

November 27, 2018

To: City of Concord Mayor – Council

**Re: Request to Amend Title IV Zoning Code, Chapter 28 Zoning Ordinance, Article 28-4-5
Development of Attached and Multifamily Dwellings**

Dear Mr. Mayor and Members of the Council,

Please consider my request to amend the abovementioned code by removing section L(2), which reads as follows:

Facilities and Services Required for Certain Dwellings. Where the development of multifamily units for the elderly is proposed for occupancy under the statutory provisions in which at least one occupant of each unit must be of fifty-five (55) years of age or older, the development of such units shall include significant facilities and services designed specifically to meet the physical or social needs of older persons. Such facilities and services shall include but are not limited to recreational facilities, congregate dining facilities, an accessible physical environment, transportation services, homemaker services, maintenance services, preventive health care programs, counseling services, and social programs.

The Fair Housing Act of 1995 Housing for Older Persons Act (HOPA) enacted December 28, 1995 amends Title VIII of the Civil Rights Act of 1968 (Fair Housing Act). HOPA amends the Fair Housing Act as follows:

Eliminates the requirement that qualified housing for persons age 55 or older have “significant facilities and services” designed for the elderly.

The removal of this section of the code of ordinances will be consistent with the overall intent of the Housing for Older Persons Act. Thank you for your consideration of this request.

Respectfully Yours,



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