

SB 419-FN-A - AS INTRODUCED

2026 SESSION

26-2249

09/05

SENATE BILL ***419-FN-A***

AN ACT relative to the housing champion designation and program and the affordable housing fund, and making appropriations therefor.

SPONSORS: Sen. Perkins Kwoka, Dist 21; Sen. Watters, Dist 4; Sen. Fenton, Dist 10; Sen. Rosenwald, Dist 13; Sen. Altschiller, Dist 24; Rep. Muns, Rock. 29; Rep. D. Paige, Carr. 1; Rep. Simpson, Rock. 33; Rep. Stavis, Graf. 13; Rep. Telerski, Hills. 11

COMMITTEE: Finance

ANALYSIS

This bill:

I. Expands the qualifications to receive a housing champion designation to include the adoption of land use regulations and ordinances that promote child care near jobs with the building of child care centers closer to commercial areas.

II. Makes appropriations to the housing champion designation and grant program fund and the affordable housing fund.

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 Matter which is either (a) all new or (b) repealed and reenacted appears in regular type.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

AN ACT relative to the housing champion designation and program and the affordable housing fund, and making appropriations therefor.

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

1 1 Short Title. This act may be known and cited to as the "Afford Your Home Act".

2 2 Purpose and Findings. The general court hereby finds:

3 I. As elected officials, it is our duty to deliver on our constituents' priorities. Housing has
4 consistently been the number one issue, far and away the number one issue in each of the last 3
5 WMUR polls.

6 II. According to a report by the National Low Income Housing Coalition, New Hampshire is
7 the twelfth most expensive state to rent housing. In order to afford a one-bedroom just at market
8 rate, granite staters would need to make \$27 per hour. This is nearly 4 times our state's minimum
9 wage, and nearly double the median wages for fast-food workers (\$14.84), home health aides
10 (\$17.91), and retail salespeople (\$17.34).

11 III. Vacancy rate is at a paltry 0.6 percent. Not only does this mean severely limited
12 options, less stock also means higher rent for what little units are available.

13 3 New Subparagraph; New Hampshire Housing Champion Designation. Amend RSA 12-O:71,
14 III by inserting after subparagraph (d) the following new subparagraph:

15 (e) Adoption of such land use regulations and ordinances that promote child care near
16 jobs with the building of child care centers closer to commercial areas, which may include, but are
17 not limited to, allowing the operation of a child care center by right on commercially zoned land as
18 long as all requirements for such programs adopted in rules of the department of health and human
19 services, He-C 4002, are met.

20 4 Appropriation; Housing Champion Designation and Grant Program Fund. The sum of
21 \$5,000,000 for the biennium ending June 30, 2027, is hereby appropriated to the New Hampshire
22 housing champion designation and grant program fund. The appropriation shall be nonlapsing. The
23 governor is authorized to draw a warrant for said sum out of any money in the treasury not
24 otherwise appropriated.

25 5 Appropriation; Affordable Housing Fund. The sum of \$10,000,000 for the biennium ending
26 June 30, 2027, is hereby appropriated to the housing finance authority for deposit into the affordable
27 housing fund, established by RSA 204-C:57, for the purpose of providing financing or state matching
28 funds for affordable housing. The appropriation shall be nonlapsing. The governor is authorized to
29 draw a warrant for said sum out of any money in the treasury not otherwise appropriated.

30 6 Effective Date. This act shall take effect July 1, 2026.

**SB 419-FN-A- FISCAL NOTE
AS INTRODUCED**

AN ACT relative to the housing champion designation and program and the affordable housing fund, and making appropriations therefor.

FISCAL IMPACT:

Estimated State Impact				
	FY 2026	FY 2027	FY 2028	FY 2029
Revenue	\$0	\$0	\$0	\$0
<i>Revenue Fund(s)</i>	None			
Expenditures*	\$0	Indeterminable up to \$15,000,000	\$0	\$0
<i>Funding Source(s)</i>	Housing Champion Designation and Grant Program Fund and Affordable Housing Fund			
Appropriations*	\$0	\$15,000,000	\$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 2026	FY 2027	FY 2028	FY 2029
County Revenue	\$0	\$0	\$0	\$0
County Expenditures	\$0	\$0	\$0	\$0
Local Revenue	\$0	Indeterminable Increase	\$0	\$0
Local Expenditures	\$0	Indeterminable Increase	\$0	\$0

METHODOLOGY:

This bill expands the New Hampshire Housing Champion Designation qualification to include the adoption of land use regulations and ordinances that promote child care near jobs with the building of child care centers closer to commercial areas. It provides a \$5,000,000 nonlapsing General Fund appropriation to the Housing Champion Designation and Grant Program Fund for the biennium ending June 30, 2027. Additionally, it provides a \$10,000,000 nonlapsing General Fund appropriation to the Housing Finance Authority for the purpose of providing financing or state matching funds for affordable housing. Municipal revenue and expenditures will increase by an indeterminable amount to the extent they are recipients of any of these appropriated funds.

AGENCIES CONTACTED:

None