

HB 572-FN - AS AMENDED BY THE HOUSE

13Mar2025... 0560h

2025 SESSION

25-0095

05/09

HOUSE BILL

***572-FN***

AN ACT

establishing the "partners in housing" program, an initiative under the housing champions fund to assist municipalities, counties, and developers in building workforce housing, and making an appropriation therefor.

SPONSORS:

Rep. Stavis, Graf. 13; Rep. Booras, Hills. 8; Rep. Maggiore, Rock. 23; Rep. Howland, Straf. 20; Rep. Fracht, Graf. 16; Rep. Cloutier, Sull. 6; Rep. Hicks, Merr. 24

COMMITTEE:

Housing

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AMENDED ANALYSIS

This bill creates the "partners in housing" program, an initiative under the housing champions fund to assist municipalities, counties, and developers in building modestly priced housing on municipally or county-owned land that is suitable for development.

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Explanation:

Matter added to current law appears in ***bold italics***.

Matter removed from current law appears [~~in brackets and struckthrough.~~]

Matter which is either (a) all new or (b) repealed and reenacted appears in regular type.

STATE OF NEW HAMPSHIRE

*In the Year of Our Lord Two Thousand Twenty Five*

AN ACT establishing the "partners in housing" program, an initiative under the housing champions fund to assist municipalities, counties, and developers in building workforce housing, and making an appropriation therefor.

*Be it Enacted by the Senate and House of Representatives in General Court convened:*

1 1 Legislative Intent.

2 This act creates a program under the housing champions fund to assist municipalities and  
3 developers in building workforce housing, specifically single-family starter homes, duplexes, small  
4 apartment buildings, and other missing middle housing on municipally and county-owned land that  
5 is suitable for residential development.

6 2 Town Property; Authority of Select Board. Amend RSA 41:11-a to read as follows:

7 41:11-a Town Property.

8 I. The ~~selectmen~~ **select board** shall have authority to manage all real property owned by  
9 the town and to regulate its use, unless such management and regulation is delegated to other public  
10 officers by vote of the town, or is governed by other statutes, including but not limited to RSA 31:112,  
11 RSA 35-B, RSA 36-A:4, and RSA 202-A:6.

12 II. The authority under paragraph I shall include the power to rent or lease such property  
13 during periods not needed for public use, provided, however, that any rental or lease agreement for a  
14 period of more than one year shall not be valid unless ratified by vote of the town.

15 III. Notwithstanding paragraph II, the legislative body may vote to ~~authorize the board of~~  
16 ~~selectmen~~ **grant the select board the authority** to rent or lease **any** municipal property for a  
17 term of up to 5 years ~~[without further vote or ratification of the town]~~. Once adopted, this authority  
18 shall remain in effect until specifically rescinded by the legislative body at any duly warned meeting,  
19 ~~[provided that the term of any lease entered into prior to the rescission shall remain in effect]~~  
20 **however, such rescission shall not terminate any existing leases.**

21 **IV. The governing body may choose to send to the planning board a list of real**  
22 **property owned by the town and managed by the select board that is in their judgment**  
23 **appropriate for development for residential use. No property acquired under tax deed**  
24 **pursuant to RSA 80 shall be added to this list.**

25 3 New Paragraph; Duties of the Planning Board. Amend RSA 674:1 by inserting after  
26 paragraph VI the following new paragraph:

27 VII. The planning board may vote to designate any property recommended to it as  
28 appropriate for development as a residential use by the select board pursuant to RSA 41:11-a, IV, as

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1 appropriate for development for residential use and forward a description of said property to the  
2 office of planning and development pursuant to RSA 12-O:55, VIII.

3 4 New Paragraph; Data and Information Services; Descriptions of Property to be Compiled.  
4 Amend RSA 12-O:55 by inserting after paragraph VII the following new paragraph:

5 VIII. Pursuant to RSA 674:1, VII, compile descriptions of municipally and county-owned  
6 property determined to be appropriate for residential development by the select board as a  
7 residential use into a publicly available list of properties available for grant or loan funding  
8 pursuant to RSA 12-O:72-a.

9 5 New Section; Partners in Housing Program. Amend RSA 12-O by inserting after section 72  
10 the following new section:

11 12-O:72-a Partners in Housing Program. The department shall establish a program, known as  
12 the partners in housing program, for the purpose of building workforce housing. Properties  
13 identified on the list created pursuant to RSA 674:1, VII shall be given priority for program funding.  
14 Available funding may be made by the department to housing developers to whom a municipality or  
15 county, pursuant to RSA 28:8-c, transfers ownership of the municipally or county-owned property for  
16 the purpose of residential development where at least 20 percent of the housing units to be  
17 developed will be affordable for a period of at least 20 years. The department shall adopt rules  
18 pursuant to RSA 541-A to implement the provisions of this section no later than December 1, 2026.

19 6 New Paragraphs; Power to Review Site Plans. Amend RSA 674:43 by inserting after  
20 paragraph V the following new paragraphs:

21 VI. If the planning board has submitted a property description to the office of planning and  
22 development, then the local governing body may further vote to authorize that properties in the  
23 municipality on the list generated pursuant to RSA 12-O:55, VIII qualify for expedited review and  
24 approval pursuant to RSA 676:4, III.

25 VII. If the local legislative body of a municipality has by ordinance or resolution authorized  
26 minor site plan review pursuant to RSA 674:43, III, then all solely residential development projects  
27 proposing to construct workforce housing, as defined in RSA 674:58, IV, that are included on the list  
28 generated pursuant to RSA 12-O:55, VIII, may also qualify for expedited review and approval  
29 pursuant to RSA 676:4, III.

30 VIII. The local legislative body of a municipality may by ordinance or resolution adopt  
31 pattern zoning regulations to accelerate the construction of infill housing in neighborhoods. To meet  
32 the definition of infill housing, projects must be new residential development constructed on vacant  
33 lots interspersed among lots with existing, non-vacant development. Pattern zoning provides  
34 permit-ready designs with appropriate zoning and regulations to speed the process of building high  
35 quality infill housing that is compatible with existing homes in the neighborhood.

36 7 Appropriations; Housing Champion Designation and Grant Program Fund.

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1           The sum of \$150,000 for the fiscal year ending June 30, 2025, which shall not lapse until  
2 June 30, 2027, is hereby appropriated to the New Hampshire housing champion designation and  
3 grant program fund established pursuant to RSA 12-O:74, for the purpose of establishing the  
4 compilation, pursuant to RSA 674:1, VII, of municipally and county-owned property determined to be  
5 appropriate for residential development by the select board as a residential use and eligible for  
6 available grant or loan funding pursuant to RSA 12-O:72-a into a publicly available list of properties  
7 available for grant or loan funding. The governor is authorized to draw a warrant for said sum out  
8 of any money in the treasury not otherwise appropriated.

9           8 Effective Date. This act shall take effect July 1, 2025.

**HB 572-FN- FISCAL NOTE  
AS AMENDED BY THE HOUSE (AMENDMENT # 2025-0560h)**

AN ACT establishing the "partners in housing" program, an initiative under the housing champions fund to assist municipalities, counties, and developers in building workforce housing, and making an appropriation therefor.

**FISCAL IMPACT:** This bill provides an appropriation.

Estimated State Impact				
	FY 2025	FY 2026	FY 2027	FY 2028
<b>Revenue</b>	\$0	\$0	\$0	\$0
<i>Revenue Fund(s)</i>	None			
<b>Expenditures*</b>	\$0	Indeterminable Increase		Indeterminable Increase
<i>Funding Source(s)</i>	General Fund & Housing Champion Designation and Grant Program Fund			
<b>Appropriations*</b>	\$0	\$150,0000	\$0	\$0
<i>Funding Source(s)</i>	General Fund			

\*Expenditure = Cost of bill

\*Appropriation = Authorized funding to cover cost of bill

Estimated Political Subdivision Impact				
	FY 2025	FY 2026	FY 2027	FY 2028
<b>County Revenue</b>	\$0	Indeterminable	Indeterminable	Indeterminable
<b>County Expenditures</b>	\$0	Indeterminable	Indeterminable	Indeterminable
<b>Local Revenue</b>	\$0	Indeterminable	Indeterminable	Indeterminable
<b>Local Expenditures</b>	\$0	Indeterminable	Indeterminable	Indeterminable

**METHODOLOGY:**

This bill establishes the partners in housing program under the housing champions fund, to support municipalities and developers in constructing workforce housing. The focus is on single-family starter homes, duplexes, small apartment buildings, and other missing middle housing on municipally-owned land suitable for residential development.

Additionally, this bill appropriates \$150,000 for the fiscal year ending June 30, 2025, to the New Hampshire Housing Champion Designation and Grant Program Fund, to support the compilation of municipally and county-owned properties suitable for workforce housing development. This appropriation is non-lapsing through June 30, 2027. The funding is to be used by the Department of Business and Economic Affairs (BEA), through its Office of Planning and Development, to implement the provisions outlined in the bill. There may be additional

administrative costs associated with the implementation and oversight of the Partners in Housing Program, including:

- Rulemaking pursuant to RSA 541-A by December 1, 2026.
- Program development and oversight.
- Processing and evaluating property submissions and funding applications.

The New Hampshire Association of Counties (NHAC) states participation in the partners in housing program is not mandatory, so counties are not required to incur any expenditures. Costs would only be incurred if a county chose to participate in this program. The NHAC cannot estimate the potential cost for participating counties.

The New Hampshire Municipal Association (NHMA) states the bill permits municipalities to identify town-owned properties managed by the select board, deeming them suitable for residential development. Such properties would be added to a statewide list maintained by the Office of Planning and Development and prioritized for program funding. Additionally, the NHMA states that the costs associated with creating and maintaining a list of real property suitable for residential development, as well as modifying zoning and site plan regulations for such properties, would be minimal. Grants awarded to municipalities would generate new revenue, but the exact amount cannot be determined at this time.

The Department of Business and Economic Affairs would need additional funding to fully manage the Partners in Housing Program.

**AGENCIES CONTACTED:**

Department of Business and Economic Affairs, New Hampshire Association of Counties, and New Hampshire Municipal Association