

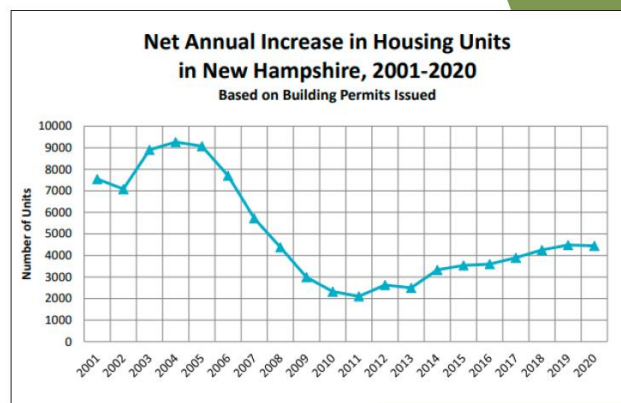
## Agenda

- Big picture – where are we do today?
- Lessons Learned from Housing Initiatives Coordination
- Existing gaps in coordination
- Recommendations for ways the COA can collaborate with current initiatives to not only enable more workforce housing, but ensure that it works for people of all ages

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## Big Picture – Where Are We Today?

- Housing shortage is at crisis levels
- There is a need for at least 20,000 additional housing units to reach a balanced market
- The Council on Housing Stability has a goal of producing 13,500 new housing units by 2024
- In 2020 the state permitted 4,446 housing units



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## Other Housing Initiatives Launching In the Near Future

- Zoning Atlas
- NH Housing Champion Certification Program – if SB 400 is passed
- Build Out Analysis of 7 Communities on Water/Sewer in SNHPC Region
- Regional Housing Needs Assessment Interactive Toolkit of Solutions

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## Lessons Learned From Housing Initiatives Coordination

- The Office of Planning and Development began convening bimonthly Housing Initiative Coordination meetings in January 2022
- While there has been a great exchange of information during these meetings, the collaboration doesn't currently extend beyond them
- The Council on Housing Stability has developed a [three-year comprehensive strategy](#) on housing instability, but the strategy has more of a focus on addressing the homeless crisis and increasing production of supportive and workforce housing, not specifically housing that works for people of all ages

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## Existing Gaps in Coordination

- Buy-in and involvement of more local officials
- One-stop shop for resources and data from InvestNH Housing Incentive Fund, Regional Housing Needs Assessments, State Housing Needs Assessment, and other initiatives for municipalities, developers, employers, and other stakeholders
- Need to more holistically implement solutions for producing all housing types not just supportive housing and workforce housing include missing-middle, middle-income, and age-friendly housing
- Ensure new housing is integrated into a community's fabric and connects with other existing infrastructure and resources; doesn't get built as an island

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## Opportunities for Collaboration Identified By Housing Initiatives Coordination Group

- Creation of resource network/virtual hub to exchange ideas and keep people updated about initiatives
- Education of local officials on need for more housing and potential solutions
- Creation of a single website to bring together data, messaging, terminology, resources, and tools from different initiatives for incentivizing housing production at the local level
- Advocating for additional resources to activate more people at the local level
- Creation of an interactive map showing zoning, water and sewer infrastructure, developable land, density of existing development, etc.

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## Recommendations

- Request to present to the Council on Housing Stability at one of its future meetings to better integrate the COH's recommendations for Addressing Housing Instability into the work of the Council
- Advocate for the COH having a seat at the table as new initiatives and programs are launched in the coming months such as the Housing Champions Certification Program
- Use housing success stories of Age-Friendly NH Designated Communities to create a guidebook of potential solutions with model ordinances for producing housing that works for people of all ages – universal design and building code, age-friendly zoning, mixed-used districts, etc.

## Contact Information

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