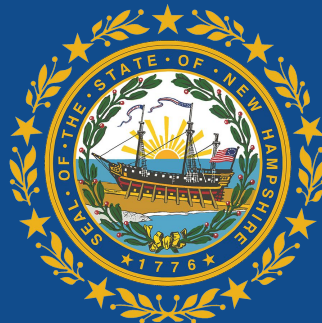


# New Hampshire Council on Housing Stability

June 23, 2025



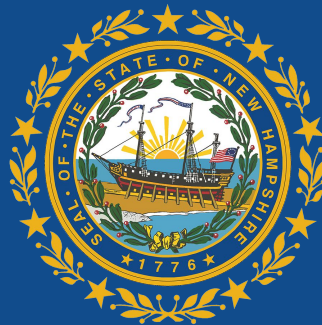
# Agenda

9:00 - 9:05	<b>1. Welcome &amp; Approval of April Meeting Minutes</b>
9:05 - 9:20	<b>2. Federal and State Updates</b> - Patricia M. Tilley, Associate Commissioner, Department of Health and Human Services
9:20 - 9:30	<b>3. Strategic Planning Proposal and Vote</b> Rob Dapice, Executive Director/CEO, New Hampshire Housing  ACTION: Council-wide vote on next steps
9:30 - 9:45	<b>4. Municipality Training/Technical Assistance Best Practices</b> Noah Hodgetts, Principal Planner, Office of Planning & Development, Department of Business and Economic Affairs; Mollie Kaylor, Director of Housing, Community Development, Community Development Finance Authority; George Reagan, Director, Community Engagement, New Hampshire Housing
9:45 - 10:00	<b>5. RL&amp;C Workgroup/Legislative Update</b> - Noah Hodgetts, Principal Planner, Office of Planning & Development, Department of Business and Economic Affairs, Regional Leadership & Coordination Workgroup Co-lead & Nick Taylor, Director, Housing Action NH
10:00 - 10:15	<b>6. CoC Update: Preliminary 2025 PIT Count Overview</b> - Melissa Hatfield, Bureau Chief Bureau of Homeless Services
10:15 - 10:30	<b>7. Next Steps</b> - Katy Easterly Martey, Executive Director, CDFA 2025 Council on Housing Stability Meetings <ul style="list-style-type: none"> <li>- Mondays, 9:00 - 10:30 AM (<i>unless otherwise noted</i>)</li> <li>- 129 Pleasant Street, Concord, NH 03301</li> <li>- August (TBD): ½ day in person strategic planning meeting</li> <li>- September 22, 2025 - 9:00 - 10:30 AM</li> <li>- October 17, 2025 - 1:00 - 2:30 PM</li> <li>- October 27, 2025, 9:00 - 10:00 AM (virtual)</li> <li>- December 1, 2025 - 9:00 - 10:30 AM</li> </ul>



# Federal and State Updates

Patricia M. Tilley, Associate Commissioner,  
Department of Health and Human Services



# Strategic Planning Phase II Planning Update

Rob Dapice, Executive  
Director/CEO, New Hampshire Housing

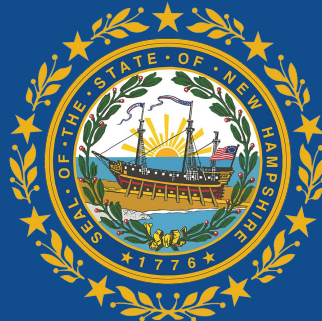


# Municipality Training/Technical Assistance Emerging Best Practices

Noah Hodgetts, Principal Planner,  
Office of Planning & Development,  
Department of Business and Economic Affairs;

Mollie Kaylor, Director of Housing & Community Development  
Community Development Finance Authority

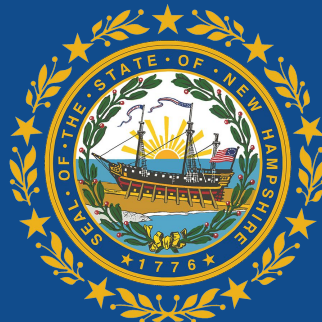
George Reagan, Director, Community Engagement,  
New Hampshire Housing



# RL&C Workgroup/Legislative Update

Noah Hodgetts, Principal Planner,  
Office of Planning and Development,  
Department of Business and Economic Affairs,  
Regional Leadership & Coordination Workgroup Co-lead

Nick Taylor, Director,  
Housing Action NH



# Policy Framework

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- I. Building for New Hampshire Developer, landlord, tenant, and homeowner incentives and funding programs.
- II. Addressing State and Local Barriers to Housing Development Streamlining state permitting, setting reasonable parameters on local zoning, and providing municipal incentives for more affordable housing development.
- III. Increasing Supportive Housing Affordable housing combined with supportive services.
- IV. Strengthening Homelessness Prevention and Homeless Services Sustainable funding for homeless services, eviction prevention, and rehousing



## I. Building for New Hampshire

*Developer, landlord, tenant, and homeowner incentives and funding programs.*

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### Supporting Supply - Affordable Housing Fund

Legislation	Summary	Status
<b>HB530</b>	Increasing the amount of revenue transferred from the real estate transfer tax to the affordable housing fund	Laid on the Table
<b>SB81</b>	Increasing the annual real estate transfer tax revenue contribution to the affordable housing fund	Passed // Laid on the Table Not Included in HB 1/HB 2
<b>SB86</b>	Relative to the housing finance authority's affordable housing guarantee program	Passed // Laid on the Table Not Included in HB 1/HB 2





## I. Building for New Hampshire

*Developer, landlord, tenant, and homeowner incentives and funding programs.*

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### Supporting Supply - CDFA Tax Credit

Legislation	Summary	Status
<b>SB158</b>	Raising the funding cap for the New Hampshire Community Development Finance Authority	Passed // Laid on the Table  Not Included in HB 1/HB 2



## I. Building for New Hampshire

*Developer, landlord, tenant, and homeowner incentives and funding programs.*

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### Supporting Supply - C-PACE

Legislation	Summary	Status
<b>HB450</b>	Relative to commercial property assessed clean energy and resiliency (C-PACER)	Inexpedient to Legislate
<b>SB4</b>	Relative to commercial property assessed clean energy and resiliency (C-PACER)	Signed by Governor



## I. Building for New Hampshire

*Developer, landlord, tenant, and homeowner incentives and funding programs.*

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### Homeowner Incentives - Building Accessory Dwelling Units

Legislation	Summary	Status
<b>HB604</b>	Relative to a loan forgiveness program for low income homeowners to build new accessory dwelling units or renovate existing structures into accessory dwelling units	Retained by House Housing Committee



## II. Addressing State and Local Barriers to Housing Development

Streamlining state permitting, setting reasonable parameters on local zoning, and providing municipal incentives for more affordable housing development.

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### Streamlined Permitting

Legislation	Summary	Status
<b>HB2</b>	Relative to state fees, funds, revenues, and expenditures. Section 2 – State Permitting Reform for Housing	Permitting Reform Remains in HB 2
<b>HB428</b>	Prohibiting local amendments to the building code	Committee of Conference Agreement
<b>SB94</b>	Relative to municipal amendments to the state building code	Retained in Committee
<b>SB282</b>	Relative to stairway requirements in certain residential buildings.	Passed
<b>SB283</b>	Relative to the calculation of floor-area-ratios under local building ordinances	Passed



## II. Addressing State and Local Barriers to Housing Development

Streamlining state permitting, setting reasonable parameters on local zoning, and providing municipal incentives for more affordable housing development.

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### Streamlined Permitting

Legislation	Summary	Status
<b>SB109</b>	Relative to alteration of terrain permits	Rereferred to Committee
<b>SB110</b>	Relative to terrain permitting	Passed
<b>SB153</b>	Relative to the issuance of permits for the alteration of driveways exiting onto public ways	Passed
<b>SB188</b>	Allowing independent permitting and inspections, and allowing local governments to authorize licensed engineers and architects to perform building code inspections	Passed



## II. Addressing State and Local Barriers to Housing Development

Streamlining state permitting, setting reasonable parameters on local zoning, and providing municipal incentives for more affordable housing development.

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### Reasonable Zoning

Legislation	Summary	Status
<b>HB342</b>	Relative to the approval process for new construction	Non-concurred
<b>HB399</b>	Establishing a study commission to examine the New Hampshire zoning enabling act	Signed
<b>HB631</b>	Permitting residential building in commercial zoning.	Passed



## II. Addressing State and Local Barriers to Housing Development

Streamlining state permitting, setting reasonable parameters on local zoning, and providing municipal incentives for more affordable housing development.

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### Reasonable Zoning - Parking

Legislation	Summary	Status
SB284	Relative to the required maximum number of residential parking spaces	Passed



## II. Addressing State and Local Barriers to Housing Development

Streamlining state permitting, setting reasonable parameters on local zoning, and providing municipal incentives for more affordable housing development.

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### Reasonable Zoning - Manufactured Housing

Legislation	Summary	Status
HB685	Permitting in all residentially zoned areas by right the construction of manufactured housing	No Committee of Conference Sign-Off





## II. Addressing State and Local Barriers to Housing Development

Streamlining state permitting, setting reasonable parameters on local zoning, and providing municipal incentives for more affordable housing development.

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### Reasonable Zoning - Minimum Lot Sizes

Legislation	Summary	Status
SB84	Minimum Lot Sizes: Relative to zoning procedures concerning residential housing	Retained in Committee



## II. Addressing State and Local Barriers to Housing Development

Streamlining state permitting, setting reasonable parameters on local zoning, and providing municipal incentives for more affordable housing development.

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### Reasonable Zoning - ADUs

Legislation	Summary	Status
HB577	Relative to modifying the definition of ADUs	Passed



## II. Addressing State and Local Barriers to Housing Development

Streamlining state permitting, setting reasonable parameters on local zoning, and providing municipal incentives for more affordable housing development.

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### Municipal Incentives

Legislation	Summary	Status
<b>HB572</b>	Establishing the "Partners in Housing" program, a low-interest loan and grant program under the housing champions fund to assist municipalities, counties, and developers in building workforce housing.	Retained in Committee
<b>SB279</b>	Enabling housing champion communities to participate in programs produced by the business finance authority and making an appropriation to the New Hampshire housing champion program	Passed // Laid on the Table  Not Included in HB 1/HB 2



## II. Addressing State and Local Barriers to Housing Development

Streamlining state permitting, setting reasonable parameters on local zoning, and providing municipal incentives for more affordable housing development.

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### Durability of Local Approvals

Legislation	Summary	Status
<b>HB413</b>	Relative to subdivision regulations on the completion of improvements and the regulation of building permits	Passed
<b>SB78</b>	Relative to the zoning board of adjustments appeal period	Non-concurred (Language Included in HB 296)



## II. Addressing State and Local Barriers to Housing Development

Streamlining state permitting, setting reasonable parameters on local zoning, and providing municipal incentives for more affordable housing development.

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### Partner with Faith Based Organizations to Provide Housing

Legislation	Summary	Status
<b>SB291</b>	Relative to the religious use of land property tax exemption	Committee of Conference Agreement



## III and IV. Increasing Supportive Housing Affordable Housing and Strengthening Homelessness Prevention and Homeless Services

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### Homeless Service Funding

Legislation	Summary	Status
<b>SB113</b>	Making appropriations to the department of health and human services for homeless services and homeless prevention.	Passed // Laid on the Table  Not Included in HB 1/HB 2



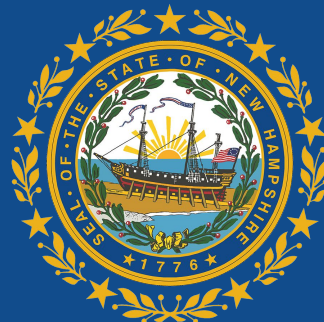
# Questions?

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# CoC Update: Preliminary 2025 PIT Count Overview

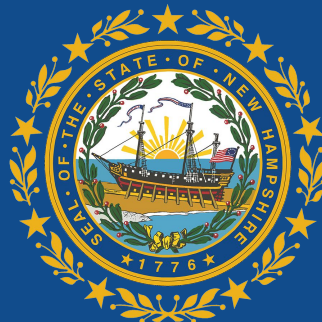
Melissa Hatfield, Bureau Chief  
Bureau of Homeless Services





# Next Steps

Katy Easterly Martey, Executive Director,  
CDFA



# Council On Housing Stability - Fall 2025

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129 Pleasant Street, Concord, NH 03301

**August (TBD):** ½ day in person strategic planning meeting

**September 22, 2025** - 9:00 - 10:30 AM

**October 17, 2025** - 1:00 - 2:30 PM

**October 27, 2025** - 9:00 - 10:00 AM (virtual)

**December 1, 2025** - 9:00 - 10:30 AM





**Thank you**

