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Community Development Advisory Committee Meeting Minutes

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

Thursday, March 9, 2023
2:00 PM

COMMUNITY DEVELOPMENT ADVISORY COMMITTEE PRESENT: Benjamin Gaetjens-Oleson, *Chair*; Matt Walsh; Matt Sullivan; Elizabeth Fox; Carmen Lorentz; and Ignatius MacLellan.

STAFF: Katherine Easterly Martey, *Executive Director*; Mollie Kaylor, *Director of Housing and Community Development*; Molly Donovan, *Director of Economic Development*; Melissa Latham, *Director of Communications and Policy*; and Felicity Winters, *Executive and Marketing Assistant*.

PUBLIC: Sarah Wrightsman, *New Hampshire Housing Finance Authority*.

Mr. Gaetjens-Oleson opened the meeting at 2:03 PM.

Mr. Gaetjens-Oleson welcomed guest speaker Ms. Wrightsman. Ms. Easterly Martey introduced the new Director of Economic Development, Molly Donovan. The Committee members and staff introduced themselves to Ms. Wrightsman and Ms. Donovan.

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

Mr. Gaetjens-Oleson announced to the Committee there will be a second meeting in May to review applications to the Community Center Investment Program.

A. Agenda

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

Motion – 2:06 PM

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

B. Consent Agenda

Mr. Gaetjens-Oleson reviewed the Consent Agenda, which included the January 5, 2023, Community Development Advisory Committee minutes and called for questions or comments. None were offered. Mr. Gaetjens-Oleson called for a motion.

Motion – 2:07 PM

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

C. New Hampshire Housing Finance Authority – NH Housing Needs Assessment

Ms. Wrightsman from the New Hampshire Housing Finance Authority provided an overview of New Hampshire's Statewide Housing Needs Assessment that will be published in the coming weeks. The presentation shared an analysis of housing needs, data trends and resources to promote improved policies that will help enable New Hampshire to meet the demand for housing. Ms. Wrightsman also addressed the state of the housing market nationwide, as well as the impact of interest rates on the ability to purchase a home, among other housing related topics.

The Committee and Ms. Wrightsman discussed the information presented, including the possibility of reviewing the data at a regional level, the nuances of data related to owners, renters and assumptions related to the forecast on housing demand, and the impacts of climate migration.

Mr. Gaetjens-Oleson called for additional questions or comments. None were offered.

D. Action Plan – Update and Discussion

Ms. Kaylor provided a brief update of the PY 2023 Action Plan process. This is a collaborative process between New Hampshire Housing Finance Authority (NHHFA), CDFA, and the Bureau of Housing Supports within the NH Department of Health and Human Services. The process is led by staff at NHHFA. A public hearing was held on Tuesday, March 7 and the draft action plan is now posted online for a 30-day comment period.

Upon completion of the public comment period on April 7, the draft plan will be presented to the Housing and Community Development Planning Council, the CDFA Board, NHHFA Multifamily Committee and Board, then sent to the Governor for approval before being submitted to the Department of Housing and Urban Development (HUD) on May 15.

No significant changes are being proposed for the CDBG program. The annual allocation will continue to be divided between Housing, Public Facilities, and Economic Development. CDFA anticipates beginning to make Transformative Planning grants this program year, as originally outlined in the Consolidated Plan. CDFA will also be updating the CDBG Housing Program scoring criteria. This is included as an appendix to the CDBG Application and Program Guide, which CDFA will upload as an attachment to the Action Plan submitted to HUD.

The Committee discussed a number of topics, including: the recent high-demand for housing resources, how funds are divided among program areas, the need for permanent supportive housing, maintaining flexibility to meet community needs, and exploring new ideas related to economic development.

Mr. Gaetjens-Oleson called for additional questions or comments. None were offered.

E. CDBG Scoring – Review and Update

Ms. Kaylor presented the recommended revisions to the CDBG Housing Scoring. Based on review and analysis, CDFA staff recommends revisions to the scoring criteria that would be effective at the start of CDBG PY 2023 (July 1, 2023). These changes will work toward the goals of:

- Recognizing the dual importance of revitalizing communities with housing investments and building affordable housing in communities without economic distress.
- Ensuring a long-term benefit of the investment.
- Reducing reliance on less relevant and reliable County level data.
- Prioritize projects that serve higher percentages of LMI households.

Ms. Kaylor reviewed the recommended updates to meet the outlined goals. The Committee discussed a number of topics, including: scoring criteria related to the Core Data Index and supporting target communities in gaining access to CDFA's program, how housing and permanent supportive housing projects are considered, the opportunity to test the new scoring criteria, prioritizing populations served and housing in diverse communities, and long-term benefit for projects.

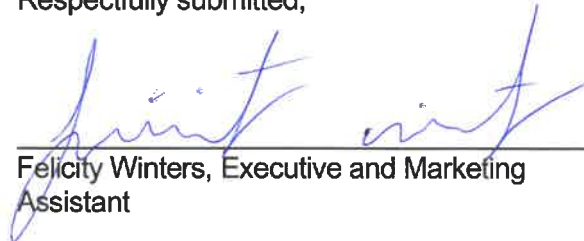
The Committee commended CDFA staff for considering feedback and insights from meetings throughout the year to recommend incremental and impactful adjustment to the program.

Mr. Gaetjens-Oleson called for additional questions or comments. None were offered.

F. Adjourn – 3:20 PM

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

Respectfully submitted,



Felicity Winters, Executive and Marketing
Assistant



Benjamin Gaetjens-Oleson, Committee Chair