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Community Development Advisory Committee Meeting Minutes

**NH Community Development Finance Authority
14 Dixon Avenue, Suite 102
Concord, NH 03301**

Thursday, October 7, 2021
3:00 PM

COMMUNITY DEVELOPMENT ADVISORY COMMITTEE PRESENT: Benjamin Gaetjens-Oleson; *Chair*; Beth Fox; Nancy Merrill; Matt Walsh; Carmen Lorentz; and Theresa Pinto.

STAFF: Katy Easterly Martey, *Executive Director*; Mollie Kaylor, *Director of Housing and Community Development*; Kevin Peterson, *Director of Economic Development*; Melissa Latham, *Director of Communications and Policy*; and Maureen Quinn, *Board Relations Manager*.

PUBLIC VIA VIDEOCONFERENCE: Elissa Margolin, *Housing Action New Hampshire*; and Kim Bock, *New Hampshire Coalition of Recovery Residences*.

Mr. Gaetjens-Oleson opened the meeting at 3:00 PM and noted a quorum was present. Mr. Gaetjens-Oleson welcomed Ms. Elissa Margolin of Housing Action New Hampshire and Ms. Kim Bock of the New Hampshire Coalition of Recovery Residences and noted they will be presenting to the Committee as part of a conversation on recovery housing in New Hampshire.

A. Agenda

Mr. Gaetjens-Oleson reviewed the meeting agenda and called for any changes. None were requested.

Motion – 3:01 PM

Ms. Lorentz moved to approve the agenda, as presented, and Mr. Walsh seconded and the motion carried by a unanimous vote of the Committee.

Mr. Gaetjens-Oleson called for public comment. None was offered.

B. Consent Agenda – 3:02 PM

Mr. Gaetjens-Oleson reviewed the Consent Agenda and called for questions or comments. None were offered. Mr. Gaetjens-Oleson called for a motion.

Motion – 3:03 PM

Ms. Fox moved to approve the consent agenda, as presented. Ms. Lorentz seconded. Mr. Walsh stated he would abstain from the vote as he was not in attendance at the August 5th, 2021 Community Development Advisory Committee meeting. The motion passed with five (5) yeas and one (1) abstention.

Mr. Gaetjens-Oleson noted the November 4th, 2021 meeting of the Committee will be a housing and public facilities funding round and it is likely there will be a few other applications for the Committee's consideration. He requested all Committee members make every effort to attend the meeting to ensure review of each application is comprehensive. Ms. Pinto noted she has a previous engagement and will not be in attendance.

C. Recovery Housing Program Outreach Discussion

Ms. Easterly Martey welcomed and introduced Elissa Margolin, Executive Director of Housing Action New Hampshire (HANH) and Kim Bock, Executive Director of the New Hampshire Coalition of Recovery Residences (NH CORR).

Ms. Easterly Martey stated the Department of Housing and Urban Development (HUD) granted \$1.15M in funding to NH to create a new Recovery Housing Program. HANH and NH CORR were hired to do outreach to support CDFA in creating an Action Plan – separate from the Community Development Block Grant Annual Action Plan – specific to the Recovery Housing Program. The deployment of these resources align with strategies outlined by the New Hampshire Council on Housing Stability, including:

- Establishment and provision of a diverse set of housing options;
- Building permanent supportive housing; and
- Developing new recovery housing.

The Recovery Housing Program has a targeted “Presumed Group” as defined by HUD – individuals with Substance Use Disorder – which means there are no income thresholds for the beneficiaries. The statewide program also includes entitlement communities. Challenges raised by the consultants and discussed by the Committee included engaging underserved communities throughout the state, including those in the North Country and Southwest, to ensure access to these critical resources.

Ms. Margolin addressed the Committee and shared particular issues and areas of concern HANH continues to tackle, including:

- An ongoing housing shortage in New Hampshire, which has existed for years, has created significant challenges for marginalized populations.
- Opportunity to address the need for quality recovery housing stock throughout New Hampshire.
- Significant demand for all types and levels of recovery housing.
- Partnerships with municipalities are key to connect to new partners, understand local approval processes, and engage communities as an active part of the solution.

Ms. Bock addressed the Committee. She discussed recovery housing, elements which are essential to sustain successful recovery and recovery support services. Key elements for successful recovery housing discussed included:

- People need to feel accepted in their community;
- Employment opportunities; and
- Opportunity to build relationships within the community.

Ms. Bock shared with the Committee the various types of recovery houses (Levels I – IV), the population each level serves and the models/services which are provided.

The Committee discussed how to strategically deploy a very limited pool of resources to leverage significant impact. Different ideas discussed included:

- Financial assistance with a down payment to purchase a house (Ms. Bock noted typically the owners and/or clients are more than willing to invest their own resources in a project; a feeling of ownership can help drive success);
- Property rehab costs; and
- Soft costs for a home (furniture, equipment, materials such as linens, etc.).

The Committee asked whether funding should be tied to the number of people served, the geographic area and correlating demand for services, and evaluation of cost readiness. The Committee discussed eligibility and compliance requirements. Ms. Bock noted recovery homes must be in operation and compliance with the basic tenants of NH CORR for three (3) months before being certified under their model.

Ms. Easterly Martey and the Committee thanked Ms. Margolin and Ms. Bock for their presentations.

Ms. Margolin and Ms. Bock left the meeting at 4:00 PM

D. Data Presentation on Visualization

The Committee agreed this discussion item would be taken up at the December meeting to allow more time for a thorough conversation and idea exchange. Mr. Peterson noted part of the discussion will focus on initial results and analysis of the new data and scoring metrics and lessons gleaned. Mr. Peterson stated he would provide a written summary of the material in advance of the December meeting.

E. Reimagine Childcare Vision

Ms. Easterly Martey stated childcare is one of the most challenging workforce and service industry sectors. The current system is in desperate need of a stable workforce and the industry needs to be able to pay a reasonable and living wage. Both elements are lacking. Ms. Easterly Martey noted there are several areas where CDFA may be able to focus in an effort to create sustainable change and impact. Specific ideas discussed included:

- Evaluate existing childcare facilities for opportunities to replicate success and address challenges;
 - Understand the opportunity to connect childcare facilities with local businesses capable of subsidizing or underwriting a facility (Mid-State Health Center, a hospital which provides childcare services to its employees, is an example of this type of model);
 - Addressing workforce challenges (low wages, retention, education, etc.);
 - Creating collaborative models for sharing resources among providers and reducing overhead;
 - Housing rehab for home care providers, specifically in rural areas or providers who may offer non-traditional hours for the families they serve; and
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- Incentives for businesses to invest in childcare.

Ms. Pinto left the meeting at 4:17 PM

The Committee discussed how challenging this paradigm is with a broad impact statewide on families, businesses and workers. The Committee agreed incremental steps to improve all facets of the industry are critical but it will take patience and time.

F. Miscellaneous

The Committee asked if there are funds remaining for projects encountering financial shortfalls driven by the COVID-19 pandemic. Ms. Easterly Martey stated funds which had been used to address gaps are fully expended. She noted there is another round of CDBG-CV funds and CDFA staff will research whether project overages are an eligible expense. Ms. Easterly Martey asked the Committee to talk to partners, stakeholders and constituents to help CDFA determine if there is significant need for supplemental funding statewide for construction projects.

Adjourn – 4:30 PM

Ms. Fox moved to adjourn the meeting. Ms. Lorentz seconded and the motion carried with a unanimous vote of the Committee.

Respectfully submitted,



Maureen Quinn, Board Relations Manager



Benjamin Gaetjens-Oleson, Committee Chair