

## **Bonenfant, Janice**

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**From:** Carol Breault <carolmbreault@gmail.com>  
**Sent:** Thursday, May 9, 2019 11:17 AM  
**To:** Bonenfant, Janice; Brent Todd; Allan Herschlag  
**Subject:** More for the record-CATCH 42

For the record:

To: the Concord City council and planning

In reading the plans for the council's May 13, 2019 meeting as well as finding out more on other relevant matters:

Testimony should come before any vote is taken.

For reasons stated below, the Concord city council should table the plan to change the RM Concord city lot to CG. It will already accommodate senior multihousing units.

Moreover, there would be nothing wrong with having one or no house on the back City lot. In fact, it might be more beneficial tax wise than the 42 unit family housing units proposed as you will see from below information. Open space would be preferable to packed in units of any kind.

Because CATCH has a funding deadline for 2019, that is not the problem for Penacook's citizens. CATCH could wait until 2020. Or they might opt for funding for the front Community Center lot. They would be wise to put in senior housing due to factors listed below.. If the tax benefit for such a development is \$50,000, one estimate given by the city, the development will be tax negative if 3 or 4 average students were to live in the development. Or it would be tax negative if one special needs student and one average student were to live in the development. See below.

Our councilman and councilmen must look out for the whole Penacook community which includes taxation for homeowners and characteristics of its village nature.

Penacook is already absorbing its share, and possibly more, of those needing affordable housing.

On the tannery site, 54 units of affordable housing are approved and will be built starting almost as we speak. It will be a 4-story unattractive building. There will be 42 one-bedroom units and 12 two-bedroom units. Six units will have no restrictions on income, 42 units will be rented at 60;% of median income (AMI), and 6 units will be rented at 30% of median income. There are more facts and figures on exact rental costs that I won't bring up here.

CATCH already has another development 3 houses south of the proposed site. It has 20 units. There are eight 2-bedroom units and twelve 3 bedroom units. If I don't get the % affordable numbers for the units, I will assume they are 30 and 60% of AMI.

The Penacook Merrimack Valley Superintendent's office supplied the following information. The average cost for educating one student in MVSD is \$17,047. That does not include food, transportation, supplemental costs, nor teacher retirement.

The cost for special needs students in Penacook ranges from \$40,000-\$160,000 per student. There are 40 plus of these students in Penacook school district alone. This is because of the upsurge in drug problems, PTSD, anxiety, medical and social problems.

It is "classified information due to privacy" where these special needs students live or will live in Penacook. However, chances are one or more may come from a 42 unit family development proposed by the CATCH plan.

So it is more than a myth that school children from family housing developments. will negatively affect property taxes. The fact that there are 10% less children in MVSD schools since 2007 is not the main issue affecting taxes. It is the cost of educating a child and special needs children coming from family housing developments that negatively affects property taxes. The demographics for school age children is changing with more and more drug, etc. problems

Yes, there is an income overburden in Concord and hence Penacook. Check online. It will not be helped by more affordable family housing. We have done more than our share It is the need for a substantial increase in property with a high positive tax yield and higher paying wages that will be best for Penacook.

Vote to table rezoning the city lot.

Carol M. Breault

Penacook, NH

## **Bonenfant, Janice**

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**From:** Carol Breault <carolmbreault@gmail.com>  
**Sent:** Tuesday, May 7, 2019 6:48 PM  
**To:** Bonenfant, Janice  
**Subject:** 42 unit CATCH housing proposed for Penacook

### **For the Record**

Janice-can you email & send printed copies to those below?

**To:** The Concord City Council, Zoning Board, Planning, & Penacook Councilman, Brent Todd

**Re:** 42 Unit CATCH development proposed for Penacook

This is a very complex matter. All details and alternate plans should be on the table before a change in the zoning on the back lot owned by the city is changed, if ever in fact it is wise to do so.

- A. Is it wiser to keep this for future cemetery use-one city official said, well if we run out of space, we could use the Concord cemetery-not acceptable for Penacook residents.
- B. Would it be more in keeping with the past rural village nature of Penacook to keep it as green space or a walking path for a possible development on the front Community Center property.
- C. Citizens need to be apprised of and have input in each step in every aspect of any plans, starting now.
- D. Penacook is not responsible for the affordable housing shortage in New Hampshire and the country.
- E. To generalize, there are not enough higher paying jobs in the Penacook, NH, and beyond.
- F. How to attract businesses, high tech and highly skilled better paying jobs is not by bringing in more affordable housing.
- G. Bringing in more businesses such as 7-11, Dollar General, on and on, to accommodate the affordable housing is not the answer.
- H. Penacook has lost much of its better tax base: tannery, Rivco, lowering of value on the incinerator, etc. and this problem should be first and foremost on the minds of the councilman such as extending Whitney Road, etc. etc.
- I. In the case of the 42 unit proposed CATCH project, it would seem that trying to put in the maximum number of units on the site is only one possibility. Lesser dense plans should be considered also.
- J. It might make more sense in this case to build affordable housing for seniors. Shortly, 50+ more general units in downtown Penacook will begin. There is already a 2 & 3 bedroom Catch project three houses down from the proposed project. The number of children from both developments will certainly not help the tax situation. The details of this must be explored.

This is not simply a NIMBY or YIMBY issue. This is more a quality of life for all issue. With that in mind, please hold off on the zoning change until all aspects of the proposed development have been examined with citizens having input all along the way. The plan thus far seems to be aimed at putting in the maximum number of units the properties will hold. There should not be a rush on such projects.

Affordable housing should be developed such that the folks there have pride in where they live. Put divided decks in so that folks can have private gatherings and cookouts. Looks like the folks at Willow Crossing want this and are making make-shift attempts at it. Make the structures look like housing fronts as in the Vineyard development. Encourage folks to put in little gardens in front of their units such as in Island Shores. Have more green space and less units. The litmus test of desirability for such a development would be the willingness for councilmen and city planners to live there.

Carol M Breault

603-753-4716

Penacook, NH

## Mulholland, Michelle

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**From:** Lisa Dunn <leese221@gmail.com>  
**Sent:** Monday, May 13, 2019 12:46 PM  
**To:** Mulholland, Michelle  
**Subject:** Fwd: Catch Housing project; Fisherville road development; City Budget hearings

My understanding was that Janice was collecting information for the meeting, but seeing as she's out of the office, I'm forwarding this to you.

Thank you,

Lisa

----- Forwarded message -----

**From:** Lisa Dunn <leese221@gmail.com>  
**Date:** Mon, May 13, 2019 at 10:06 AM  
**Subject:** Re: Catch Housing project; Fisherville road development; City Budget hearings  
**To:** Brent Todd <brenttoddconcord@gmail.com>, <jbonenfant@concordnh.gov>

Hi Brent,

Thank you so much for all of this information.

I do have some concerns about the CATCH housing neighborhood being expanded. You said that Penacook has 4% of the affordable housing is in Penacook, however, I wonder how much of the population of Concord does Penacook total? Concord is much larger than Penacook and so 4% of Penacook could be a lot of the population, not to mention all of the other rentals- were they accounted for as well? I wonder how many rentals there are in Penacook and how many single family residences?

You also said that the majority of affordable housing is located in Concord on the heights and downtown, and honestly, those are areas that I and many others would not want to live in, and the property values in those areas are lower than the rest of Concord, because of the number of rentals.

What is the impact on the schools, and specifically Penacook? Penacook is already struggling with a high number of students that are coming from a low-income housing situation, which increases the stress on the schools. Penacook, from my understanding, is at capacity as well. So has the impact on the school been taken into consideration?

I enjoy walking my dog, and I know others do too, in the cemetery and the peacefulness of the area, before the trees were cut down I used to see deer walking around. All of that would be gone with new CATCH housing there.

I understand our taxes are high. They ARE high. And I also understand that having people in the village COULD mean more business and the CATCH would pay taxes, however, at what cost to our community? The schools will be strained, the property values will decrease... meaning higher taxes to make up for the loss in property value. We don't need more apartments. Single-family houses are fine, but not apartments.

I don't know a single person in Penacook that supports the CATCH housing expansion.

And while we are talking about high taxes, perhaps this is something that should be looked at on a State level- the way we fund schools is a problem.

I am also concerned about the expansion of chain businesses coming up Village St. like the Dominos, as I don't want to live off of the next Loudon Rd.

Or Franklin, for that matter, with all apartments and low-income families.

Respectfully,

Lisa Dunn  
Penacook

On Thu, May 9, 2019 at 6:42 PM Brent Todd <[brenttoddconcord@gmail.com](mailto:brenttoddconcord@gmail.com)> wrote:  
Hi folks,

Seems like we're still waiting for spring to arrive. At least there are signs we're getting closer!

First up, more information on the proposal by **CATCH Neighborhood Housing to develop affordable housing at 95-97 Village Street**. What is proposed is six new residential buildings accommodating 42 units. There are two landowners involved. The "Water Tower" lot is owned by the City and was originally set aside to be used for cemetery expansion. It has no frontage, so it can only be developed if combined with another piece of property. A few years ago, the Penacook Community Center made a request to purchase it, which was approved, with a determination that there currently exists another 125 years or so of available cemetery land without the Water Tower parcel. When the PCC's expansion plans fell through, they put their land for sale, CATCH made them an offer, and also offered the City to purchase its parcel. CATCH plans to move forward with plans for either the PCC parcel alone or the PCC and City parcels. Therefore, if CATCH's proposal is not accepted by the City, the Water Tower lot will stay dormant, with no potential for improvements or revenue.

The first step for CATCH has been to request zoning changes to accommodate the proposed project. At the Zoning Board's April 3 meeting, it was decided 5-0 in favor of granting the variance allowing development on a lot with only 148.2' of frontage when the minimum frontage requirement is 150'. Then at the April 17 Planning Board meeting, the Board recommended the rezoning of property from Residential to General Commercial which allows for the multifamily dwellings that are proposed by CATCH. Now the matter will be taken up by **City Council with a public hearing for the May 13 meeting** (7:00 pm in Council Chambers on Green St.) to decide whether to change the zoning as recommended, which would allow for a purchase and sale with CATCH of the Water Tower lot. If you are unable to attend on May 13, you can send your comments to the City Clerk Janice Bonenfant: [jbonenfant@concordnh.gov](mailto:jbonenfant@concordnh.gov). Relevant documents, including a March 22 report that provides additional information can be found here: [Council Agenda 5-13-19 Item 48H](#). Also helpful is an additional report from March 29: [Report and Agreement](#). The reports detail the proposed project and also discuss affordable housing in Concord.

Also note that **if Council approves the zoning change, the CATCH site plan will need to be approved at Planning Board**. This will provide residents with an additional opportunity to provide input. The earliest the public hearing could be held is at the June 19 Planning Board meeting, and I'll send you an update with that information.

Concord and the nation have an affordable housing crisis. **Concord has an overall housing crisis**, with vacancy rates hovering at around 1-2%. My research indicates that there are currently about 40 affordable housing apartments in Penacook (excluding those restricted to seniors), which accounts for 4% of the City total. The majority of the City's affordable housing is located in the Heights and Downtown. Three residential housing projects have been discussed lately in Penacook: the CATCH proposal, the Caleb Project at the former Tannery site, and apartments at the former RIVCO site. While there is no new information to report on the latter at this time, the expectation is that ground will break at the Tannery site in September. Housing construction will help ease the crisis; it will also provide economic benefits of additional local consumer spending. Penacook needs more consumer foot traffic and more residents to spur on commercial development growth, which in turn will help lower our taxes. If you have any questions or want more information please write back.

**Major site plan approval and granting of a conditional use permit for the 212 Fisherville Rd development of a Domino's pizza and Aroma Joe's coffee shop** occurred at the April 17 Planning Board meeting.

**During May and June, City Council will be holding its budget meetings.** All meetings are open to the public, and your comments are welcome. Here is the proposed subject matter schedule:

FY 2020 FINANCE COMMITTEE BUDGET SCHEDULE - CITY COUNCIL CHAMBERS

May 16 (Thursday) Budget Delivery to City Council

May 20 (Monday) 5:30 PM City Manager's Fiscal Year 2019 Budget Presentation

May 23 (Thursday) 5:30 PM General Government (Administration) (Police, Fire, General Services)

May 30 (Thursday) 5:30 PM Community Development (Library, Parks and Recreation, Human Services, Capital Improvement Program)

June 3 (Monday) 5:30 PM Special Revenue Funds (Parking, Airport, Conservation Property, Golf Course, Arena, Solid Waste, Water, Wastewater)

June 6 (Thursday) 5:30 PM Public Hearing Action (Budget Adoption)

More soon,

Brent

Brent Todd  
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Concord, NH  
753-9609

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