

AFFORDABLE HOUSING COMMITTEE MEETING MINUTES
AT THE SELECTMEN'S ROOM, TOWN HALL
Monday, December 20th, 2021

Present: James Kelly, Pelagia Vincent, with audience guest Stephanie Hurley
Absent: Sharon Monahan, Danica Melone

Chair of the committee, Pelagia, welcomed those in attendance and began the meeting at 8:03am. First task at hand is the approval of the October minutes. Approval motioned by James Kelly, seconded by Pelagia, all approved the minutes.

Below are the highlights from the committee members:

Assignments and discussions from last month:

- 1). James and Carol Nelson attended the TIF meeting where a request was made to the TIF Committee to consider Affordable Housing as one of their objectives and set aside funds to procure housing that would fit this objective in their district. After some discussion, the TIF Committee declined to adopt this into their objectives. Possibly at another time.
- 2). Stephanie reviewed what the State is doing to enable affordable housing. Specifically, they are creating tax incentives for developers/builders to focus on creating Affordable Housing. Stephanie suggested that we put forth a Warrant article to provide a tax incentive for affordable housing development in Peterborough for the May 2022 Town Meeting. Discuss with Danica and get her help to move forward.
- 3). The Town should consider manufactured housing, without basements, tiny housing to be allowed as is the case in a number of other districts around the State. Review with Danica and pursue on her recommendation.
- 4). Does the Town allow for a lower tax rate for Affordable Housing units? James to find out.
- 5). Overnight parking is an issue in Downtown. Carol and Stephanie will meet with the Town to discuss the expanded opportunity for overnight parking.
- 6). Status regarding the property and project designated behind the RiteAid. Approval for such a development expires in November. This location would be excellent for affordable housing. Danica has reported that this project is going ahead, in the Spring.
- 7). Jo Anne suggested that redoing the overlay from senior housing to group housing, might be the key to encourage more housing projects. What will that take? How do we go about requesting such a change? Any updates?
- 5). What is status of bridge staging property on Summer Street once the bridge is done? Pelagia approached owner of property, George of Agway. He has no intention of selling unless the price is right.....does not foresee interest in affordable housing.

New items of discussion:

- 1). Danica and Trish to update the group on the status of the workforce housing with MCH.
- 2). Pelagia met with a major landlord in Peterborough regarding the possibility of targeting new acquisitions to be affordable housing. The end result was pushback without any tax incentives. Not good business for him.

Meeting adjourned at 9am. NEXT MEETING WILL NOT BE HELD MONDAY, January 31st at 8am AT THE SELECTMEN'S ROOM AT THE TOWN HALL.

Respectfully Submitted:
Pelagia Vincent
Chair of Affordable Housing Committee
Peterborough, NH