

Amendment to HB 572-FN

1 Amend the title of the bill by replacing it with the following:

2

3 AN ACT establishing the "partners in housing" program, an initiative under the housing
4 champions fund to assist municipalities, counties, and developers in building
5 workforce housing, and making an appropriation therefor.
6

7 Amend the bill by replacing all after the enacting clause with the following:

8

9 1 Legislative Intent.

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

14 2 Town Property; Authority of Select Board. Amend RSA 41:11-a to read as follows:

15 41:11-a Town Property.

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

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

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26 shall remain in effect until specifically rescinded by the legislative body at any duly warned meeting,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

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

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

3 VII. The planning board may vote to designate any property recommended to it as
4 appropriate for development as a residential use by the select board pursuant to RSA 41:11-a, IV, as
5 appropriate for development for residential use and forward a description of said property to the
6 office of planning and development pursuant to RSA 12-O:55, VIII.

7 4 New Paragraph; Data and Information Services; Descriptions of Property to be Compiled.
8 Amend RSA 12-O:55 by inserting after paragraph VII the following new paragraph:

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

13 5 New Section; Partners in Housing Program. Amend RSA 12-O by inserting after section 72
14 the following new section:

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

23 6 New Paragraphs; Power to Review Site Plans. Amend RSA 674:43 by inserting after
24 paragraph V the following new paragraphs:

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

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

34 VIII. The local legislative body of a municipality may by ordinance or resolution adopt
35 pattern zoning regulations to accelerate the construction of infill housing in neighborhoods. To meet
36 the definition of infill housing, projects must be new residential development constructed on vacant
37 lots interspersed among lots with existing, non-vacant development. Pattern zoning provides

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1 permit-ready designs with appropriate zoning and regulations to speed the process of building high
2 quality infill housing that is compatible with existing homes in the neighborhood.

3 7 Appropriations; Housing Champion Designation and Grant Program Fund.

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

12 8 Effective Date. This act shall take effect July 1, 2025.

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2025-0560h

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.