

Community Advisory Committee (CAC)
Thursday, May 12th, 2022 at 6:30 PM
Minutes
In Person at the Temple Town Hall Annex

Special Housing Presentation (Preliminary Review)

With Guests: Mackenzie Nichols from the River Center (<https://www.rivercenternh.org/>) and Erika Alusic-Bingham from Southern New Hampshire Services (<https://www.snhs.org/>)

This is an opportunity for the CAC members to preview a presentation created by our guest speakers. We will be discussing regional housing needs with service providers who work directly with families in search of affordable housing options. The preview of this presentation will allow the CAC to tailor a presentation specific to Temple. Members of the Planning Board have also been invited to attend.

A Temple specific Housing Forum will be held at a future date (TBD) where public input will be encouraged. It will be co-hosted by the CAC and Planning Board.

Note: This meeting was scheduled prior to the ZBA Hearing.

Minutes:

Erika Alusic-Bingham: brought some handouts from NHHFA and an article on homelessness from the perspective of three teens.

Introductions: 27 years of experience working with families in crisis, homelessness/housing insecure individuals and families, also runs after school programs, etc.

Mackenzie Nichols: Facilitating parenting classes and childcare programs, etc. Born and raised in Peterborough.

CAC – Introductions. Christine Robidoux, Keith Charlton, Dana Nowell, Jessica Hipp, Bill Torphy, Bruce Kullgren (Planning Board) joined later due to other commitments.

Review of presentation – **Monadnock Housing Coalition**

- There are five key organizations that are part of the Monadnock Housing Coalition, as well as several faith based organizations. Some members include Monadnock Area Transitional Shelter, Shelter from the Storm, the Grapevine (Antrim), the River Center (Peterborough), and others.
- The Coalition uses faith based buildings for interim support of emergency short-term homelessness as these buildings are normally little used. Church buildings are insured through supplemental insurance for “sheltering”, so it there is no additional cost for insurance.
- The Coalition meets regularly twice a month on the 2nd and 4th Tuesdays, except for the summer months.
- SNHS takes calls from people in financial and emotional situations.
- Southern NH Services is a Community Action Program (CAP) Agency, which means they receive funding to assist families in need and must follow strict guidelines.

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- How do we get the true message across, when there is a bias from reasonably wealthy neighborhoods?
- Two slides – Impressions of what people think about homelessness (cities) versus the reality of what it looks like in our region.
- Keene – Hundred Nights Shelter is in the midst of a Capital Campaign to build a new facility in Keene.
- The current figures on homelessness in our ConVal District are misleading numbers, as many times homeless individuals and families live with other members of their family so they disappear off the list (see McKinney-Vento definition). Families are “doubling up”.
- We need to work on changing the misconceptions.
- Workforce housing is for the service industry workers like LNA’s and teaching assistants, etc. We need service people to support the elderly who wish to age in place.
- Workforce housing is misunderstood, it’s for people who are working and need local housing, health care workers and 1st year police officers, but whose wages are not high enough to afford the purchase of a home.
- Rentals – Post COVID, many people have been told to leave in 30 days as the house is for sale, and there are no other rentals available.
- Most of the time people are doing the best they can, but low wages make “living” unaffordable.
- Currently estimates are that the state is 18,000 units short from what is needed in NH.
- The Coalition highlighted the 50/30/20 Elizabeth Warren Budgeting rule. “Needs” should be met by 50% of one’s income, 30% should be used for “Wants”, and 20% should go into “Savings”. For many this is impossible.
- Dana Nowell raised some salient points regarding analysis of numbers from various sources, They show the disparity of income/housing affordability across different socio-economic demographics. From his research, Dana suggested a \$320k house is considered affordable in Temple, given the Federal guidelines and the median household income in Temple.
- If the median cost for a 2 BR apartment in Hillsborough County is \$1600, someone must be earning \$31/hr. at a 40hr/wk. job, which is roughly \$64K.
- If the median house price in Temple is \$320K, an owner must be making \$95K per year.
- Workforce housing and low-income elderly housing is one critical aspect of affordable housing issues in our area.
- For more information, go to NHHFA.org <https://www.nhhfa.org/publications-data/publications-reports/>
- People will be surprised at the breakdown of numbers for an annual income of \$76,000, which is the estimated median income in Temple.
- Zoning should consider ADU’s, Tiny Housing, Form Based Codes, and Neighborhood Overlays

Towns should consider a partnership with an architect and a builder for design of form-based housing or similar, before a situation develops that would force Temple into a direction that is not wanted, i.e. “get ahead of the game”! In this way there is local control of new development. We

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will address this during the Plan NH Charrette in the fall. Someone from NHHFA will be on the Plan NH leadership team.

- We should not depend on other towns to house our workers.

Discussion of next steps for a Housing Forum and presentation in Temple. The CAC will debrief at their next meeting.

End of Meeting: Christine made a motion to adjourn the meeting at 8:25 PM, Keith seconded. All in favor.

Upcoming Events & Town Meetings:

- Select Board –May 24th at 6:30 PM
- Planning Board –May 17th at 7 PM
- Renewable Energy Task Force Meeting – May 18th at 7 PM

Next CAC Meeting, Wednesday, May 25th at 7 PM