

CHAPTER 255
SB 490 - FINAL VERSION

01/29/2026 0118s
7May2026... 1573h
06/04/2026 2147EBA

2026 SESSION

26-2055
06/08

SENATE BILL **490**

AN ACT establishing a task force to assess the development of housing at Great Bay community college and authorizing the college the right to use vacant property for the purpose of developing housing.

SPONSORS: Sen. Watters, Dist 4; Sen. Avar, Dist 12; Sen. Innis, Dist 7; Sen. Lang, Dist 2; Sen. Rosenwald, Dist 13; Sen. Fenton, Dist 10; Sen. Reardon, Dist 15; Sen. Perkins Kwoka, Dist 21; Sen. Pearl, Dist 17; Sen. Gannon, Dist 23; Sen. Prentiss, Dist 5; Sen. Altschiller, Dist 24; Rep. Mandelbaum, Rock. 21; Rep. Moffett, Merr. 4; Rep. Meuse, Rock. 37; Rep. Cornell, Hills. 22

COMMITTEE: Executive Departments and Administration

ANALYSIS

The bill establishes a task force to study housing feasibility, funding mechanisms, operational models, and resident support systems. This bill also authorizes the development of housing on the Great Bay community college property within the Pease development area, in coordination with relevant state agencies.

Explanation: Matter added to current law appears in ***bold italics***.
Matter removed from current law appears [in brackets and struck through.]
Matter which is either (a) all new or (b) repealed and reenacted appears in regular type.

CHAPTER 255
SB 490 - FINAL VERSION

01/29/2026 0118s
7May2026... 1573h
06/04/2026 2147EBA

26-2055
06/08

STATE OF NEW HAMPSHIRE

In the Year of Our Lord Two Thousand Twenty-Six

AN ACT establishing a task force to assess the development of housing at Great Bay community college and authorizing the college the right to use vacant property for the purpose of developing housing.

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

1 255:1 New Section; Great Bay Community College Housing Development. Amend RSA 12-G by
2 inserting after section 13 the following new section:

3 12-G:13-a Great Bay Community College Housing Development; Task Force.

4 I. Notwithstanding any other provision of law, including RSA 188-F and RSA 674, the authority
5 may, in consultation with the community college system of New Hampshire and the department of military
6 affairs and veterans services, authorize, lease, or otherwise facilitate the construction and operation of
7 housing on the Great Bay community college property within the Pease development area. Such housing
8 may be designed to accommodate Great Bay community college students, faculty, and staff, and active or
9 reserve military personnel assigned to duties in the New Hampshire national guard.

10 II. Notwithstanding RSA 14:49, there is established a task force on housing at Great Bay
11 community college to study and make recommendations concerning the feasibility of developing such
12 housing facilities. The task force shall:

13 (a) Review the permissibility of military and student housing on Pease development authority
14 property pursuant to federal and state law, as well as applicable property conveyance documents and
15 agreements with federal agencies, and review possible avenues for amending such laws, conveyance
16 documents, and agreements to make such military and student housing permissible.

17 (b) Consider community college system residence hall models, leased apartment models,
18 and military dormitory or housing models.

19 (c) Review potential construction and operation funding sources, including subsidies, grants,
20 low-income housing programs, or state or federal appropriations.

21 (d) Determine ownership and leasing models, construction financing mechanisms, and
22 revenue sources sufficient to operate and maintain the facility.

23 (e) Evaluate staffing options for residential life, maintenance, and security.

24 (f) Compile data on cost, occupancy, resident demographics, student outcomes, affordability
25 and sustainability.

26 III. The task force shall include the following members:

27 (a) One senator appointed by the president of the senate.

28 (b) One representative appointed by the speaker of the house of representatives.

29 (c) The commissioner of the department of military affairs and veterans services, or
30 designee.

CHAPTER 255
SB 490 - FINAL VERSION
- Page 2 -

1 (d) The chancellor of the community college system of New Hampshire, or designee.

2 (e) The executive director of the Pease development authority, or designee.

3 (f) The president of Great Bay community college, or designee.

4 IV. The task force shall submit a report with findings and any recommendations for proposed
5 legislation to the governor, the president of the senate, the speaker of the house of representatives, and
6 the city of Portsmouth no later than December 30, 2026.

7 V. Legislative members of the task force shall receive mileage at the legislative rate when
8 attending to the duties of the task force.

9 255:2 Repeal. RSA 12-G:13-a, relative to the Great Bay Community College Housing Development
10 task force, is repealed.

11 255:3 Effective Date.

12 I. Section 2 of this act shall take effect July 1, 2029.

II. The remainder of this act shall take effect upon its passage.

Approved: July 02, 2026

Effective Date:

I. Section 2 effective July 1, 2029

II. Remainder effective July 2, 2026