

Peterborough Community Task Force on Housing October 4 and 5, 2019 Meeting Minutes

Submitted by Karen Hatcher, Chair

The first convening of the Community Task Force on Housing was held in the Upper Hall of the Peterborough Town House, 1 Grove Street, Peterborough, NH on Friday, October 4, 2019 from 5:30-8PM and Saturday, October 5, 2019 from 8:30AM -12:00PM.

In Attendance: Sharon Bailly, David Buren, Jo Anne Carr, Danis Collet, Kate Coon, Lindsay Dreyer, Eddie Gomez, Karen Hatcher, Deb Heath-Rogers, Edmund Henault, Stephanie Hurley, Valerie Jenkins, Peter Kambol, James Kelly, Carol Kraus, Cathy Lanigan, Peggy Leedberg, Nicole MacStay, Emily Manns, Heather Peterson, Libby Reinhardt, Bruce Simpson, Mandy Sliver, Carl Staley, Susan Stanbury, Sarah Steinberg Heller, Lisa Stone, Robert Swales, Bill Taylor, Hope Taylor, Ivy Vann, Pelagia Vincent. On day one, Roy Schlieben joined for part of the gathering; on day two, Carter Hammond joined the group.

Facilitators: Lee Rush from Designed Learning, Bill Maddocks and Dennis Calcutt from NH Listens. Logistical support was provided by Pete Throop and Judy Ferraro.

Friday: Following a shared meal at the start of the gathering, the group joined together in a circle. Opening comments were made by chair, Karen Hatcher, who thanked everyone for giving their time to the effort and acknowledged that this process was happening while the current zoning case was still pending. In order to keep the conversations focused in a new direction, she asked the group to use a “Parking Lot” for topics that might need further discussion in the future, and to also place any topics that group members would like more information about related to housing on a separate list. She then turned the balance of the evening over to Lee Rush, who introduced the group to the 6 Conversations model as outlined in Peter Block’s work, “Community: The Structure of Belonging”. The group then participated in the conversations.

Saturday: The group reconvened with a light breakfast, then moved back into the circle to engage in more of the restorative conversations, led by Lee Rush. An activity using puzzle pieces and silence engaged smaller groups in an experiential learning exercise to see how the group might be challenged working together. **The [Lessons Learned](#) from this activity is [here](#).**

Following this activity, Bill Maddocks and Dennis Calcutt facilitated a Group Agreements process, which produced a comprehensive list. **The list of [draft agreements](#) is [here](#).**

The group moved back to the circle for a discussion about schedules, focus of the group’s work and more logistical questions. Most members prefer evening meetings with a Pot Luck versus a weekend. We will send out a [Doodle Poll for the November gathering](#), which will likely be one evening (5-9PM) and will focus on increasing our basic knowledge about housing and the issues involved.

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We are finalizing two evenings for December during the week of December 2nd), whose focus will be taking a deeper dive into the conversations with Lee Rush facilitating.

There was a vigorous discussion seeking clarity about the focus of the Task Force and its objectives. At this point, we determined that the Task Force will:

- Learn the Restorative Conversation model of community building as outlined in “Community: The Structure of Belonging” by Peter Block and
- Engage in activities of learning to allow for all members to acquire a baseline knowledge of topics as relates to housing for the purpose of
- Creating a community-wide process for gaining input on housing wants, needs and values during the next phase of work.

A [Resource Folder](#) will be created on Google Drive for the sharing of resources, studies, links to related information. Members are invited to send resources they would like to be shared with the group to Kristin Bixby at ocd@peterboroughnh.gov.

The [Parking Lot](#) currently contains:

- Handicap Accessibility
- Transportation for All
- “Build what needs to be built. Save what needs to be saved.” - quote from Bob Lemire
- Land owners property rights need to be respected.
- Urgency at climate warming

The [What I Need to Know](#) list currently contains:

- What do experts on promoting “community vitality” recommend for towns where populations seems to be aging?
- I need info about TIF zones:
 - Define area of them
 - % of property tax used to “revitalize”?
 - Who makes decisions about projects and how much is spent?
 - Are the people in these areas knowledgeable about the projects?
- Current housing stock in town: single family, apartments, condos and for each category price range/rental range, affordability for area, Peterborough housing stock vs. region
- Can town land be used in a positive economic and appearance manner for new housing?
- Town tax on nonprofit-affordable housing- can it be lower?

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- How to create an organization to plan and support new affordable housing?
- How to create construction support for new affordable housing?
- How can neighbors be engaged in designing and supporting new affordable housing?
- Form based code
- Value per acre data
- NH Data
- Teach us the current density plan
- How many people/units can current water/sewer system add safely?
- List of names and emails