



April 9, 2018

The Honorable Jim Bouley
Concord City Council
41 Green Street
Concord, NH 03301

RE: Impact Fee Waiver

Dear Mayor Bouley,

I am writing you today regarding a Penacook Assisted Living Facility (PALF) d/b/a John H. Whitaker Place. We are a not-for-profit located at 30 Borough Road in Penacook. Our mission at John H. Whitaker Place is to offer supportive housing and a full array of assistance to the geriatric population. John H. Whitaker Place is dedicated to treating all persons with dignity, respecting the individuality of all persons and encouraging independence. We strive to provide quality services in an environment that welcomes all races, cultures, religions, and origins. We were originally opened in 2000, and now we are a 54-apartment community. Twenty percent of the apartments are restricted to low-income residents. Additionally, annual agreements are executed with the Concord Visiting Nurse Association (CRVNA) for the provision of health care services (nursing and personal care). The average age of our residents is 85.6-years-old.

The PALF Board of Directors commissioned Mr. Bruce Mayberry in 2017, to conduct a feasibility study to determine the demographics of the region now and into the future. The conclusion of the study supported a recommendation to add additional units, thus we are moving forward with the addition of 18-units. PALF's expansion project has already been approved by the Concord Zoning Board on 12/06/2017, Concord's Architectural Design Review Committee on January 9, 2018, and by the Concord Planning Board on January 17, 2018. Due to the nature of the industry, we are planning to have the certificate of occupancy ready in October, 2018.

Based on the average age of our residents, we were encouraged at the January 9th meeting to apply for a waiver of the recreation impact fee. We found the waiver request information in the City ordinance, and submitted a request. In response to our request, we were told that while the City has information on how to submit such a request, they have never granted one. We are writing to appeal to you to use our program as a first opportunity to grant the request. Our residents have limited mobility, many using a cane, walker, or scooter to navigate, and infrequently (if ever) venture out into local parks.

Sincerely,

Allan M. Moses
President