

Committee Report

CONSENT CALENDAR

February 23, 2021

HOUSE OF REPRESENTATIVES

REPORT OF COMMITTEE

**The Committee on Municipal and County Government
to which was referred HB 154-LOCAL,**

**AN ACT relative to community revitalization tax relief
incentives. Having considered the same, report the
same with the recommendation that the bill OUGHT TO
PASS.**

Rep. Everett McBride

FOR THE COMMITTEE

COMMITTEE REPORT

Committee:	Municipal and County Government
Bill Number:	HB 154-LOCAL
Title:	relative to community revitalization tax relief incentives.
Date:	February 23, 2021
Consent Calendar:	CONSENT
Recommendation:	OUGHT TO PASS

STATEMENT OF INTENT

The intent of this bill is to enable community revitalization tax incentives for the construction of additional housing in designated areas. The bill also revises the criteria for assistance from the affordable housing fund administered by the housing finance authority.

Vote 19-0.

Rep. Everett McBride
FOR THE COMMITTEE

Original: House Clerk
Cc: Committee Bill File

CONSENT CALENDAR

Municipal and County Government

HB 154-LOCAL, relative to community revitalization tax relief incentives. **OUGHT TO PASS.**

Rep. Everett McBride for Municipal and County Government. The intent of this bill is to enable community revitalization tax incentives for the construction of additional housing in designated areas. The bill also revises the criteria for assistance from the affordable housing fund administered by the housing finance authority. **Vote 19-0.**

Original: House Clerk

Cc: Committee Bill File

Voting Sheets

HOUSE COMMITTEE ON MUNICIPAL AND COUNTY GOVERNMENT

EXECUTIVE SESSION on HB 154-LOCAL

BILL TITLE: relative to community revitalization tax relief incentives.

DATE: February 18, 2021

LOB ROOM: Hybrid

MOTIONS: **OUGHT TO PASS**

Moved by Rep. McBride

Seconded by Rep. Guthrie

Vote: 19-0

CONSENT CALENDAR: YES

Statement of Intent: Refer to Committee Report

Respectfully submitted,

Rep John MacDonald, Clerk



2021 SESSION

Municipal and County Government

Bill #: HB 154-LOCAL Motion: OTP AM #: _____ Exec Session Date: 2/18/21

<u>Members</u>	<u>YEAS</u>	<u>Nays</u>	<u>NV</u>
Dolan, Tom Chairman	19		
Piemonte, Tony Vice Chairman	1		
MacDonald, John T. Clerk	2		
Tripp, Richard P.	3		
Guthrie, Joseph A.	4		
Lascelles, Richard W.	5		
McBride, Everett P.	6		
Melvin, Charles R.	7		
Ayer, Paul F.	8		
Pauer, Diane	9		
Porter, Marjorie A.	10		
Treleaven, Susan GS	11		
Gilman, Julie D.	12		
Maggiore, Jim V.	13		
Stavis, Laurel Rep. Pimentel	14		
Mangipudi, Latha D.	15		
Vann, Ivy C.	16		
Klee, Patricia S.	17		
Gallager, Eric B.	18		
TOTAL VOTE:	19-0		

Public Hearing

HOUSE COMMITTEE ON MUNICIPAL AND COUNTY GOVERNMENT

PUBLIC HEARING ON HB 154-LOCAL

BILL TITLE: relative to community revitalization tax relief incentives.

DATE: February 9, 2021

LOB ROOM: Hybrid **Time Public Hearing Called to Order:** 12:20 p.m.

Time Adjourned: 12:53 p.m.

Committee Members: Reps. Dolan, Piemonte, J. MacDonald, Tripp, Guthrie, Lascelles, McBride, Melvin, Pauer, Porter, Treleaven, Gilman, Maggiore, Stavis, Mangipudi, Vann, Klee and Gallagher

Bill Sponsors:

Rep. Conley

Rep. Vann

Rep. Grassie

Rep. Andrew Bouldin

Rep. Cleaver

Sen. Watters

TESTIMONY

* Use asterisk if written testimony and/or amendments are submitted.

Rep. Grassie - Co-sponsor of the bill. Bill is used in a tool box. This is just one of the tools we use to bring business to Rochester. Expands the ability to use tax incentives for redevelopment of housing, expands the eligibility for people. Enabling legislation, not a requirement, more competitive to attract out of state businesses.

Rep. Maggiore: Does this also include historic tax credit? No removable historic buildings? ANS: It certainly does to attract investors to our community. We worked with Safrin and it took us approximately two years to bring them to New Hampshire.

Rep. Klee: Is there a time limit to keep these homes? ANS: As far as I know, I don't believe that there are any RSA's for perpetuity.

Rep. Conley - Prime sponsor of the bill. Broaden the existing statute. Promote affordable housing. For historic redevelopment. Use them anywhere in their municipality. RSA 79-E works well constrained to towns with village centers Not a place for affordable housing Can do development in lower cost areas. Enabling Legislature to attract affordable housing.

Rep. Mangipudi: How does this bring in new investors? ANS: Would expand the current law which should attract new investors.

Rep. Pauer: Previous bill with an amendment passed municipal and County Government last year? ANS: Yes, it passed the House and ran into the COVID shut down.

***Ben Frost, NH Housing** - Strong support of this legislation. Two independent parts of the legislation. 59 committees are using RSA 79-E. Attract new investors to New Hampshire. Redevelopment downtown area.

Rep. Mangipudi: Is there any overlap to other RSA's? ANS: No.

***Doug Marino, 603 Forward** - Makes New Hampshire a better place to live. We support this bill. Threatens our economic future. These bills are steps in the right direction.

Kathy Staub, Manchester Housing Authority - Supports the bill. Average 1,483.00 a month in Manchester. Many peoples struggle paying higher rents. 1,483.00 is out of reach for many people. Everyone should have the opportunity for housing. I totally support this bill.

Respectfully submitted,

Rep. John MacDonald
Clerk

House Remote Testify

Municipal and County Government Committee Testify List for Bill HB154 on 2021-02-09

Support: 17 Oppose: 0 Neutral: 0 Total to Testify: 2

<u>Name</u>	<u>Email Address</u>	<u>Phone</u>	<u>Title</u>	<u>Representing</u>	<u>Position</u>	<u>Testifying</u>	<u>Signed Up</u>
Grassie, Chuck	chuck.grassie@leg.state.nh.us	603.978.7417	An Elected Official	Stafford 11	Support	Yes (2m)	2/8/2021 5:59 PM
Frost, Ben	bfrost@nhhfa.org	603.310.9361	State Agency Staff	New Hampshire Housing	Support	Yes (2m)	2/8/2021 12:44 PM
DeMark, Richard	demarknh114@gmail.com	603.520.5582	A Member of the Public	Myself	Support	No	2/8/2021 1:50 PM
Telerski, Laura	Laura.Telerski@Leg.State.NH.US	603.320.3957	An Elected Official	Hillsborough 35	Support	No	2/8/2021 3:04 PM
Oxenham, Lee	leexenham@comcast.net	603.727.9368	An Elected Official	Sullivan Co., District 1	Support	No	2/8/2021 9:27 PM
Bradbury-Koster, Ben	benbradkost@gmail.com	603.508.1497	A Member of the Public	Myself	Support	No	2/8/2021 9:31 PM
Aronson, Laura	laura@mlans.net	603.432.1603	A Member of the Public	Myself	Support	No	2/8/2021 10:31 PM
Rathbun, Eric	ericrathbun@gmail.com	860.912.3751	A Member of the Public	Myself	Support	No	2/9/2021 12:18 AM
Dewey, Karen	pkdewey@comcast.net	603.504.2813	A Member of the Public	Myself	Support	No	2/9/2021 7:22 AM
Watters, Senator David	david.watters@leg.state.nh.us	603.271.2104	An Elected Official	Myself (SD 4)	Support	No	2/2/2021 12:49 PM
DeRosa, Tom	tom@bfreshconsulting.com	603.657.0051	A Lobbyist	New Hampshire Planners Association	Support	No	2/5/2021 3:17 PM
Pedersen, Michael	PedersenUSA@aim.com	603.801.0878	An Elected Official	Hillsborough 32	Support	No	2/5/2021 10:09 PM
Moulton, Candace	candaceleighm@gmail.com	603.782.6470	A Member of the Public	Myself	Support	No	2/6/2021 9:41 PM
Fordey, Nicole	nikkif610@gmail.com	516.318.2296	A Member of the Public	Myself	Support	No	2/7/2021 11:06 AM
Schmidt, Jan	tesha4@gmail.com	603.880.6060	An Elected Official	Myself	Support	No	2/7/2021 1:18 PM
Grossi, Anne	adgrossi7982@gmail.com	603.674.1181	A Member of the Public	Myself	Support	No	2/7/2021 3:04 PM
Larson, Ruth	ruthlarson@msn.com	603.364.4003	A Member of the Public	Myself	Support	No	2/8/2021 12:24 AM

Testimony

Archived: Tuesday, April 20, 2021 9:29:54 AM
From: [Jim McConnell](#)
Sent: Sunday, February 14, 2021 3:57:00 PM
To: ~House Municipal and County Govt
Subject: ITL - HB 132, HB 189 & HB 154
Importance: Normal

Please ITL HB 132, HB 189 and HB 154.

HB 132 and HB 189 place density requirements on communities. These matters are best left to the communities themselves. One size doesn't fit all and it's disappointing that New Hampshire, of all places, is even discussing legislation along these lines.

HB 154 enables tax incentives for developers. In a housing boom, that's ridiculous.

Jim McConnell
42 Monadnock Highway
North Swanzey, NH 03431
903-3878

Sent from my iPad

Archived: Tuesday, April 20, 2021 9:29:54 AM
From: [Douglas Marino](#)
Sent: Tuesday, February 9, 2021 1:11:46 PM
To: ~House Municipal and County Govt
Subject: Written Testimony in Support of HB 154-L
Importance: Normal

Thank you Chairman Dolan and members of the committee,

My name is Doug Marino, I am the Advocacy and Engagement Director for 603 Forward. 603 Forward is an advocacy organization whose aim is to educate, engage, and activate the youth of New Hampshire to take political action at the state and local level. I am writing to you today to express our organization's support for HB 154-L and HB 189.

It is critically important for the legislature to take steps that will help attract and retain young people here in New Hampshire. New Hampshire is in the midst of an affordable housing crisis that requires our immediate attention. These bills will help incentivize local communities to invest in affordable housing projects, and will open up opportunities for working families to pursue affordable housing options.

New Hampshire's housing crisis is a five-alarm fire that threatens the economic future of our state. I personally have witnessed many friends from high school and college leave our state and take their talents elsewhere. They simply can't afford to live here. Most of them would love to start a family here in New Hampshire, but they just don't have the financial means. The lack of affordable housing options in our state has created an economy that is unsustainable. House Bill 154-L and House Bill 189 are steps in the right direction that will help make New Hampshire a more viable option for young families to come and live.

Please give these bills a positive recommendation and send it to the house floor for passage.

Thank you for your consideration.

--

Doug Marino
He, Him, His
Advocacy and Engagement Director
603 Forward
603.686.3283
doug@603forward.org
@Doug_Marino

Bill as
Introduced

HB 154-LOCAL - AS INTRODUCED

2021 SESSION

21-0116

05/10

HOUSE BILL ***154-LOCAL***

AN ACT relative to community revitalization tax relief incentives.

SPONSORS: Rep. Conley, Straf. 13; Rep. Vann, Hills. 24; Rep. Grassie, Straf. 11; Rep. Andrew Bouldin, Hills. 12; Rep. Cleaver, Hills. 35; Sen. Watters, Dist 4

COMMITTEE: Ways and Means

ANALYSIS

This bill enables municipalities to offer community revitalization tax incentives for the construction of additional housing in designated areas. The bill also revises the criteria for assistance from the affordable housing fund administered by the housing finance authority.

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 One

AN ACT relative to community revitalization tax relief incentives.

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

1 1 Definition of Qualifying Structure. Amend RSA 79-E:2, II to read as follows:

2 II. "Qualifying structure" means a building located in a district officially designated in a
3 municipality's master plan, or by zoning ordinance, as a downtown, town center, central business
4 district, or village center, or, where no such designation has been made, in a geographic area which,
5 as a result of its compact development patterns and uses, is identified by the governing body as the
6 downtown, town center, or village center for purposes of this chapter. Qualifying structure shall also
7 mean historic structures in a municipality whose preservation and reuse would conserve the
8 embodied energy in existing building stock. Cities or towns may further limit "qualifying structure"
9 according to the procedure in RSA 79-E:3 as meaning only a structure located within such districts
10 that meet certain age, occupancy, condition, size, or other similar criteria consistent with local
11 economic conditions, community character, and local planning and development goals. Cities or
12 towns may further modify "qualifying structure" to include buildings that have been destroyed by
13 fire or act of nature, including where such destruction occurred within 15 years prior to the adoption
14 of the provisions of this chapter by the city or town. In a city or town that has adopted the
15 provisions of RSA 79-E:4-a, "qualifying structure" also means potentially impacted structures
16 identified by the municipality within the coastal resilience incentive zone established under RSA 79-
17 E:4-a. ***In a city or town that has adopted the provisions of RSA 79-E:4-b, "qualifying***
18 ***structure" also means a housing unit or units constructed in a housing opportunity zone***
19 ***established under RSA 79-E:4-b.***

20 2 New Section; Community Revitalization Tax Relief Incentives; Housing Opportunity Zone.
21 Amend RSA 79-E by inserting after section 4-a the following new section:

22 79-E:4-b Housing Opportunity Zone. A city or town may adopt the provisions of this section by
23 vote of its legislative body, in accordance with the procedures described in RSA 79-E:3, to establish a
24 housing opportunity zone. To be eligible for tax relief under this section, the qualifying structure
25 and property shall be located within the housing opportunity zone established by the municipality.
26 No less than one-third of the housing units constructed shall be designated for households with an
27 income of 80 percent or less of the area median income as measured by the United States
28 Department of Housing and Urban Development, or the housing units in a qualifying structure shall
29 be designated for households with incomes as provided in RSA 204-C:57, IV. A qualifying structure
30 under this section shall be eligible for tax assessment relief for a period of up to 10 years, beginning
31 upon issuance of the certification of occupancy.

HB 154-LOCAL - AS INTRODUCED

- Page 2 -

1 3 Affordable Housing Fund; Definitions of Person of Low Income, Person of Moderate Income,
2 and Person of Very Low Income. Amend RSA 204-C:56, IV and V to read as follows:

3 IV. "Person of low income" means any single individual or any family whose gross income is
4 [~~less than 50~~] **greater than 50 percent and less than or equal to 60** percent of the median
5 income of, respectively, all single persons or all families, adjusted for number of members, residing
6 in the applicable geographical area of the state.

7 V. "Person of moderate income" means any single individual or any family whose gross
8 income is [~~between 50 and~~] **greater than 60 percent and less than or equal to 80** percent of the
9 median income of, respectively, all single persons or all families, adjusted for the number of
10 members, residing in the applicable geographical area of the state.

11 **VI. "Person of very low income" means any single individual or any family whose**
12 **gross income is less than or equal to 50 percent of the median income of, respectively, all**
13 **single persons or all families, adjusted for the number of members, residing in the**
14 **applicable geographical area of the state.**

15 4 Affordable Housing Fund. RSA 204-C:57, IV is repealed and reenacted to read as follows:

16 IV. The authority shall only provide financial assistance under this subdivision for projects
17 that meet one of the following criteria:

18 (a) At least 50 percent of the units shall be affordable to persons of very low, low, or
19 moderate income;

20 (b) At least 40 percent of the units shall be affordable to persons of very low or low
21 income; or

22 (c) At least 20 percent of the units shall be affordable to persons of very low income.

23 5 Effective Date. This act shall take effect April 1, 2022.