

Adopt Bea 500 to read as follows:

CHAPTER Bea 500 HOUSING CHAMPION PROGRAM

Statutory Authority: RSA – 12-O:75

PART Bea 501 PURPOSE AND APPLICABILITY

Bea 501.01 Purpose. The purpose of this chapter is to implement the New Hampshire Housing Champion (HC) Designation and Grant Program established pursuant to RSA 12- O:71 -75.

Bea 501.02 Applicability. The rules of this chapter shall apply to any municipality who applies for a HC Designation, a Housing Planning and Regulation Municipal Grant, a Housing Production Municipal Grant, or a Housing Infrastructure Municipal Grant or Loan.

PART Bea 502 DEFINITIONS

Bea 502.01 “Accessory Dwelling Unit” means “accessory dwelling unit” as defined in RSA 674:71, namely, is a residential living unit that is within or attached to a single-family dwelling, and that provides independent living facilities for one or more persons, including provisions for sleeping, eating, cooking, and sanitation on the same parcel of land as the principal dwelling unit it accompanies. An Accessory Dwelling Unit can also be detached from the principal dwelling unit as long as it complies with the requirements of RSA 674:73.

Bea 502.02 “Advisory Committee” means the New Hampshire HC Designation Program Advisory Committee.

Bea 502.03 “Age-friendly Housing” means a housing unit which contains features which make them attractive for occupancy by people in a range of life stages from young children to seniors including single-level living.

Bea 502.04 “Age-restricted housing” means “housing for older persons” as defined in RSA 354-A:15, namely housing that legally restricts occupancy to residents 62 years of age or older, or at least 80 percent of total units are occupied by a minimum of one person 55 years of age or older per the U.S. Department of Housing and Urban Development Act of 1988.

Bea 502.05 “Area median income” means the median income of the greater region, either the United States Department of Housing and Urban Development (“HUD”) Metropolitan or Non-Metropolitan Fair Market Rent Area to which the municipality belongs, as is established and updated annually by HUD.

Bea 502.06 “Building Permit” means a document issued by the state or by a local municipality, other than a zoning permit or land use permit, granting permission to a building owner or builder to construct or renovate a building, building component or structure within the state or municipality.

Bea 502.07 “Capital Improvement Program (CIP)” as permitted in RSA 674:5 is a plan of proposed spending for capital items based on projections of municipality needs, fiscal capability, and demand for services.

Bea 502.08 “Certificate of Occupancy” means a document issued by a local municipality or the state, upon the satisfactory completion of required inspections, granting permission to occupy the building for its intended use.

Bea 502.09 “Change of Use Permit” means a permit which allows for changing of a use of a building or structure and is intended to verify compliance with the applicable codes for a new use and provide a Certificate of Occupancy for new uses where there is no significant work that would otherwise require a building permit.

Bea 502.10 “Community water system” means “community water system” as defined in RSA 485-A:1, namely, “a means a public water system which serves at least 15 service connections used by year-round residents or regularly serves at least 25 year-round residents.”

Bea 502.11 “Complete Street” means a roadway designed and operated to enable safe use and support mobility for all users, which include people of all ages and abilities, regardless of whether they are travelling as drivers, pedestrians, bicyclists, or public transportation riders.

Bea 502.12 “Cottage courts” refers to a type of Missing Middle Housing that are a grouping of small, detached structures clustered around a shared common area and developed with a plan for the entire site. The shared court is an important community-enhancing element and unit entrances should be facing the shared courts.

Bea 502.13 “Deed restricted” means housing which has a deed rider and is subject to a long-term affordability covenant with a provision for municipal or third-party monitoring which ensures the affordability of the units for a prescribed amount of time and ensures that the occupants of the housing income qualify to live in the housing units.

Bea 502.14 “Department” means the Department of Business and Economic Affairs (BEA).

Bea 502.15 “Designation applicant” means the municipality applying for a HC Designation.

Bea 502.16 “Drinking water” means water from ground or surface sources which has been treated in accordance with the requirements of the Federal and State Safe Drinking Water Act and is safe for human consumption.

Bea 502.17 “Duplex” means a building divided into two housing units.

Bea 502.18 “Dwelling unit” means “dwelling unit” as defined in RSA 153:1(III), namely, “a single unit providing complete and independent living facilities for one or more persons including permanent provisions for living, sleeping, eating, cooking, and sanitation.”

Bea 502.19 “Equipment” means tangible personal property (including information technology systems) having a useful life of more than one year and a per-unit acquisition cost which equals or exceeds the lesser of the capitalization level established by a municipality for financial statement purposes, or \$5,000.

Bea 502.20 “Fire suppression system” means a system which is used to extinguish, control, or in some cases, entirely prevent fires from spreading or occurring and includes, but are not limited to fire sprinkler heads, water piping networks, standpipes, and smoke alarms.

Bea 502.21 “Grant applicant” means the municipality applying for a Housing Planning and Regulation Municipal Grant, a Housing Production Municipal Grant, or a Housing Infrastructure Municipal Grant.

Bea 502.22 “Grantee” means a municipality that has been awarded a Housing Planning and Regulation Municipal Grant, a Housing Production Municipal Grant, or a Housing Infrastructure Municipal Grant.

Bea 502.23 “Household” means one person, a family, or a group of persons who may or may not be related by blood, marriage or adoption and who occupy a single housing unit.

Bea 502.24 “Housing Infrastructure” means any infrastructure that supports housing including but not limited to new construction or capacity increases for drinking water, sanitary sewer, stormwater, highway infrastructure, telecommunications, and electrical distribution infrastructure, pursuant to 12-O:73, II.

Bea 502.25 “Housing unit” means “dwelling unit.”

Bea 502.26 “Income” means all wages and salaries, interest, social security, pensions, net business income, rental income, transfer, welfare payments, veterans’ benefits, education assistance and alimony received, but not alimony paid to adults living in the same family or household.

Bea 502.27 “Land use regulations and ordinances” includes, but is not limited to, zoning ordinances adopted pursuant to RSA 674:16, innovative land use controls adopted pursuant to RSA 674:21, subdivision regulations adopted pursuant to RSA 674:35, and site plan regulations adopted pursuant to RSA 674:43.

Bea 502.28 “Lendee” means a municipality that has been awarded a Housing Infrastructure Loan.

Bea 502.29 “Loan Applicant” means a municipality that is applying for a Housing Infrastructure Loan.

Bea 502.30 “Local land use board” means “local land use board” as defined in RSA 672:7, namely “a planning board, historic district commission, inspector of buildings, building code board of appeals, zoning board of adjustment, or other board or commission authorized under RSA 673 established by a local legislative body.”

Bea 502.31 “Local legislative body” means “local legislative body” as defined in RSA 672:8, namely, a “I. Board of selectmen in a town”, “II. City council or board of aldermen in a city; “III. Village district commissioners in a village district;” or “IV. County commissioners in a county in which there are located unincorporated towns or unorganized places.”

Bea 502.32 “Lot” means “lot” as defined in RSA 674:24, namely, “a parcel of land at least sufficient in size to meet the minimum requirements for use, coverage and area and to provide required yards and other open spaces.”

Bea 502.33 “Master Plan” means a planning document developed in accordance with RSA 674:1 to 674:4 that establishes the vision and land use and development principles for the municipality.

Bea 502.34 “Missing Middle Housing Ordinance” means a standalone ordinance or section in a zoning ordinance that allows for a diverse range of house types including duplexes, triplexes, quadplexes, and other multi-family housing typically with between 2 and 8 housing units per structure, or more in higher density locations.

Bea 502.35 “Multi-family Housing” means “multi-family housing” as defined in RSA 674:58(II), namely, “a building or structure containing 5 or more dwelling units, each designed for occupancy by an individual household.”

Bea 502.36 “Municipal grants” refers collectively to all grants created pursuant to the HC Designation and Grant Program, RSA 12-O:69 through O:74.

Bea 502.37 "Municipality" or "municipal" means "municipality" or "municipal" as defined in RSA 672:10, namely "cities, towns, village districts, and counties in which there are located unincorporated towns or unorganized places."

Bea 502.38 “Other land use regulation or ordinance” means a land use regulation or ordinance adopted by a municipality pursuant to RSA Title LXIV for which minimum standards haven’t been established in HC Designation program guidance which the Department has determined promotes the development of workforce housing and other types of housing necessary for the economic development of the state which helps promote the availability of workforce housing. Such land use regulation and ordinances can include, but are not limited to those which provide:

- (a) A streamlined permitting/approval process, including online submission of applications;

(b) Relief for meeting certain dimensional requirements including front, side, and rear setbacks, frontage, and height in exchange for the development of workforce housing;

(c) The elimination of a cap on the number of dwelling units per structure;

(d) Promotion of homes affordable up to 120% of AMI; or

(e) Removal of change of use permit requirements for the conversion of existing buildings and structures to residential use.

Bea 502.39 “Other types of housing necessary for the economic development of the state” means any type of housing that is suitable for year-round occupancy and is intended for non-transient occupancy. The Department views “other types of housing necessary for the economic development of the state” as an intentionally broad category meant to capture nearly all types of residential housing. Although workforce housing is critical and the focus of the Housing Champion (HC) Designation Program and subsequent grant and loan programs, the Department also recognizes the need to encourage and support municipalities and housing developers in their efforts to encourage the addition of housing stock generally. A non-exhaustive list of examples of other types of housing, which can include rental housing or housing that is intended for sale, includes: accessory dwelling units, age-friendly housing, cottage courts, duplexes, triplexes, quadplexes, multi-family, the conversion of existing structures to residential use which result in new housing units, residential lots approved in a conventional or open space subdivision, the conversion of existing structures into condominium form of ownership, and conversion of seasonal housing units into units which are intended for year-round use.

Bea 502.40 “Planned Unit Development” (PUD) is defined as a residential development of single-family and/or multi-family dwellings in conjunction with rental, condominium, cooperative or town house properties with at least the following characteristics: a homeowner association that holds either title in fee or a lease of prescribed length on the common area; mandatory membership of all unit owners (or units) in the association; the right of all unit owners to participate by vote in the operation of the association; and lien supported assessment of the members to meet the association's budgeted operating costs (special assessments may be handled differently).

Bea 502.41 “Planning Board” means “planning board” as defined in RSA 672:11, namely, a “city, town, village district, and county planning board, in counties which contain unincorporated towns or unorganized places, established under the provisions of RSA 673.”

Bea 502.42 “Property” means real property or personal property.

Bea 502.43 “Public water system” means “public water system” as defined in RSA 485:1-a, XV, namely, “a system for the provision to the public of piped water for human consumption, if such a system has at least 15 service connections or regularly serves an average of at least 25 individuals daily at least 60 days out of the year.”

Bea 502.44 “Quadplex” means a building that contains 4 housing units.

Bea 502.45 “Qualified third-party provider” means a provider that meets the most recent qualification criteria established by the Department. The Department shall establish and promulgate qualification criteria in conjunction with program guidance prior to each funding round.

Bea 502.46 “Real property” means land, including land improvements, structures, and appurtenances thereto, but excludes moveable machinery and equipment.

Bea 502.47 “Residential Use” means lands, buildings or structures or portions thereof used, or designed or intended for use as a home or residence of one or more individuals, and shall include a single detached

dwelling, a semi-detached dwelling, a multiple-unit dwelling, an apartment dwelling, and the residential portion of a mixed-use building or structure.

Bea 502.48 “Sewerage” means a system of pipes, pumping facilities, and appurtenances for the collection and conveyance of sewage and liquid wastes.

Bea 502.49 “Sidewalk” means “sidewalk” as defined in RSA 259:100, namely, “a path, usually paved, reserved by custom for the use of pedestrians, which are within the compact part of a city, village or district.”

Bea 502.50 “Subdivision” means “subdivision” as defined in RSA 672:14, namely, “the division of the lot, tract, or parcel of land into 2 or more lots, plats, sites, or other division of land for the purpose, whether immediate or future, of sale, rent, lease, condominium conveyance, or building development. It includes resubdivision and, when appropriate to the context, related to the process of subdividing or to the land or territory subdivided.”

Bea 502.51 “Supply” means tangible personal property, other than that which is described as “equipment,” with a useful life of less than one year or a value of the lesser of \$5,000 or the municipality’s capitalization level for financial statement purposes.

Bea 502.52 “Triplex” means a building with 3 housing units.

Bea 502.53 “Wastewater treatment plant” means “wastewater treatment plant,” as defined in RSA 485-A:2, XVI-a, namely “a treatment facility or group of treatment devices which treats domestic or combined domestic and industrial wastewater through alteration, alone or in combination, of the physical, chemical, or bacteriological quality of the wastewater and which dewateres and handles sludge removed from the wastewater.”

Bea 502.54 “Workforce housing” means “workforce housing” as defined in RSA 674:58, namely housing which is intended for sale and which is affordable to a household with an income of no more than 100 percent of the median income for a 4-person household for the metropolitan area or county in which the housing is located as published annually by the United States Department of Housing and Urban Development. ‘Workforce housing’ also means rental housing which is affordable to a household with an income of no more than 60 percent of the median income for a 3-person household for the metropolitan area or county in which the housing is located as published annually by the United States Department of Housing and Urban Development. Housing developments that exclude minor children from more than 20 percent of the units, or in which more than 50 percent of the dwelling units have fewer than 2 bedrooms, shall not constitute workforce housing.”

Bea 502.55 “Workforce housing ordinance” means a standalone ordinance or section in a zoning ordinance which allows for the development of workforce housing which complies with RSA 674:58-61. A workforce housing ordinance is not itself a requirement necessary to satisfy RSA 674:58-61, as the collective impact of a municipality’s local land use regulations adopted under RSA 674 are considered when determining if a municipality has provided reasonable and realistic opportunities for the development of workforce housing.

Bea 502.56 “Zoning ordinances” means an ordinance, whether newly enacted or amended, which divides a municipality into zones where different land uses are permitted and regulates different land uses, which complies with RSA 674:16 - 17.

Bea 502.57 “Zoning Permit” means a permit issued by a local municipality pursuant to the applicable provisions of RSA 674:16 through 674:23.

PART Bea 503 PROGRAM ROLES

Bea 503.01 Department Roles. The HC Designation and Grant Program shall be administered by the New Hampshire Department of Business and Economic Affairs (BEA), such as utilizing staff in authorized positions, contingent upon availability of funding, including the following roles:

(a) Role of the Administrator II. The Administrator II shall administer the HC Designation Program and Municipal Grants established by 12-O:71-75 by planning and managing short and long-term goals. They shall develop program policies aimed at accelerating the implementation of programs and funding available to support the housing market in the State of New Hampshire. They shall oversee the strategic goals of the program, collaborate with mission partners, and oversee quality assurance for the programs. The Administrator II shall provide management and supervision to other members of the HC Designation and Grant team.

(b) Role of the Program Specialist IV. The Program Specialist IV shall support, evaluate, plan, and develop policies and procedures related to the HC Designation Program and the Municipal Grant Programs. The Program Specialist IV shall participate in and assist all in all program administration activities, including, but not limited to, the development and promotion of program materials, the development of proposals and applications for further funding sources, and review and scoring of applications.

(c) Role of the Principal Planner. The Principal Planner shall analyze and interpret planning policies and procedures and monitor the design and implementation of various programs and projects under the HC Designation Program and Municipal Grant Programs. The Principal Planner shall provide professional and technical assistance to all stakeholders, monitor and coordinate the gathering and reporting of data, and identify program priorities based on municipality needs.

Bea 503.02 Role of the Program Advisory Committee.

(a) The Advisory Committee established by the Department pursuant to RSA 12-O:76 shall review and make recommendations on the initial rules for the HC Designation Program and the Municipal Grant Programs.

(b) The Advisory Committee shall also review and provide feedback on updates or revisions to program guidance, criteria, or additional bonus points recommended by the Department before implementation of those changes, when as noted by these rules, updates or revisions require publication prior to a program application round.

(1) Any such updates or revisions by the Department shall not fundamentally alter the program or criteria in question and shall remain in the spirit of these duly authorized rules.

Bea 503.03 Role of Attorney General, Governor, and Executive Council. Grant agreements and contracts shall be authorized in accordance with State rules and regulations, which in most cases would require review by the New Hampshire Department of Justice and approval by the Governor and Executive Council.

PART Bea 504 NEW HAMPSHIRE HOUSING CHAMPION DESIGNATION

Bea 504.01 HC Designation Principles. Each HC Designation applicant shall demonstrate dedication to encouraging and establishing workforce housing and other types of housing necessary for the economic development of the state.

Bea 504.02 Eligibility for HC Designation.

(a) Municipalities within the State of New Hampshire are eligible to apply for HC Designation.

(b) Participation in the New Hampshire HC Designation program is voluntary. Each municipality has the option, in its sole discretion, to apply to the Department to receive the New Hampshire HC Designation.

Bea 504.03 Benefits of HC Designation. Municipalities with an active HC Designation shall receive the following benefits:

- (a) Preferential access to state resources including, but not limited to, discretionary state infrastructure funds, as available.
- (b) Eligibility for Housing Production Municipal Grant Program and Housing Infrastructure Municipal Grant and Loan Program; and
- (c) Other benefits which may be established at the discretion of the Department.

Bea 504.04 Scoring of HC Designation Applications. A municipality must achieve a minimum total of 80 points in order to qualify for the HC Designation. Points may be awarded in 6 categories, with the first 4 categories (a-d) required:

- (a) Adoption of land use regulations and ordinances;
- (b) Training of planning board and zoning board members; .
- (c) Implementation of water and sewer infrastructure upgrades;
- (d) Implementation of walkability infrastructure upgrades;
- (e) Adoption of financial tools that incentivize the building of workforce housing; and
- (f) Other activities supporting the HC Designation

Bea 504.05 Qualification Based on Adoption of Land Use Regulations.

(a) Role of Adoption of Land Use Regulations in HC Designation Qualification. Designation applicants (municipalities) must receive points for the adoption of land use regulations and ordinances in order to qualify for HC Designation. This applies to both municipalities with zoning and those without, based on the requirements detailed in this section.

(b) Scoring Based on Adoption of Land Use Regulations. A municipality must receive a minimum of 10 points for this qualification category, and a maximum of 40, based on its adoption of land use regulations and ordinances which the department determines are necessary to promote the development of workforce housing and other forms of housing necessary for the economic development of the state.

(1) Requirements. Municipalities incorporated under RSA 49-C or D, must demonstrate that they meet the requirements of RSA 674:59 relative to workforce housing and must have adopted at least one of the eligible land use regulations and ordinances outlined in Bea 504.05(h), which must meet the minimum standards listed in the program guidance to be eligible for the HC Designation. To receive points for adopting or adopted regulations and ordinances satisfying the requirements RSA 674:59 and 10 points for up to 4 of the land use regulation and ordinance identified in 504.05(h), a municipality must provide a copy of the relevant sections of the land use regulations and ordinances which demonstrate they have met the minimum standards.

(2) Municipalities Without Zoning Ordinances. Municipalities which have not adopted a zoning ordinance pursuant to RSA 674:16, but do not otherwise bar the development of workforce housing, or in fact encourage it, may be deemed to have met the criteria for scoring based on adoption of land use regulations and receive the maximum score of 40 points. The Department shall evaluate such circumstances and make a determination as to whether that municipality's lack of zoning, or

existing regulatory environment, achieves the spirit and purpose of the HC Designation as it pertains to the land use regulation criteria.

(c) **Bonus Points.** Applicants may receive a maximum of 10 bonus points if they have 5 or more qualifying land use regulations and ordinances.

(1) In addition to other bonus points made available to smaller communities in other qualifying categories, a maximum of 15 bonus points shall be awarded to municipalities with 10,000 or fewer residents as of the most recent decennial census conducted by the U.S. Census Bureau. These additional bonus points would be inclusive of the 10 bonus points outlined above for qualifying land use regulations and ordinances, as no applicant can receive more than 15 bonus points from this qualifying category.

(d) **Ordinances which Satisfy the Requirements of This Section.**

(1) When evaluating a municipality's application for HC Designation, the Department shall review the text of all ordinances for which the applicant municipality seeks points and shall award points only if the ordinance meets the established minimum criteria and is consistent with the purposes of the HC Designation.

(e) **Scoring of Regulations and Ordinances Not Identified as Qualifying.** A municipality may substitute up to 2 other land use regulations or ordinances, including innovative land use controls adopted pursuant to RSA 674:21, which promote the development of workforce housing and other types of housing necessary for the economic development of the state, that are not included in the list of qualifying ordinances for an HC Designation application round for the purposes of satisfying the requirements of this section. The Department shall independently evaluate any substituted land use regulations or ordinances and make a determination as to whether they qualify under this section. If eligible, each substitution shall be valued at 10 points, unless the criteria cap or maximum has been reached.

(f) **Additional Bonus Points.** The Department may make additional bonus points available at its discretion, beyond the point structure outlined for this program, based on Department priorities, best practices, and lessons learned from prior application rounds. Any additional bonus point criteria shall be publicized prior to the commencement of each application round.

(g) **Qualifying Land Use Regulations and Ordinances.** The Department shall review and modify or update the preliminary list of qualifying regulations and ordinances below, prior to each HC Designation application round. Any revisions shall be publicized prior to the commencement of each application round. As noted in Bea 504.05(b), each regulation or ordinance is valued at 10 points, up to the maximum point total applicable to a municipality's HC Designation application.

(1) **Workforce Housing Ordinance.** A Workforce Housing Ordinance shall:

- a. Allow for the development of multi-family workforce housing including rental housing containing 5 or more dwelling units as defined in RSA 674:58(II) as a matter of right in a majority, but not necessarily all, of the land area that is zoned to permit residential uses within the municipality;
- b. Not place requirements on minimum lot size and other dimensional requirements including height and parking requirements that are more restrictive than for other types of allowed residential uses; and

c. Contain provisions which require the workforce housing units be subject to a deed restriction as defined in Bea 502.13, requiring a long-term affordability covenant with a provision for municipal or third-party monitoring.

(2) Accessory Dwelling Unit Ordinance. An Accessory Dwelling Unit Ordinance shall:

- a. Allow at least one attached Accessory Dwelling Unit (ADU) as a matter of right in all zoning districts that permit single-family dwellings;
- b. Allow detached ADUs as a matter of right, by conditional use permit pursuant to RSA 674:21, or by special exception pursuant to RSA 674:33(IV) in all zoning districts that permit single-family dwellings;
- c. Not require more than one off-street parking space per ADU; and
- d. Comply with the requirements of RSA 674:72

(3) Cluster Development Ordinance. A Cluster Development Ordinance, also known as an Open Space Residential Development Ordinance or a Conservation Subdivision Ordinance, shall:

- a. Allow for Cluster Developments as a matter of right in a majority; but not necessarily all, of the land area that is zone to permit residential use within the municipality
- b. Provide a density bonus which allows for at least a 20 percent density bonus above the total number of units allowed in a conventional subdivision in exchange for protecting more than the minimum amount of open space as required by the Cluster Development Ordinance: and
- c. Have a density formula and/or yield plan which allows for the applicant to determine the maximum number of homes that could be built under the Cluster Development Ordinance at a design review phase conducted pursuant to RSA 676:4,II(b).

(4) Form-Based Code. A Form-Based Code shall allow:

- a. A diverse range of house types;
- b. A minimum of 5 dwelling units per building; and
- c. The adaptive reuse of existing buildings into residential buildings in downtown and village centers or other areas where there is an existing concentration of development as outlined in a municipality's master plan by a matter of right.

(5) Inclusionary Zoning. An Inclusionary Zoning Ordinance shall:

- a. Require that an economically viable percentage of the total number of housing units must be workforce housing that is deed-restricted, but no less than 10 percent of the units for 10-plus unit developments; and
- b. The voluntary commitment of the property owner to provide deed-restricted workforce housing shall result in the property owner receiving a minimum 20 percent density bonus above the base density permitted in the zoning district and/or an allowance to build an extra story of housing.

(6) Manufactured Housing Ordinance. A Manufactured Housing Ordinance shall include in accordance with RSA 674:32, I "a.", individually, or "b." and "c." together, below:

- a. Allow manufactured housing as defined in RSA 674:31 and RSA 205-A:1(I) on individual lots in most, but not necessarily all, land areas in districts zoned to permit residential uses within the municipality, with parking and density requirements no more restrictive than for other residential uses allowed in such districts; or
- b. Provide reasonable and realistic opportunities for manufactured housing parks as defined in RSA 205-A:1(II) in most, but not necessarily all, land areas in districts zoned to permit residential uses within the municipality, with parking and density requirements no more restrictive than for other residential uses allowed in such districts; and
- c. Provide reasonable and realistic opportunities for manufactured housing subdivisions in most but not necessarily all, land areas in districts zoned to permit residential uses within the municipality with parking and density requirements no more restrictive than for other residential uses allowed in such districts.

(7) Missing Middle Housing Ordinance. A Missing Middle Housing Ordinance shall allow as a matter of right in a majority, but not necessarily all, of the land area that is zoned to permit residential uses that allow structures which contain as few as 2 housing units per structure and as many as 8 housing units per structure. Municipalities which enable higher density may allow for more than 8 units per structure as part of their Missing Middle Housing Ordinance.

(8) Mixed-Use Zoning. A mixed-use zoning ordinance shall:

- a. Provide reasonable and realistic opportunities for a mix of residential, commercial, and retail uses in the same building and/or on the same lot as a matter of right; and
- b. Allow multi-family housing containing 5 or more dwelling units as defined in RSA 674:58(II) as a matter of right for new developments in the mixed-use zoning district; and
- c. Allow the conversion of space in existing buildings or structure to residential use as a matter of right in the mixed-use zoning district without the need for a change of use permit.

(9) Multi-family Housing by Right. A multi-family housing zoning ordinance shall:

- a. Allow multi-family housing that is not age-restricted housing as a matter of right in either all zoning districts that encourage higher-density mixed-use development or all multi-family base or overlay zoning districts; and
- b. Not place a restriction on the number of housing units in a multi-family building or structure that meets the definition of “multi-family housing.”

(10) Planned Unit Development. A Planned Unit Development Ordinance shall allow Planned Unit Developments (PUD) as a matter of right in either a planned unit development base or overlay zoning districts or other zoning district that encourages higher-density mixed-use development, missing middle housing enabling zones, cluster development enabling zones, multi-family enabling zones, or in most, but not necessarily all, land areas in districts zoned to permit residential uses within the municipality.

(11) Reduced Minimum Lot Sizes. A zoning ordinance shall require minimum lot sizes for residential uses in most, but not necessarily all, land areas in districts zoned to permit residential uses within the municipality that are:

- a. No greater than 43,560 square feet or one acre for lots with the best soil types and no slope if a majority of the lots in the zoning district do not have access to public water or sewer; or

b. No greater than 10,890 square feet or ¼ of an acre if a majority of the lots in the zoning district have access to public water and sewer; or

c. No greater than 21,780 square feet or ½ of an acre if a majority of the lots in the zoning district have access to public water or sewer.

(12) **Reduced Minimum Unit Sizes.** A zoning ordinance shall in most, but not necessarily all, land areas in districts zoned to permit residential uses within the municipality:

a. Allow as a matter of right dwelling units that are as small as 220 square feet as long as they meet all requirements of RSA 153 (“the State Fire Code”) and RSA 155-A (“the State Building Code”); and

b. Not place any limitations on the construction of tiny houses on foundations that are 400 square feet or less that meet the requirements of IRC Appendix Q as included in the State Building Code, RSA 155-A.

(13) **Reduced Parking Minimums.** In most, but not necessarily all, land areas in districts zoned to permit residential uses within the municipality, the zoning ordinance, site plan review regulation, subdivision regulation, or innovative land use control shall not require more than one off-street parking space for any housing unit.

(14) **Transfer of Development Rights.** A Transfer of Development Rights Ordinance shall:

a. Designate sending and receiving zones;

b. Include a formula or mechanism to purchase additional density in the receiving zone, with resulting funds dedicated to an affordable housing fund identified in Bea 504.09(c)(4 or 5) or a conservation fund;

c. Include a mechanism for the property owner to sell or donate the development rights to their property; and

d. Include a legal mechanism to ensure that land in the sending zone is conserved.

Bea 504.06 Qualifications Based on Planning and Zoning Board Training.

(a) **Role of Planning and Zoning Board Training in HC Designation.** Each applicant must have a score in this qualification category, and the points awarded under this section shall count towards the total HC Designation score, which shall be considered as a factor in the awarding of funding under the Housing Production Municipal Grant Program detailed in Section 506 and the Housing Infrastructure Municipal Grant Program detailed in Section 507.

(b) **Scoring Based on Training.** Municipalities may receive a maximum of 25 points, as outlined below:

(1) 10 points if a municipality has and regularly facilitates its own, or third-party, training sessions with land use board members;

(2) 10 points if a municipality can demonstrate that a majority of members of each of its land use boards, inclusive of alternate members, has engaged in at least 2 hours of training during their current term, or such training is part of and was completed in conjunction with initial orientation of its land use board members; and/or

(3) 5 points if a municipality has and regularly distributes training materials for its land use board members.

(c) **Qualifying Trainings.** The training shall cover the processes, procedures, regulations, and statutes related to the board on which the member serves. The Department shall publicize the list of qualifying trainings and/or criteria used to evaluate trainings used by applicants prior to the commencement of each application round. Generally, trainings offered, administered, or facilitated by the Department's Office of Planning and Development, the New Hampshire Municipal Association, a Regional Planning Commission, or the New Hampshire Planners Association will be presumptively eligible.

(d) **Bonus Points Awarded for Handbook Testing.** A maximum of 10 additional bonus points shall be awarded if a municipality provides the following certificates for a majority of the members of each of its land use board, inclusive of alternate members:

(1) **Completion of Planning Handbook Test.** 5 points - Applicant must provide evidence that a majority of its planning board members, inclusive of alternates, successfully completed the Department's Office of Planning and Development (OPD) Planning Board Handbook Test; and/or

(2) **Completion of Zoning Board of Adjustment Handbook Test.** 5 points -Applicant must provide evidence that a majority of its zoning board of adjustment members, inclusive of alternates, successfully completed the Department's Office of Planning and Development (OPD) Zoning Board of Adjustment Handbook Test.

(e) **Additional Bonus Points.** The Department may make additional bonus points available at its discretion based on Department priorities, best practices, and lessons learned from prior application rounds. Any additional bonus point criteria will be publicized prior to the commencement of each application round.

Bea 504.07 Qualification Based on Sewer and Water Infrastructure Improvements

(a) **Role of Sewer and Water Infrastructure Improvements in HC Designation Qualification.** Each applicant must have a score in this qualification category, and the points awarded under this section shall count towards the total HC Designation score.

(b) **Scoring of Implementation of Sewer and Water Infrastructure Improvements.** Applicants can receive up to 25 points for eligible completed, ongoing, or planned projects. Eligible or qualifying projects include sewer and water infrastructure improvements that are intended to support the development of workforce housing and other types of housing necessary for the economic development of the state.

(1) **Completed Projects, valued at 10 points each:**

a. Already completed eligible infrastructure improvements qualify for points in this program if they were completed within the 6 calendar years preceding the municipality's application for HC Designation.

(2) **Ongoing Projects, valued at 10 points each:**

a. Current, ongoing investments in eligible infrastructure improvements qualify for points in this program if the municipality is amidst the development or construction phases of the project and it will be completed within the next six (6) calendar years following the application for HC Designation.

(3) **Planned Projects, valued at 5 points each:**

a. Planned or future eligible infrastructure improvements qualify for points in this program if the municipality has completed a formal plan for the project and has an obligation to move forward with and complete the project within 9 years following the application for HC Designation.

1. In the event of a HC Designation renewal application, which occurs at most every 3 years, measurable progress of such planned projects shall be demonstrated.

b. A “planned” project that lacks sufficient funding to move forward, and therefore does not currently have an obligation to move forward or complete the project and would also be reliant upon funding in a subsequent HC Designee eligible award program can receive a score of “0” but still be considered an eligible project for the purposes of meeting the required HC Designation criteria.

(c) Status of Eligible Projects or Improvements.

(1) Completed projects or improvements must meet at least the following criteria, while ongoing and planned projects or improvements must meet criteria A) and demonstrate a defined path or plan to achieve criteria B) through D), where applicable:

a. Have been implemented in the 6 calendar years preceding the municipality’s application for HC Designation, or meet the definition of ongoing or planned projects in section 504.07 (b) if an ongoing or planned project or improvement;

b. Have received all necessary local approvals and permits;

c. Have received all necessary approvals and permits from the New Hampshire Department of Environmental Services; and

d. For sewer infrastructure improvements, increased the number of sewer system residential service connections, or for water infrastructure improvements, increased the number of Community Water System residential service connections.

(2) Additional considerations as to whether a project is considered “planned,” include but are not limited to:

a. Whether the applicant municipality has a pending application to the New Hampshire Department of Environmental Services for Water or Wastewater Infrastructure funds, has such improvements under construction, or has a Capital Improvement Program (CIP) reserve fund which fully funds such improvements under the municipality’s active CIP;

b. Whether the applicant municipality can demonstrate that it has planned for the installation of sewer or water infrastructure based on its inclusion in the municipality’s active Capital Improvement Program; and/or

c. Whether the applicant municipality can demonstrate that it has planned for the installation of sewer or water infrastructure based on discussion of such improvements in the municipality’s Master Plan.

d. Whether the applicant municipality has appropriated through its legislative body the municipal engineering costs for the project.

(d) Qualifying Sewer and Water Infrastructure Improvements. The Department shall review and modify or update the preliminary criteria for qualifying sewer and water infrastructure investments below, prior to each

HC Designation application round. Any revisions shall be publicized prior to the commencement of each application round.

(1) Qualifying investments when intended to support the development of workforce housing and other types of housing necessary for the economic development of the state:

- a. Wastewater treatment plant
- b. Sewerage
- c. Water treatment plant
- d. Water distribution system
- e. Community well
- f. Interconnection of two Community Water Systems
- g. Interconnection of a Community Water System to a Non-Transient Non-Community Water System
- h. Interconnection of a Community Water System to a Privately Owned Redistribution System
- i. Interconnection of a wastewater treatment plant and sewerage to sewerage in another municipality

(e) Bonus Points. A maximum of 5 bonus points may be awarded to applicants that can demonstrate the following:

(1) That the municipality has adequate water and sewer capacity to accommodate a minimum 10 percent increase in its total number of housing units above the total number of housing units reported by the U.S. Census Bureau in the most recent decennial census; or

(2) That the municipality has implemented qualifying sewer and water infrastructure improvements in the 6 calendar years preceding the municipality's application for HC Designation in or adjacent to infill locations in downtowns, town centers, village centers, and other community center areas as shown on the NH Community Center Area GIS layer on the New Hampshire Geodata Portal accessible at <https://new-hampshire-geodata-portal-1-nhgranit.hub.arcgis.com/maps/nh-community-center-areas>; or

(3) That a municipality can demonstrate that an eligible water and sewer infrastructure improvement benefits an entire zone or district within that municipality's land use regulations or zoning map and enables within that zone or district the construction of workforce housing and other types of housing necessary for the economic development of the state.

(f) Additional Bonus Points. The Department may make additional bonus points available at its discretion based on Department priorities, best practices, and lessons learned from prior application rounds. Any additional bonus point criteria shall be publicized prior to the commencement of each application round.

Bea 504.08 Qualifications Based on Public Transportation, Sidewalks, and Walkability Infrastructure Improvements.

(a) Role of Public Transportation, Sidewalks, and Walkability Infrastructure Improvements in HC Designation Qualification. Each applicant must have a score in this qualifying category, and the points awarded

under this section shall count towards the total HC Designation score.

(b) Scoring of Implementation of Public Transportation, Sidewalks, and Walkability Infrastructure Improvements. Municipalities shall receive up to 10 points for completed, ongoing, or planned implementation of qualifying public transportation, sidewalk, or other walkability infrastructure improvements that are intended to support the development of workforce housing and other types of housing necessary for the economic development of the state.

(1) Completed Projects, valued at 2 points:

a. Already completed eligible improvements qualify for points in this program if they were completed within the 6 calendar years preceding the municipality's application for HC Designation.

(2) Ongoing Projects, valued at 2 points:

a. Current, ongoing investments in eligible improvements qualify for points in this program if the municipality is amidst the development or construction phases of the project and it will be completed within the next 6 calendar years following the application for HC Designation.

(3) Planned Projects, valued at 2 points:

a. Planned or future eligible improvements qualify for points in this program if the municipality has completed the planning stage of the project and has an obligation to move forward with and complete the project within 9 years following the application for HC Designation.

1. In the event of a HC Designation renewal application, which occurs at most every 3 years, measurable progress of such planned projects shall be demonstrated.

(c) Status of Eligible Projects or Improvements.

(1) Completed public transportation, sidewalks, or other walkability infrastructure listed shall meet the following minimum standards, while ongoing and planned improvements must meet the definition of such as outlined in 504.08 (b)(2) and (3) and demonstrate a defined path or plan to achieve the below criteria:

a. Attain all necessary local approvals and permits;

b. Attain all necessary approvals and permits from the New Hampshire Department of Transportation;

c. Comply with Americans with Disabilities Act, Title II, 28 CFR Part 35, and the 2010 Americans with Disabilities Act Standards for Accessible Design accessible at <https://www.ada.gov/law-and-regs/design-standards/>;

d. Be available for year-round use; and

e. Provide a direct connection of one mile or less between a residential zoning district of a municipality and a downtown, town center, village center, retail area, commercial area, public school, public transportation, open space, or other amenity or community center area.

(2) Additional considerations as to whether a project is considered "planned," include but are not limited to:

- a. Whether the applicant municipality has a pending application to the New Hampshire Department of Transportation for Transportation Alternative Program funds, has such improvements under construction, has a Capital Improvement Program (CIP) reserve fund which shall fully fund such improvements under the municipality's active CIP, or has entered into a public-private partnership to undergo specific improvements;
- b. Whether the applicant municipality can demonstrate that it has planned for the installation of public transportation, sidewalks, or other walkability infrastructure based on its inclusion in the municipality's active Capital Improvement Program; or
- c. Whether the applicant municipality can demonstrate that it has planned for the installation of public transportation, sidewalks, or other walkability infrastructure based on discussion of such improvements in the municipality's Master Plan.
- d. Whether the applicant municipality has appropriated through its legislative body the municipal engineering costs for the project.

(d) Qualifying Public Transportation, Sidewalks, and Walkability Infrastructure Improvements. The Department shall review and modify or update the preliminary criteria for qualifying public transportation, sidewalks, and walkability infrastructure below, prior to each HC Designation application round. Any revisions shall be publicized prior to the commencement of each application round.

(1) Implementation of public transportation, sidewalks, or other walkability infrastructure shall include the installation or expansion of any of the following:

- a. Fixed Route Bus Service
- b. Intercity Bus Service
- c. On-demand transit services, other than rideshare services such as Uber or Lyft
- d. Sidewalk
- e. Complete Street
- f. Shared-Use Path
- g. Rail trail
- h. Recreation trail
- i. Activities funded under a U.S. Department of Transportation (DOT) Transportation Alternatives Program (TAP).

(e) Bonus Points. A maximum of 4 bonus points may be awarded to applicants that can demonstrate the following:

- (1) Whether an applicant municipality has adopted a Complete Streets Policy or Program, valued at 2 points; or
- (2) Whether an applicant municipality demonstrates that it has implemented qualifying public transportation, sidewalk, or walkability infrastructure in the 6 calendar years preceding the municipality's application for HC Designation in or adjacent to infill locations in downtowns, town centers, village centers, and other community center areas as shown on the NH Community Center Area GIS layer on the New Hampshire Geodata Portal accessible at, <https://new-hampshire->

geodata-portal-1-nhgranit.hub.arcgis.com/maps/nh-community-center-areas, valued at 2 points.

(f) Additional Bonus Points. The Department may make additional bonus points available at its discretion based on Department priorities, best practices, and lessons learned from prior application rounds. Any additional bonus point criteria shall be publicized prior to the commencement of each application round.

Bea 504.09 Qualifications Based on Financial Tools that Incentivize Workforce Housing Development.

(a) Role of Financial Tools that Incentivize the Development of Workforce Housing in HC Designation Qualification. Adoption of financial tools that incentivize the development of workforce housing shall not be required for a municipality to receive HC Designation. However, the points awarded under this section shall count towards the total HC Designation score.

(b) Scoring of Financial Tools that Incentivize the Development of Workforce Housing. Applicants may receive a maximum of 10 points based on the adoption of qualifying financial tools that incentivize the development of workforce housing, with each qualifying financial tool valued at 5 points each.

(c) Qualifying Financial Tools that Incentivize the Development of Workforce Housing. The Department shall review and modify or update the preliminary criteria for qualifying financial tools below, prior to each HC Designation application round. Any revisions shall be publicized prior to the commencement of each application round.

(1) RSA 79-E: Community Revitalization Tax Relief Incentive. Adoption of RSA 79-E by the municipality's governing body or legislative body pursuant to RSA 79-E:3 shall include:

- a. Designation of at least one district where RSA 79-E applies in a downtown, town center, central business district, or village center, or, where no such designation has been made, in a geographic area which, as a result of its compact development patterns and uses, is identified by the governing body as the downtown, town center, or village center pursuant to RSA 79-E:2, II;
- b. Adoption of guidelines which extend the period of tax relief for 2 years if a project results in new residential units pursuant to RSA 79-E:5, II; and
- c. Adoption of guidelines which extend the period of tax relief for 4 years if a project includes affordable housing pursuant to RSA 79-E:5, II.

(2) RSA 162-K: Municipal Revitalization and Economic Development Districts (Tax Increment Financing). Adoption of RSA 162-K by the municipality's legislative body shall include:

- a. Establishment of at least one development district pursuant to RSA 162-K:5.
- b. Establishment of a development program which includes within its purpose acquiring, constructing, reconstructing, improving, altering, extending, operating, maintaining or promoting residential developments aimed at increasing the available housing stock within the municipality pursuant to RSA 162-K:6,III(j).
- c. Establishment of a development program which includes within its purpose the acquisition of real property to construct housing units which meet the definition of workforce housing contained in RSA 674:58, IV, whether or not such construction results from private development or private commercial enterprise pursuant to RSA 162-K:2,IX-a(5).
- d. Establishment of a tax increment financing plan pursuant to RSA 162-K:9-10.

(3) Acquisition or Sale of Real Property by the Municipality for the Development of Workforce Housing. Acquisition or sale of real property by the municipality for the development of workforce housing shall include:

- a. Acquisition of land or buildings as enabled by statute, such as through RSA 41:14-a, RSA 80:76, or RSA 162-G, which is intended for the development of workforce housing in the 6 years preceding the municipality's application for HC Designation; or
- b. Acquisition of state-owned real property which has been declared as surplus by the state pursuant to RSA 4:40, which is intended for the development of workforce housing in the 6 years preceding the municipality's application for HC Designation; or
- c. Sale of municipally owned land or buildings as enabled by statute, such as through RSA 80:76, RSA 162-G, or RSA 162-K, which is intended for the development of workforce housing in the 6 years preceding the municipality's application for HC Designation; or
- d. The publishing of a Request for Proposals for the development of workforce housing on municipally owned land in the 6 years preceding the municipality's application for HC Designation.

(4) RSA 31:95-h Affordable Housing Revolving Fund. Adoption of RSA 31:95-h by the municipality's legislative body shall include:

- a. The adoption of an affordable housing revolving fund for the purpose of creating affordable housing and facilitating transactions relative thereto pursuant to RSA 31:95-h, I(d).
- b. The establishment of such a fund with a restriction that the fund be used for the purchase of land for the development of workforce housing or to offset the cost incurred by a developer for the development of workforce housing and associated infrastructure.
- c. The depositing of revenues from fees, charges, or other income derived from the activities or services supported by the fund, and any other revenues approved by the legislative body for deposit into the fund pursuant to RSA 31:95-h, II during the 5 years preceding the municipality's application for HC Designation.

(5) RSA 34-35 Affordable Housing Trust Fund. Establishment of a non-capital reserve trust fund by a city pursuant to RSA 34:1-a or establishment of a non-capital reserve trust fund by a town, village district or county in which there are located unincorporated towns or unorganized places pursuant to RSA 35:1-c shall include:

- a. The establishment of a trust fund with the distinctly specific public purpose of providing funding for affordable or workforce housing.
- b. The establishment of such fund with a restriction that the fund only be used for the purchase of land for the development of workforce housing or to offset the cost incurred by a developer for the development of workforce housing and associated infrastructure.
- c. For a city the appropriation, payment, or transfer of funds approved by the city council pursuant to the limitations on appropriations stated in RSA 34:3, I and RSA 34:4 into the trust fund during the 5 years preceding the municipality's application for HC Designation; or
- d. For a town, village district or county in which there are located unincorporated towns or unorganized places, the appropriation, payment, or transfer of funds approved by a special

warrant article pursuant to the limitations on appropriations stated in RSA 35:5 and RSA 35:8 into the trust fund during the 5 years preceding the municipality's application for HC Designation.

(d) Additional Bonus Points. The Department may make additional bonus points available at its discretion based on Department priorities, best practices, and lessons learned from prior application rounds. Any additional bonus point criteria shall be publicized prior to the commencement of each application round.

Bea 504.10 Qualifications Based on Other Activities Which Create or Incentivize Workforce Housing and Other Housing Necessary to the Economic Development of the State.

(a) Role of Other Activities Which Create or Incentivize Workforce Housing and Other Housing Necessary to the Economic Development of the State. Other activities that create or incentivize the development of workforce housing and other housing necessary to the economic development of the state shall not be required for a municipality to receive HC Designation. However, the points awarded under this section shall count towards the total HC Designation score.

(b) Scoring of Other Activities Which Create or Incentivize Workforce Housing and Other Housing Necessary to the Economic Development of the State. Applicants may receive up to 10 points for implementing activities designated by the Department as a qualifying activity under this section, with each qualifying activity valued at 5 points each.

(c) Qualifying Other Activities Which Create or Incentivize Workforce Housing and Other Housing Necessary to the Economic Development of the State. The Department shall review and modify or update the preliminary criteria for this section outlined below, prior to each HC Designation application round. Any revisions shall be publicized prior to the commencement of each application round.

(1) Establishment of a Housing Commission.

- a. Establishment of a housing commission as defined in RSA 674:44-h or appointing members to the housing commission pursuant to RSA 673:4-c; and
- b. Regular meetings of the housing commission.

(2) Interconnected Community Water Systems Primarily for Residential Use

- a. Cooperation of the HC Designation applicant with an adjacent municipality on the interconnection of community water systems primarily for residential use which may be demonstrated by a legally binding agreement; or
- b. Construction of interconnection between systems completed no more than 6 years prior to the municipality's HC Designation application; or
- c. A fully funded project to interconnect water systems which will be completed no more than 365 days after the municipality's HC Designation application.

(3) Joint Municipal Development/Revitalization

- a. Establishment of a joint Municipal Development and Revitalization District with an adjacent municipality pursuant to RSA 162-K; and
- b. Implementation of a Development Program pursuant to RSA 162-K:6 which includes within its purpose, as stated in RSA 162-K:2, IX-a(5), "the acquisition of real property to construct housing units which meet the definition of workforce housing contained in RSA

574:58, IV, whether or not such construction results from private development or private commercial enterprise pursuant to RSA 162-K:2-a(5).”

(4) Joint Agreement for Shared Infrastructure. Establishment of a joint agreement with an adjacent municipality pursuant to RSA 53-A for the provision of shared infrastructure or services which supports the development of workforce housing.

(5) Grant Awards. Receipt of an Invest NH Housing Opportunity Planning Grant or a NH HC Designation Housing and Planning Regulation Municipal Grant.

(6) Construction of Workforce Housing. Construction of units of Workforce Housing that resulted in a minimum 5 percent increase in its total number of housing units above the total number of housing units reported by the U.S. Census Bureau in the most recent decennial census during the preceding 3 years.

(d) Additional Bonus Points.

(1) In addition to other bonus points made available to smaller communities in other qualifying categories, municipalities with populations of 10,000 or fewer people, according to the most recent U.S. Census Bureau decennial census, who also participate in and complete - or are in the process of completing - eligible planning and regulatory reform within the Housing Planning and Regulation Municipal (HPRM) Grant Program or the InvestNH-funded Housing Opportunity Planning (HOP) / Municipal Planning and Zoning Grant Program, shall receive the following bonus points:

- a. 10 points toward their initial HC Designation application; or
- b. 5 points for each additional phase of planning or regulation reform - up to 10 points total – completed or underway during the 3 years preceding the municipality’s HC Designation renewal application.

(2) The Department may make additional bonus points available at its discretion based on Department priorities, best practices, and lessons learned from prior application rounds. Any additional bonus point criteria will be publicized prior to the commencement of each application round.

Bea 504.11 Application for HC Designation

(a) The HC Designation application shall include information the Department determines is necessary for a comprehensive review of an applying municipality’s qualification for HC Designation. Such information shall include, at a minimum, the following general information:

- (1) Municipality name.
- (2) Municipal contact person name.
- (3) Municipal contact person title.
- (4) Municipal contact person’s email.
- (5) Municipal contact person’s phone number.
- (6) Type of municipality (city, town, village district, or county in which there are located unincorporated places).
- (7) Whether the municipality has adopted a zoning ordinance under RSA 674:18.

(8) Type of local legislative body which adopts/amends zoning ordinance (city council, town council, town meeting, village district, or county convention).

(9) Population based on the most recent decennial census conducted by the U.S. Census Bureau.

Relative to zoning and land use regulations, at least the following information:

(10) A list of land use regulations and ordinances which meet the minimum standards established by this guidance.

(11) Links to supporting documentation for relevant sections of land use regulations and ordinances.

(12) A list of other land use regulations and ordinances not enumerated in the program guidance for which the municipality is seeking points.

(13) A narrative for other land use regulations and ordinances not enumerated in the program guidance for which the municipality is seeking points.

(14) A list of land use regulations and ordinances for which the municipality is seeking bonus points.

(15) A supporting narrative for land use regulations and ordinance bonus points.

(16) Documentation for land use regulations and ordinances bonus points.

(17) If a municipality does not have zoning, it may supply a detailed narrative justifying how its regulatory framework, or lack thereof, does not bar the development of workforce housing or in fact encourages it. The Department will review and evaluate such narratives to determine if the municipality achieves the spirit and purpose of the HC Designation. Such narrative shall include:

a. A summary of the housing related chapters of the municipality's master plan and the master's housing related vision, as well as any other plans, policies, or regulations that help achieve workforce and other housing development and accessibility goals;

b. An explanation as to how such plans, policies, or regulations help achieve the spirit and purpose of the HC Designation Program; and

c. The number of new housing units, including workforce housing units, that were permitted and constructed in the 3 State Fiscal Years preceding the municipality's application for HC Designation.

Relative to zoning and land use board member training, at least the following information:

(18) The names and titles of planning board and zoning board members receiving training.

(19) Whether each member is a regular or alternate member.

(20) The term dates for each planning board and zoning board member, and whether they are eligible for renewal or reappointment.

(21) A list of trainings attended by each member in last 12 months.

(22) The name of the organization providing training.

(23) The duration of the training(s).

(24) The names of board members who have passed the planning board handbook test, where applicable.

(25) The names of board members who have passed the zoning board handbook test, where applicable.

(26) Certificates of training attendance, if available.

(27) A written attestation that the member has received training for which certificates of attendance are not available.

(28) Planning board handbook certificates, where applicable.

(29) Zoning board of adjustment handbook certificates, where applicable.

Relative to sewer and water infrastructure improvements, at least the following information:

(30) The type of sewer and water infrastructure improvement.

(31) The name of the sewer or water infrastructure improvement project.

(32) The address or location of the sewer or water infrastructure improvement.

(33) The completion date, or anticipated completion date, of the sewer or water infrastructure improvement.

(34) Whether the improvement is complete, ongoing, or planned.

(35) Whether the improvement is new, an upgrade, or expansion.

(36) A brief description of how the sewer or water infrastructure improvement increased the number of residential service connections.

(37) A certification that all local approvals and permits and all approvals and permits from the New Hampshire Department of Environment Services have been obtained, if improvement is complete. Otherwise, estimated dates or timelines for attaining such approvals and permits.

(38) If the improvement is ongoing or planned, the municipality shall provide a narrative describing the ongoing or planned improvements, including any material steps that have been taken in furtherance of those improvements.

(39) For all bonus points sought in the category of water and sewer infrastructure the municipality shall provide a list of the sewer and water infrastructure bonus points the municipality is seeking and documentation supporting those bonus points.

Relative to transportation, sidewalks, and other walkability improvements, at least the following information:

(40) The type of infrastructure improvement.

(41) A description of the infrastructure improvement.

(42) The location of the infrastructure improvement.

(43) A certification that the infrastructure improvement meets the minimum requirements detailed in program guidance.

- (44) If the improvement is ongoing or planned, a description of the ongoing or planned infrastructure improvements and their intended impact; and a copy of the municipality's Master Plan, Capital Improvement Program, or funding application to the New Hampshire Department of Transportation.
- (45) A municipality seeking bonus points in this section shall provide documentation confirming and supporting relevant policies, regulations, and improvements.
Relative to financial tools, incentives, and other activities, at least the following information:
- (46) A description of the financial tool, including the statutory basis for the tool, incentive, or activity.
- (47) The date of adoption and/or implementation.
- (48) A brief description of the impact of the tool, incentive, or activity.
- (49) Any available supporting documentation.
- (b) The Department shall develop additional application requirements prior to each HC Designation application round.
- (c) The application requirements and scoring criteria shall be publicized by the department before the commencement of each application round.
- (d) Application requirements and scoring criteria may be revised prior to each application round based on Department priorities and lessons learned from prior application rounds.
- (e) Municipalities shall submit only one application per HC Designation application cycle.
- Bea 504.12 Reporting Requirements for Municipalities. Municipalities that receive a New Hampshire HC Designation shall report its housing-related activities annually using a form required by the Department. Reports will be submitted no later than 180 days after the initial award/HC Designation and then annually (calendar year) by July 1. The annual report shall include, but not be limited to:
- (a) Data regarding local land use board activities.
- (b) Data regarding the permitting, development, and approval for occupancy of new workforce housing and other housing necessary for the economic development of the state.
- (c) A narrative describing the adoption, amendment, or repeal of land use regulations and ordinances, and how those changes support the goals of the HC Designation program.
- Bea 504.13 Expiration and Renewal.
- (a) A New Hampshire HC Designation shall be valid for 3 years from the date such designation is made.
- (b) A municipality may seek renewal of its New Hampshire HC Designation for subsequent 3-year periods.
- (c) A municipality seeking to renew their New Hampshire HC Designation shall submit a renewal application which shall include relevant information outlined in 504.11(a), as well as the following information:
- (1) Any changes from the initial HC application including the substitution or addition of any new qualifications necessary for HC Designation as detailed in Sections 504.05 – 504.10;

- (2) Explanation as to how specific qualifications detailed in the initial HC application have resulted in additional permitting and production of workforce housing and other types of housing necessary for the economic development of the state;
- (3) Identification of additional improvements or steps taken that result in an increase from the municipality's previous HC Designation application score; and
- (4) Any additional information the Department deems necessary to evaluate a municipality's continued eligibility for HC Designation.

Bea 504.14 Department Impact Report.

- (a) Each year the Department shall develop a report which:
 - (1) Describes Department activities related to the operation of the New Hampshire HC Designation program in the preceding state fiscal year;
 - (2) Assesses the overall impact of the New Hampshire HC Designation program;
 - (3) Assesses the total number of new units of workforce housing and new housing units which were permitted and produced as a result of the program's operation and incentives; and
 - (4) Detail other notable data related to the results and impact of the program.
- (b) The report required by this section shall be submitted to the Governor, the Speaker of the House of Representatives, and the President of the Senate on or before November 1 of each year, beginning in 2024.
- (c) Upon submission, the report shall be posted online on the website of the department.

PART Bea 505 HOUSING PLANNING AND REGULATION MUNICIPAL GRANT PROGRAM

Bea 505.01 Purpose. The purpose of this section is to provide the framework for implementation of the Housing Planning and Regulation Municipal (HPRM) Grant Program pursuant to RSA 12-O:72. The HPRM Grant Program shall assist municipalities in promoting increased housing production through the awarding of grants for the following purposes, subject to availability of funding:

- (a) Consultation regarding or implementation of revisions to its master plans and land use regulations for the purpose of promoting the production of workforce housing and other types of housing necessary for the economic development of the state and for the purposes of achieving or maintaining an HC Designation; and
- (b) Providing technical assistance to municipalities who lack the current minimum qualifications necessary for HC Designation in order for those municipalities to become HC Designation eligible in future HC Designation application rounds.

Bea 505.02 HPRM Eligible Grant Phases. There shall be 4 grant types representing 4 distinct phases of planning and regulatory reform. Applicants for any phase other than phase one shall demonstrate that the activities of each preceding phase are substantially complete before an applicant may apply for funding for a successive type or grant phase. The activities of such earlier grant phases may have occurred without the assistance of this program. The 4 grant phases shall be:

- (a) Phase 1: Master Plan Update, with a focus on workforce and other housing
- (b) Phase 2: Regulatory Audit, which includes identifying and assessing barriers to workforce and other housing

- (c) Phase 3: Regulatory Change, which reduces identified barriers to workforce and other housing
- (d) Phase 4: HC Designation Assistance

Bea 505.03 Community Outreach and Engagement. Municipalities participating in any of the four grant phases shall engage in a public community outreach and engagement process during which it will solicit support and feedback from stakeholders and the general community and to promote public awareness of the activities being undertaken.

Bea 505.04 Eligible HPRM Grant Activities.

(a) HPRM Grant funds shall be used by the applicant to procure consultation, technical assistance, and/or other professional services from third-party providers for the scope of work proposed by the municipality in its grant application.

Bea 505.05 Phase 1 Activities. Phase 1 grant activities shall include:

- (a) Reviewing the existing master plan to identify sections that are related to or impact the development of workforce housing and other types of housing necessary for the economic development of the state;
- (b) Drafting new chapters of a master plan or revisions to an existing master plan which promote the development of workforce housing and other types of housing necessary for the economic development of the state; and
- (c) Engaging the community to support the development and adoption of master plan revisions.

Bea 505.06 Phase 2 Activities. Phase 2 grant activities shall include:

- (a) Auditing existing land use regulations and ordinances or financial tools that incentivize the development of workforce housing that satisfy or maintain HC Designation criteria; and
- (b) Recommending changes to land use regulations and ordinances or financial tools that incentivize the development of workforce housing that satisfy or maintain HC Designation criteria.

Bea 505.07 Phase 3 Activities. Phase 3 grant activities shall include:

- (a) Drafting amendments to existing land use regulations and ordinances, or existing financial tools, that incentivize the development of workforce housing that satisfy or maintain HC Designation criteria;
- (b) Drafting new land use regulations and ordinances or new financial tools that incentivize the development of workforce housing that satisfy or maintain HC Designation criteria;
- (c) Seek adoption of amendments or new land use regulations and ordinances or financial tools that incentivize the development of workforce housing.

Bea 505.08 Phase 4 Activities. Phase 4 grant activities shall include:

- (a) Evaluating whether a municipality meets or maintains the minimum qualifications for HC Designation outlined in Bea 504 and the application round guidance promulgated by the Department;
- (b) Recommending additional qualifications, the municipality should consider pursuing to meet or maintain the minimum qualifications for HC Designation; and
- (c) Assessing capacity of existing water, sewer, and stormwater infrastructure and potential expansion or development of water, sewer, and stormwater infrastructure if none currently exists, or to assess needs in conjunction with land use regulation and ordinance changes, as well as increased housing development.

Bea 505.09 Eligibility of Applicant.

- (a) Any municipality within the State of New Hampshire may apply for the HPRM Grant Program.
- (b) A municipality that has not received an HC Designation may still apply for and be awarded an HPRM grant.
- (c) In order for a municipality to apply for and receive an HPRM grant funds, any necessary authorizations by the applicant or on behalf of the municipality's executive officer, duly authorized local official, or representative must be completed and provided prior to or as part of an application submission.

Bea 505.10 HPRM Grant Program Funding.

- (a) The Department shall determine what amount or percentage of authorized, available funding will be awarded through the HPRM Grant Program, dependent upon program demand, needs, and available resources.
 - (1) The Department anticipates allotting no funding for the HPRM Grant Program from the initial funding authorized for use within Housing Champion related/eligible programming due to currently limited resources and the availability of other planning grant programming through InvestNH.
- (b) Total award amounts, and any necessary award caps, for each award round shall be determined by the Department based on the availability of funding and Department priorities.

Bea 505.11 Application and Scoring

- (a) Prior to the opening of the application period, the Department shall publicize the application, as well as instructions for accessing and completing the application and any other application requirements. Application requirements will reflect both the general requirements of the HC Designation application outlined in 504.11(a) and the requirements within that application relevant to this grant program, as well as grant program specific data.
- (b) The Department shall further develop application requirements and scoring criteria for each grant phase, which may result in application requirements and scoring criteria being revised prior to each application round based on Department priorities, available funding, and lessons learned from prior application rounds. Any such changes shall be publicized by the department before the commencement of each application round.
- (c) Applications shall be reviewed and scored competitively, or be subject to an award cap, if funding available in a given application round does not enable awards being issued to all eligible applicants.
- (d) Municipalities shall submit only one application per grant application cycle, unless available funding permits otherwise. In such circumstances, the Department shall provide public notice of such available funding and acceptance of additional applications.
- (e) The Department may, at its discretion, engage a third-party vendor or partner entity to facilitate the HPRM grant program in accordance with the criteria and requirements of these rules and any related program guidance that is developed by the Department, reviewed by the Advisory Committee, and publicized prior to a program application round.

(f) Evaluating Applications.

- (1) The Department shall evaluate applications prior to scoring, where applicable.
- (2) The evaluation shall result in one or more of the following actions:

a. An opportunity to cure application deficiencies, such as:

1. Requesting clarifying information;
2. Requesting additional or revised supporting documentation;

b. Rejection of the application if it does not comply with required application criteria after an opportunity to cure any application deficiencies, or the applicant is ineligible; or

c. Acceptance and scoring of the application, where applicable.

(g) When applicable, an award cap will be no higher than half the funding available at the start of an application round.

(h) When applicable, the Department shall use scoring criteria established prior to each application round to evaluate applications for the HPRM Grant program, such as:

- (1) The municipality's HC Designation score and HC Designation application contents and information;
- (2) The phase of HPRM for which the municipality is seeking funding and status of past phases;
- (3) The breadth of the planning and/or regulatory/ordinance reform relative to other applicants; and
- (4) The municipality's capacity to carry out the proposed planning or regulation/ordinance development.

(i) When applicable, applications competitively reviewed shall be scored on the following 100-point scale:

- 30 points for the criteria in Bea 505.11(h)(1);
- 20 points for the criteria in Bea 505.11(h)(2);
- 30 points for the criteria in Bea 505.11(h)(3); and
- 20 points for the criteria in Bea 505.11(h)(4).

(j) The Department shall notify each applicant in writing regarding whether or not a grant was awarded. If a grant was not awarded or fewer funds were awarded than requested, the written notice shall specify the reason(s) for the decision.

Bea 505.12 Distribution of Grant Award Funds.

(a) Funds will be distributed on a reimbursement basis based on the grantee's submission of expenses and supporting documentation.

(b) The grantee must register with the Department of Administrative Services for a State of New Hampshire Vendor number in order for a payment to issue. Registration is available at: [https://apps.das.nh.gov/vendorregistration/\(S\(inw3n42wcfgd4dk1b5rzcdez\)\)/welcome.aspx](https://apps.das.nh.gov/vendorregistration/(S(inw3n42wcfgd4dk1b5rzcdez))/welcome.aspx).

(c) The Department may request additional supporting documentation if the submitted documentation gives rise to questions regarding the allowability of the expense.

(d) The Department may deny reimbursement for unallowed expenses.

(e) Request for reimbursement may be made no more than monthly.

(f) The Department shall develop a procedure that accounts for any potential exceptions to this policy, such as challenges encountered by smaller municipalities with limited budget or bonding capacity. Any such exception policy and procedure shall be published by the Department prior to relevant program application rounds.

PART Bea 506 HOUSING PRODUCTION MUNICIPAL (HPM) GRANT PROGRAM.

Bea 506.01 Purpose. The purpose of this section is to implement the Housing Production Municipal Grant Program established by RSA 12-O:73(I). Subject to available funding, the HPM Grant Program will make grants to HC Designation municipalities based on the number of units of workforce housing in the municipality for which certificates of occupancy were issued in the preceding state fiscal year.

Bea 506.02 HPM Grant Program Funding and General Information.

(a) Funding._The Department shall determine what amount or percentage of authorized, available funding will be awarded through the HPM Grant Program, dependent upon program demand, needs, and available resources. The Department anticipates allotting no more than \$1,500,000 for the HPM Grant Program from the initial funding authorized for use within Housing Champion related/eligible programming.

(b) General Information.

(1) A municipality shall receive \$10,000 per unit for each unit of deed restricted workforce housing for which certificates of occupancy have been issued by the municipality in the preceding state fiscal year.

(2) The Department shall facilitate application rounds, contingent upon availability of funding. If funds are not exhausted in the first round, the Department will initiate the requisite number of subsequent rounds to exhaust available funding.

(3) In order to adjust to over subscription relative to the available funding of a given HPM Grant Program application round, the Department may set an award cap per applicant.

a. An award cap will be no higher than half the funding available at the start of an application round.

(c) Additional Funding Rounds._Guidelines for additional funding rounds will be determined by the Department based on the availability of funding for those rounds. Application requirements and scoring criteria may be revised prior to each application round based on Department priorities, available funding, and lessons learned from prior application rounds. Municipalities shall submit only one application per grant application cycle.

Bea 506.03 Eligibility.

(a) A municipality must have a current HC Designation to apply for or receive funds under the HPM Grant Program.

(b) A municipality may receive funds based on units of workforce housing that received a certificate of occupancy during the State Fiscal Year immediately preceding a municipality receiving its HC designation, even if they did not yet have said designation.

(c) In order to receive funding under the HPM Grant Program a municipality shall demonstrate that it has internal procedures in place or a monitoring agreement with a third-party to enforce the terms in the Land Use Restriction Agreement or Workforce Unit Covenant Agreement.

(d) A municipality may only receive one award in a given state fiscal year, unless sufficient program funding exists to fund all other eligible applications first within an application funding round.

Bea 506.04 Application.

(a) Prior to the opening of the application period, the Department shall publicize the application, as well as instructions for accessing and completing the application and any other application requirements. Application requirements will reflect both the general requirements of the HC Designation application outlined in 504.11(a) and the requirements within that application relevant to this grant program, as well as grant program specific data.

(b) The Department shall further develop application requirements for each grant phase, which may result in application requirements being revised prior to an application round based on Department priorities, available funding, and lessons learned from prior application rounds. Any such changes shall be publicized by the department before the commencement of each application round.

(c) Municipalities shall submit only one application per grant application cycle.

(d) In future application rounds, priority will be given to municipalities that have not yet received an award in this grant program.

(e) Evaluating Applications.

(1) The Department shall evaluate applications.

(2) The evaluation shall result in one or more of the following actions:

a. Acceptance of the application and review for an award.

b. An opportunity to cure application deficiencies, such as:

1. Requesting clarifying information;

2. Requesting additional or revised supporting documentation;

c. Rejection of the application if it does not comply with required application criteria after an opportunity to cure any application deficiencies, or the applicant is ineligible.

(f) The Department shall notify each applicant in writing regarding whether or not a grant was awarded. If a grant was not awarded or fewer funds were awarded than requested, the written notice shall specify the reason(s) for the decision.

Bea 506.05 Distribution of Grant Funds.

(a) HPM Grant awards shall be paid out in a single lump sum upon the finalization and authorization of the award.

(b) The grantee must register with the Department of Administrative Services for a State of New Hampshire Vendor number in order for a payment to issue. Registration is available at: [https://apps.das.nh.gov/vendorregistration/\(S\(inw3n42wcfgd4dk1b5rzcdez\)\)/welcome.aspx](https://apps.das.nh.gov/vendorregistration/(S(inw3n42wcfgd4dk1b5rzcdez))/welcome.aspx).

(c) Disbursement by the state shall be completed by check or electronic funds transfer (“EFT”) in accordance with the vendor registration.

PART Bea 507 HOUSING INFRASTRUCTURE MUNICIPAL (HIM) GRANT PROGRAM.

Bea 507.01 Purpose. The purpose of this section is to provide the framework for implementation of the Housing Infrastructure Municipal (HIM) Grant Program pursuant to RSA 21-O:73(II).

Subject to available funding, the department shall make grants to HC Designation municipalities for new construction or capacity increases for drinking water, sanitary sewer, stormwater, highway infrastructure, telecommunications, and electrical distribution infrastructure.

Bea 507.02 Funding Allocation.

(a) The Department shall determine what amount or percentage of authorized, available funding will be awarded through the HIM Grant Program, dependent upon program demand, needs, and available resources.

(1) The Department anticipates allotting no more than \$3,000,000 to be generally available for the HIM Grant Program from the initial funding authorized for use within Housing Champion related/eligible programming.

a. The Department also anticipates allotting no more than \$500,000 within the HIM Grant Program to be made available for a program application round for communities with a population of 10,000 people, or less, according to the most recent U.S. Census Bureau decennial census who also require additional time for planning and regulation development necessary to receive an HC Designation, which will be facilitated prior to the expiration of funding authorized for the HC Designation and Grant Program - currently set to lapse June 30, 2025, unless the authorization is extended. If the authorization is extended in advance of June 30, 2025, the allotted funds will be made available for one year or through a second round of funding, whichever is longer, as of the closing of the application period for the initial HIM Grant Program funding round.

(b) The Department may set an award cap per applicant or utilize a competitive application review and award process based on scoring criteria.

(1) A cap will be no higher than half the funding available at the start of an application round.

(2) Competitive application review will be based on the table and criteria provided in Bea 507.05(f), (g), and (h).

(c) Applications that do not receive an award due to lack of funds, but were valid and would have been otherwise funded, will be retained for subsequent application rounds.

(d) Allocation for future rounds of funding:

(1) Total allocation for future rounds shall be determined by the Department based on available funding. Funding priorities for additional rounds shall be determined by the Department based on the amount of funding available and how grant funding will best serve the goals of the HIM Grant Program.

Bea 507.03 Eligibility. A municipality must have an active HC Designation in order to apply for and be awarded a HIM Grant. A municipality may only receive one award in a given state fiscal year, unless sufficient program funding exists to fund all other eligible applications first within an application funding round.

Bea 507.04 Eligible Grant-Funded Activities. HIM Grant funds may be used to support the following new construction or capacity increases of the following types of infrastructure, as long as the improvement supports the program goals of facilitating the development of additional housing in the municipality:

(a) Drinking water, including any infrastructure improvements included in the most recently published HC Designation eligibility criteria;

(b) Sanitary sewer, including any infrastructure improvements included in the most recently published HC Designation eligibility criteria;

(c) Stormwater system creation, expansion, or upgrades;

(d) Highway infrastructure;

(e) Telecommunications;

(f) Electrical distribution, including switchgear/transformers; and

(g) Fire suppression system upgrades for conversion of existing buildings to residential use in order to meet the requirements of the State fire code and RSA 153:5

Bea 507.05 Application and Scoring.

(a) Prior to the opening of the application period, the Department shall publicize the application, as well as instructions for accessing and completing the application and any other application requirements. Application requirements will reflect both the general requirements of the HC Designation application outlined in 504.11(a) and the requirements within that application relevant to this grant program, as well as grant program specific data.

(b) The Department shall further develop application requirements for each grant phase, which may result in application requirements being revised prior to an application round based on Department priorities, available funding, and lessons learned from prior application rounds. Any such changes shall be publicized by the department before the commencement of each application round.

(c) If additional funding becomes available, the Department shall publicize additional application rounds including instructions for accessing and completing the application and application requirements.

(d) Municipalities shall submit only one application per grant application cycle.

(e) Applications shall be reviewed and scored competitively.

(f) Evaluating Applications.

(1) The Department shall evaluate applications prior to scoring.

(2) The evaluation shall result in one or more of the following actions:

a. Acceptance of the application and review for scoring/award.

b. An opportunity to cure application deficiencies, such as:

1. Requesting clarifying information;

2. Requesting additional or revised supporting documentation;

c. Rejection of the application if it does not comply with required application criteria after an opportunity to cure any application deficiencies, or the applicant is ineligible; or

d. Scoring of the application.

(g) The Department shall use scoring criteria established prior to each application round to evaluate applications for the HIM Grant program, such as:

- (1) The municipality's HC Designation score and HC Designation application contents and information;
- (2) The soundness and completeness of approach and plan for the proposed project;
- (3) The municipality's capacity to carry out the proposed project; or
- (4) The project's relationship to workforce housing projects that are recently completed, underway, or approved, or general impact on the municipality's housing supply.

(h) Applications competitively reviewed will be scored on the following 100-point scale:

- 30 points for the criteria in Bea 507.05(g)(1);
- 20 points for the criteria in Bea 507.05(g)(2);
- 20 points for the criteria in Bea 507.05(g)(3); and
- 30 points for the criteria in Bea 507.05(g)(4)

(i) The Department shall notify each applicant in writing regarding whether or not a grant was awarded. If a grant was not awarded or fewer funds were awarded than requested, the written notice shall specify the reason(s) for the decision.

(j) In future application rounds, priority will be given to municipalities that have not yet received an award in the HIM Grant program with the provision of 10 bonus points in the scoring criteria for such applicants.

Bea 507.06 Blended or Braided Funding. If allowed under the rules for all funding sources, HIM Grant funding may be used to supplement funding from other sources including, but not limited federal, state, and municipal sources as well as non-government sources. Grant applicants shall be responsible for ensuring the compatibility of all funding sources.

Bea 507.07 Funding Round Priorities. To facilitate the most effective use of HIM Grant Program funding, for each funding round the Department may set program priorities for that round prior to advertising the funding opportunity and application details for the round. This determination shall be based on the amount of funding available and the emergent needs of HC Designation municipalities. Any such priorities shall be publicized prior to a HIM Grant Program application period.

Bea 507.08 Joint Projects. Municipalities may apply jointly for HIM Grant funding, as long as all applicant municipalities are HC designated.

Bea 507.09 Matching Requirements. Municipalities shall provide at least a 25 percent funding match for all HIM Grant projects. A municipality may meet the funding matching requirement with any combination of municipal funds, funding from other state or federal programs (subject to the rules of the specific funding source), contributions of services or property, or third-party contributions of cash.

(a) **Value of Municipal Contribution.** In order to be counted towards the cost matching requirement, all funds and contributions must:

- (1) Be verifiable from the municipality's records, such as municipal financial records or documentation of a contract or award letter;
- (2) Not be paid for by a funding source which is also being used to make up part of the municipalities funding match. For example, the funding itself is counted, the services paid for by that funding source may not be double counted;

- (3) Be necessary and reasonable for the accomplishment of the project; and
- (4) Be provided for in the approved project budget.

(b) Municipal Employees. The value for employee services must be valued at the employee's regular rate of pay - fringe benefits may be counted at the value of the benefits the employee would normally receive in proportion to the time spent by the employee on the project.

(c) Municipal Property. The value of property supplied by the municipality shall be the lesser of:

- (1) The value of the remaining life of the property recorded in the municipality's accounting records at the time of contribution; or
- (2) The current fair market value.

(d) Donated Property. Donated property from third parties such as land, equipment, and supplies may be counted as cost sharing or matching if the property is an integral and necessary part of a proposed or approved project. Value assessed to donated property included in cost sharing or matching must not exceed the fair market value of the property at the time of the donation. If the purpose of the award is to help the municipality in the acquisition of property, then the aggregate value of the donated property may be claimed as cost sharing or matching. If the purpose of the award is to support activities that require the use of property, or the property is loaned for a limited time, only the depreciation charge or fair market rental value of the property may be claimed as cost sharing or matching.

Bea 507.10 Distribution of Grant Award Funds.

(a) Funds will be distributed on a reimbursement basis based on the grantee's submission of expenses and supporting documentation.

(b) The grantee must register with the Department of Administrative Services for a State of New Hampshire Vendor number in order for a payment to issue. Registration is available at: [https://apps.das.nh.gov/vendorregistration/\(S\(inw3n42wcfgd4dk1b5rzcdez\)\)/welcome.aspx](https://apps.das.nh.gov/vendorregistration/(S(inw3n42wcfgd4dk1b5rzcdez))/welcome.aspx).

(c) The Department may request additional supporting documentation if the submitted documentation gives rise to questions regarding the allowability of the expense.

(d) The Department may deny reimbursement for unallowed expenses.

(e) Request for reimbursement may be made no more than monthly.

(f) The Department shall develop a procedure that accounts for any potential exceptions to this policy, such as challenges encountered by smaller municipalities with limited budget or bonding capacity. Any such exception policy and procedure shall be published by the Department prior to relevant program application rounds.

PART Bea 508 HOUSING INFRASTRUCTURE MUNICIPAL (HIM) LOAN PROGRAM

Bea 508.01 Purpose. The purpose of this section is to establish the framework for implementation of the Housing Infrastructure Municipal (HIM) Loan Program pursuant to RSA 21-O:73(II). Subject to available funding, the department shall make loans to HC Designation municipalities for new construction or capacity increases for drinking water, sanitary sewer, stormwater, highway infrastructure, telecommunications, and electrical distribution infrastructure.

Bea 508.02 Funding Allocation. Dependent upon availability of funding, the Department shall determine if any funds shall be allocated for the purposes of facilitating the HIM Loan Program. In the event of allocated funding, the HIM Loan Program shall be facilitated in concert with the related HIM Grant Program, including eligibility, award, and fund use requirements. However, no match requirement shall be required of the municipality.

PART Bea 509 GRANT AND LOAN ADMINISTRATION

Bea 509.01 Agreement with the Department of Business and Economic Affairs.

(a) In order to receive municipal loan funds, an awardee shall enter into an agreement with the Department and shall fulfill the terms and conditions of the agreement. Such terms and conditions shall be publicly published by the Department prior to program application rounds.

(b) The awardee must register with the Department of Administrative Services for a State of New Hampshire Vendor number in order for a payment to issue. Registration is available at: [https://apps.das.nh.gov/vendorregistration/\(S\(inw3n42wcfgd4dk1b5rzcdz\)\)/welcome.aspx](https://apps.das.nh.gov/vendorregistration/(S(inw3n42wcfgd4dk1b5rzcdz))/welcome.aspx).

(c) All awards shall be contingent on approval by the Governor and Executive Council and shall not be considered final until approved.

Bea 509.02 Funding Determinations.

(a) The Department shall review all applications for awards using the prioritization criteria specified in these rules and further developed by program guidance promulgated by the Department.

(b) The Department shall notify each applicant in writing regarding whether or not a grant was awarded. If a grant was not awarded or fewer funds were awarded than requested, the written notice shall specify the reason(s) for the decision.

(c) Applications that are not funded due to a lack of funds, but were valid and would have been otherwise funded, will be retained for subsequent application rounds.

PART Bea 510 ADMINISTRATIVE REVIEW

Bea 510.01 Administrative Review Procedure and Time Limits.

(a) This section shall be applicable to each applicant that has applied for municipal grant funds and either received no funds or fewer funds than requested.

(b) Applicants may apply for an administrative review of the scoring of its application by filing a written request within 15 calendar days after an award notice by the Department.

(c) The request for an administrative review shall be signed by the chief executive officer of the municipality or governing body appointed designee and shall contain the reason for the requested review. The request shall not introduce new information and shall only explain or clarify information contained in the application submitted.

(d) The Department shall review and respond to the written request within 15 calendar days after receipt of the request. The Department, based on the information in the request as well as the scoring criteria, shall affirm or modify the prior decision.

PART Bea 511 NEW HAMPSHIRE HOUSING CHAMPION DESIGNATION AND GRANT PROGRAM FUND

There is hereby established in the state treasury the New Hampshire HC Designation and grant program fund, for the purpose of funding the grant programs established in RSA 12-O:72 and, RSA 12-O:73. The fund shall be non-lapsing and shall be continually appropriated to the department.

Funds may originate with federal or private grants or other funding sources beyond appropriations from general funds.

APPENDIX I

Provision of the Proposed Rule	Specific State or Federal Statutes or Regulations which the Rule is Intended to Implement
Bea 501.01	RSA 12-O:71-RSA 12-O:75
Bea 501.02	RSA 12-O:71-RSA 12-O:75
Bea 502.01	RSA 674:71; RSA 674:73
Bea 502.02 – Bea 502.03	RSA 12-O:75
Bea 502.04	RSA 12-O:75; RSA 354- A:15
Bea 502.0 – Bea 502.06	RSA 12-O:75
Bea 502.07	RSA 12-O:75; RSA 674:5
Bea 502.8 – Bea 502.9	RSA 12-O:75
Bea 502.10	RSA 12-O:75; RSA 485-A:1
Bea 502.11 – Bea 502.17	RSA 12-O:75
Bea 502.18	RSA 12-O:75; RSA 153:1, III
Bea 502.19 – Bea 502.26	RSA 12-O:75
Bea 502.27	RSA 12-O:75; RSA 674:16; RSA 674:21; RSA 674:35; RSA 674:43
Bea 502.28 – Bea 502.29	RSA 12-O:75
Bea 502.30	RSA 12-O:75; RSA 672:7; RSA 673
Bea 502.31	RSA 12-O:75; RSA 672:8
Bea 502.32	RSA 12-O:75; RSA 674:24
Bea 502.33	RSA 12-O:75; RSA 674:1
Bea 502.34	RSA 12-O:75
Bea 502.35	RSA 12-O:75; RSA 674:58, II
Bea 502.36	RSA 12-O:69-RSA 12-O:74
Bea 502.37	RSA 672:10
Bea 502.38	RSA 12-O:75; RSA 672-RSA 679
Bea 502.39 – Bea 502.40	RSA 12-O:75
Bea 502.41	RSA 12-O:75; RSA 672:11; RSA 673
Bea 502.42	RSA 12-O:75
Bea 502.43	RSA 12-O:75; RSA 485:1-a, XV
Bea 502.44 – Bea 502.48	RSA 12-O:75
Bea 502.49	RSA 12-O:75; RSA 259:100
Bea 502.50	RSA 12-O:75; RSA 672:14
Bea 502.51 – Bea 502.52	RSA 12-O:75

Bea 502.53	RSA 12-O:75; RSA 485-A:2, XVI
Bea 502.54	RSA 12-O:75; RSA 674:58
Bea 502.55	RSA 12-O:75; RSA 674:58-61; RSA 674
Bea 502.56	RSA 12-O:75; RSA 674:16; RSA 674:16
Bea 502.57	RSA 12-O:75; RSA 674:16; RSA 674:23
Bea 503.01	RSA 12-O:75; RSA 12-O:76
Bea 503.02	RSA 12-O:76
Bea 503.03	RSA 12-O:75; RSA 12-O:76
Bea 504.01 – Bea 504.04	RSA 12-O:71; RSA 12-O:73; RSA 12-O:75
Bea 504.05	RSA 12-O:71; RSA 12-O:73; RSA 12-O:75; RSA 49-C; RSA 49-D; RSA 153; RSA 155-A; RSA 205-A:1, II; RSA 674:59; RSA 674:16; RSA 674:21; RSA 674:31; RSA 674:32; RSA 674:33, IV; RSA 674:58, II; RSA 674:72; RSA 676:4, II(b)
Bea 504.06 – Bea 504.08	RSA 12-O:75
Bea 504.09	RSA 4:40; RSA 12-O:75; RSA 31:95-h; RSA 31:95-h, I(d); RSA 31:95-h, II; RSA 35:5; RSA 35:8; RSA 41:14-a; RSA 79-E; RSA 79-E:3; RSA 79-E:5, II; RSA 80:76; RSA 162-G; RSA 162-K; RSA 162-K:5; RSA 162-K:6,III(j); RSA 674:58, IV; RSA 162-K:2, IX-a (a)(5); RSA 162-K:9; RSA 162-K-10
Bea 504.10	RSA 12-O:75; RSA 53-A; RSA 162-K; RSA 162-K:6; RSA 162-K:2, IX-a(a)(5); RSA 574:58, IV; RSA 673:4-c; RSA 674:44-h
Bea 504.11	RSA 12-O:75; RSA 674:18
Bea 504.12	RSA 12-O:75
Bea 505.01	RSA 12-O:72; RSA 12-O:75
Bea 505.02 – Bea 505.12	RSA 12-O:75
Bea 506.01	RSA 12-O:73, I; RSA 12-O:75
Bea 506.02 – Bea 506.05	RSA 12-O:75
Bea 507.01	RSA 12-O: 72; RSA 21-O:73, II; RSA 12-O:75; RSA 135:5
Bea 507.02 – Bea 507.03	RSA 12-O: 72; RSA 12-O:75
Bea 507.04	RSA 12-O: 72; RSA 12-O:75; RSA 135:5
Bea 507.05 – Bea 507.10	RSA 12-O: 72; RSA 12-O:75
Bea 508.01	RSA 12-O:73, II; RSA 12-O:75
Bea 509.01 – Bea 509.02	RSA 12-O:72; RSA 12-O:73; RSA 12-O:75
Bea 510.01	RSA 12-O:72; RSA 12-O:73; RSA 12-O:75
Bea 511	RSA 12-O:72; RSA 12-O:73

APPENDIX II

Citation: U.S. Census Bureau. "TOTAL POPULATION." Decennial Census, DEC Demographic and Housing Characteristics, Table P1, 2020. Accessed on October 6, 2023.

Total Resident Population in New Hampshire by Municipalities - Decennial Census	
Geographic Area	Total Population as of April 1,

	2020
Alton town, Belknap County, New Hampshire	5,894
Barnstead town, Belknap County, New Hampshire	4,915
Belmont town, Belknap County, New Hampshire	7,314
Center Harbor town, Belknap County, New Hampshire	1,040
Gilford town, Belknap County, New Hampshire	7,699
Gilmanton town, Belknap County, New Hampshire	3,945
Laconia city, Belknap County, New Hampshire	16,871
Meredith town, Belknap County, New Hampshire	6,662
New Hampton town, Belknap County, New Hampshire	2,377
Sanbornton town, Belknap County, New Hampshire	3,026
Tilton town, Belknap County, New Hampshire	3,962
Albany town, Carroll County, New Hampshire	759
Bartlett town, Carroll County, New Hampshire	3,200
Brookfield town, Carroll County, New Hampshire	755
Chatham town, Carroll County, New Hampshire	341
Conway town, Carroll County, New Hampshire	9,822
Eaton town, Carroll County, New Hampshire	405
Effingham town, Carroll County, New Hampshire	1,691
Freedom town, Carroll County, New Hampshire	1,689
Hale's location, Carroll County, New Hampshire	132
Hart's Location town, Carroll County, New Hampshire	68
Jackson town, Carroll County, New Hampshire	1,028
Madison town, Carroll County, New Hampshire	2,565
Moultonborough town, Carroll County, New Hampshire	4,918
Ossipee town, Carroll County, New Hampshire	4,372
Sandwich town, Carroll County, New Hampshire	1,466
Tamworth town, Carroll County, New Hampshire	2,812
Tuftonboro town, Carroll County, New Hampshire	2,467
Wakefield town, Carroll County, New Hampshire	5,201
Wolfeboro town, Carroll County, New Hampshire	6,416
Alstead town, Cheshire County, New Hampshire	1,864
Chesterfield town, Cheshire County, New Hampshire	3,552
Dublin town, Cheshire County, New Hampshire	1,532
Fitzwilliam town, Cheshire County, New Hampshire	2,351
Gilsum town, Cheshire County, New Hampshire	752
Harrisville town, Cheshire County, New Hampshire	984
Hinsdale town, Cheshire County, New Hampshire	3,948
Jaffrey town, Cheshire County, New Hampshire	5,320
Keene city, Cheshire County, New Hampshire	23,047
Marlborough town, Cheshire County, New Hampshire	2,096
Marlow town, Cheshire County, New Hampshire	749
Nelson town, Cheshire County, New Hampshire	629
Richmond town, Cheshire County, New Hampshire	1,197
Rindge town, Cheshire County, New Hampshire	6,476
Roxbury town, Cheshire County, New Hampshire	220
Stoddard town, Cheshire County, New Hampshire	1,374

Sullivan town, Cheshire County, New Hampshire	658
Surry town, Cheshire County, New Hampshire	820
Swanzy town, Cheshire County, New Hampshire	7,270
Troy town, Cheshire County, New Hampshire	2,130
Walpole town, Cheshire County, New Hampshire	3,633
Westmoreland town, Cheshire County, New Hampshire	1,706
Winchester town, Cheshire County, New Hampshire	4,150
Atkinson and Gilmanton Academy grant, Coos County, New Hampshire	0
Beans grant, Coos County, New Hampshire	0
Beans purchase, Coos County, New Hampshire	0
Berlin city, Coos County, New Hampshire	9,425
Cambridge township, Coos County, New Hampshire	16
Carroll town, Coos County, New Hampshire	820
Chandlers purchase, Coos County, New Hampshire	0
Clarksville town, Coos County, New Hampshire	294
Colebrook town, Coos County, New Hampshire	2,084
Columbia town, Coos County, New Hampshire	659
Crawfords purchase, Coos County, New Hampshire	0
Cutts grant, Coos County, New Hampshire	0
Dalton town, Coos County, New Hampshire	933
Dixs grant, Coos County, New Hampshire	0
Dixville township, Coos County, New Hampshire	4
Dummer town, Coos County, New Hampshire	306
Errol town, Coos County, New Hampshire	298
Erving's location, Coos County, New Hampshire	0
Gorham town, Coos County, New Hampshire	2,698
Greens grant, Coos County, New Hampshire	0
Hadleys purchase, Coos County, New Hampshire	0
Jefferson town, Coos County, New Hampshire	1,043
Kilkenny township, Coos County, New Hampshire	0
Lancaster town, Coos County, New Hampshire	3,218
Low and Burbanks grant, Coos County, New Hampshire	0
Martins location, Coos County, New Hampshire	2
Milan town, Coos County, New Hampshire	1,358
Millsfield township, Coos County, New Hampshire	25
Northumberland town, Coos County, New Hampshire	2,126
Odell township, Coos County, New Hampshire	1
Pinkhams grant, Coos County, New Hampshire	0
Pittsburg town, Coos County, New Hampshire	800
Randolph town, Coos County, New Hampshire	328
Sargents purchase, Coos County, New Hampshire	0
Second College grant, Coos County, New Hampshire	1
Shelburne town, Coos County, New Hampshire	353
Stark town, Coos County, New Hampshire	478
Stewartstown town, Coos County, New Hampshire	813
Stratford town, Coos County, New Hampshire	662
Success township, Coos County, New Hampshire	4

Thompson and Meserves purchase, Coos County, New Hampshire	1
Wentworth location, Coos County, New Hampshire	28
Whitefield town, Coos County, New Hampshire	2,490
Alexandria town, Grafton County, New Hampshire	1,776
Ashland town, Grafton County, New Hampshire	1,938
Bath town, Grafton County, New Hampshire	1,077
Benton town, Grafton County, New Hampshire	374
Bethlehem town, Grafton County, New Hampshire	2,484
Bridgewater town, Grafton County, New Hampshire	1,160
Bristol town, Grafton County, New Hampshire	3,244
Campton town, Grafton County, New Hampshire	3,343
Canaan town, Grafton County, New Hampshire	3,794
Dorchester town, Grafton County, New Hampshire	339
Easton town, Grafton County, New Hampshire	292
Ellsworth town, Grafton County, New Hampshire	93
Enfield town, Grafton County, New Hampshire	4,465
Franconia town, Grafton County, New Hampshire	1,083
Grafton town, Grafton County, New Hampshire	1,385
Groton town, Grafton County, New Hampshire	569
Hanover town, Grafton County, New Hampshire	11,870
Haverhill town, Grafton County, New Hampshire	4,585
Hebron town, Grafton County, New Hampshire	632
Holderness town, Grafton County, New Hampshire	2,004
Landaff town, Grafton County, New Hampshire	446
Lebanon city, Grafton County, New Hampshire	14,282
Lincoln town, Grafton County, New Hampshire	1,631
Lisbon town, Grafton County, New Hampshire	1,621
Littleton town, Grafton County, New Hampshire	6,005
Livermore town, Grafton County, New Hampshire	2
Lyman town, Grafton County, New Hampshire	585
Lyme town, Grafton County, New Hampshire	1,745
Monroe town, Grafton County, New Hampshire	864
Orange town, Grafton County, New Hampshire	277
Orford town, Grafton County, New Hampshire	1,237
Piermont town, Grafton County, New Hampshire	769
Plymouth town, Grafton County, New Hampshire	6,682
Rumney town, Grafton County, New Hampshire	1,498
Sugar Hill town, Grafton County, New Hampshire	647
Thornton town, Grafton County, New Hampshire	2,708
Warren town, Grafton County, New Hampshire	825
Waterville Valley town, Grafton County, New Hampshire	508
Wentworth town, Grafton County, New Hampshire	845
Woodstock town, Grafton County, New Hampshire	1,434
Amherst town, Hillsborough County, New Hampshire	11,753
Antrim town, Hillsborough County, New Hampshire	2,651
Bedford town, Hillsborough County, New Hampshire	23,322
Bennington town, Hillsborough County, New Hampshire	1,501

Brookline town, Hillsborough County, New Hampshire	5,639
Deering town, Hillsborough County, New Hampshire	1,904
Francestown town, Hillsborough County, New Hampshire	1,610
Goffstown town, Hillsborough County, New Hampshire	18,577
Greenfield town, Hillsborough County, New Hampshire	1,716
Greenville town, Hillsborough County, New Hampshire	1,974
Hancock town, Hillsborough County, New Hampshire	1,731
Hillsborough town, Hillsborough County, New Hampshire	5,939
Hollis town, Hillsborough County, New Hampshire	8,342
Hudson town, Hillsborough County, New Hampshire	25,394
Litchfield town, Hillsborough County, New Hampshire	8,478
Lyndeborough town, Hillsborough County, New Hampshire	1,702
Manchester city, Hillsborough County, New Hampshire	115,644
Mason town, Hillsborough County, New Hampshire	1,448
Merrimack town, Hillsborough County, New Hampshire	26,632
Milford town, Hillsborough County, New Hampshire	16,131
Mont Vernon town, Hillsborough County, New Hampshire	2,584
Nashua city, Hillsborough County, New Hampshire	91,322
New Boston town, Hillsborough County, New Hampshire	6,108
New Ipswich town, Hillsborough County, New Hampshire	5,204
Pelham town, Hillsborough County, New Hampshire	14,222
Peterborough town, Hillsborough County, New Hampshire	6,418
Sharon town, Hillsborough County, New Hampshire	359
Temple town, Hillsborough County, New Hampshire	1,382
Weare town, Hillsborough County, New Hampshire	9,092
Wilton town, Hillsborough County, New Hampshire	3,896
Windsor town, Hillsborough County, New Hampshire	262
Allenstown town, Merrimack County, New Hampshire	4,707
Andover town, Merrimack County, New Hampshire	2,406
Boscawen town, Merrimack County, New Hampshire	3,998
Bow town, Merrimack County, New Hampshire	8,229
Bradford town, Merrimack County, New Hampshire	1,662
Canterbury town, Merrimack County, New Hampshire	2,389
Chichester town, Merrimack County, New Hampshire	2,665
Concord city, Merrimack County, New Hampshire	43,976
Danbury town, Merrimack County, New Hampshire	1,250
Dunbarton town, Merrimack County, New Hampshire	3,005
Epsom town, Merrimack County, New Hampshire	4,834
Franklin city, Merrimack County, New Hampshire	8,741
Henniker town, Merrimack County, New Hampshire	6,185
Hill town, Merrimack County, New Hampshire	1,017
Hooksett town, Merrimack County, New Hampshire	14,871
Hopkinton town, Merrimack County, New Hampshire	5,914
Loudon town, Merrimack County, New Hampshire	5,576
Newbury town, Merrimack County, New Hampshire	2,172
New London town, Merrimack County, New Hampshire	4,400
Northfield town, Merrimack County, New Hampshire	4,872

Pembroke town, Merrimack County, New Hampshire	7,207
Pittsfield town, Merrimack County, New Hampshire	4,075
Salisbury town, Merrimack County, New Hampshire	1,422
Sutton town, Merrimack County, New Hampshire	1,978
Warner town, Merrimack County, New Hampshire	2,937
Webster town, Merrimack County, New Hampshire	1,913
Wilmot town, Merrimack County, New Hampshire	1,407
County subdivisions not defined, Rockingham County, New Hampshire	0
Atkinson town, Rockingham County, New Hampshire	7,087
Auburn town, Rockingham County, New Hampshire	5,946
Brentwood town, Rockingham County, New Hampshire	4,490
Candia town, Rockingham County, New Hampshire	4,013
Chester town, Rockingham County, New Hampshire	5,232
Danville town, Rockingham County, New Hampshire	4,408
Deerfield town, Rockingham County, New Hampshire	4,855
Derry town, Rockingham County, New Hampshire	34,317
East Kingston town, Rockingham County, New Hampshire	2,441
Epping town, Rockingham County, New Hampshire	7,125
Exeter town, Rockingham County, New Hampshire	16,049
Fremont town, Rockingham County, New Hampshire	4,739
Greenland town, Rockingham County, New Hampshire	4,067
Hampstead town, Rockingham County, New Hampshire	8,998
Hampton town, Rockingham County, New Hampshire	16,214
Hampton Falls town, Rockingham County, New Hampshire	2,403
Kensington town, Rockingham County, New Hampshire	2,095
Kingston town, Rockingham County, New Hampshire	6,202
Londonderry town, Rockingham County, New Hampshire	25,826
New Castle town, Rockingham County, New Hampshire	1,000
Newfields town, Rockingham County, New Hampshire	1,769
Newington town, Rockingham County, New Hampshire	811
Newmarket town, Rockingham County, New Hampshire	9,430
Newton town, Rockingham County, New Hampshire	4,820
North Hampton town, Rockingham County, New Hampshire	4,538
Northwood town, Rockingham County, New Hampshire	4,641
Nottingham town, Rockingham County, New Hampshire	5,229
Plaistow town, Rockingham County, New Hampshire	7,830
Portsmouth city, Rockingham County, New Hampshire	21,956
Raymond town, Rockingham County, New Hampshire	10,684
Rye town, Rockingham County, New Hampshire	5,543
Salem town, Rockingham County, New Hampshire	30,089
Sandown town, Rockingham County, New Hampshire	6,548
Seabrook town, Rockingham County, New Hampshire	8,401
South Hampton town, Rockingham County, New Hampshire	894
Stratham town, Rockingham County, New Hampshire	7,669
Windham town, Rockingham County, New Hampshire	15,817
Barrington town, Strafford County, New Hampshire	9,326
Dover city, Strafford County, New Hampshire	32,741

Durham town, Strafford County, New Hampshire	15,490
Farmington town, Strafford County, New Hampshire	6,722
Lee town, Strafford County, New Hampshire	4,520
Madbury town, Strafford County, New Hampshire	1,918
Middleton town, Strafford County, New Hampshire	1,823
Milton town, Strafford County, New Hampshire	4,482
New Durham town, Strafford County, New Hampshire	2,693
Rochester city, Strafford County, New Hampshire	32,492
Rollinsford town, Strafford County, New Hampshire	2,597
Somersworth city, Strafford County, New Hampshire	11,855
Strafford town, Strafford County, New Hampshire	4,230
Acworth town, Sullivan County, New Hampshire	853
Charlestown town, Sullivan County, New Hampshire	4,806
Claremont city, Sullivan County, New Hampshire	12,949
Cornish town, Sullivan County, New Hampshire	1,616
Croydon town, Sullivan County, New Hampshire	801
Goshen town, Sullivan County, New Hampshire	796
Grantham town, Sullivan County, New Hampshire	3,404
Langdon town, Sullivan County, New Hampshire	651
Lempster town, Sullivan County, New Hampshire	1,118
Newport town, Sullivan County, New Hampshire	6,299
Plainfield town, Sullivan County, New Hampshire	2,459
Springfield town, Sullivan County, New Hampshire	1,259
Sunapee town, Sullivan County, New Hampshire	3,342
Unity town, Sullivan County, New Hampshire	1,518
Washington town, Sullivan County, New Hampshire	1,192

APPENDIX III

Citation: U.S. Census Bureau. "HOUSING UNITS." Decennial Census, DEC Demographic and Housing Characteristics, Table H1, 2020. Accessed on October 6, 2023.

Total Number of Housing Units in New Hampshire by Municipalities - Decennial Census	
Geographic Area	Total Housing Units as of April 1, 2020
Alton town, Belknap County, New Hampshire	4,309
Barnstead town, Belknap County, New Hampshire	2,416
Belmont town, Belknap County, New Hampshire	3,614
Center Harbor town, Belknap County, New Hampshire	771
Gilford town, Belknap County, New Hampshire	5,175
Gilmanton town, Belknap County, New Hampshire	2,152
Laconia city, Belknap County, New Hampshire	10,275
Meredith town, Belknap County, New Hampshire	4,742
New Hampton town, Belknap County, New Hampshire	1,175
Sanbornton town, Belknap County, New Hampshire	1,695
Tilton town, Belknap County, New Hampshire	1,928
Albany town, Carroll County, New Hampshire	535

Bartlett town, Carroll County, New Hampshire	3,967
Brookfield town, Carroll County, New Hampshire	365
Chatham town, Carroll County, New Hampshire	241
Conway town, Carroll County, New Hampshire	6,531
Eaton town, Carroll County, New Hampshire	280
Effingham town, Carroll County, New Hampshire	970
Freedom town, Carroll County, New Hampshire	2,062
Hale's location, Carroll County, New Hampshire	105
Hart's Location town, Carroll County, New Hampshire	59
Jackson town, Carroll County, New Hampshire	1,052
Madison town, Carroll County, New Hampshire	1,881
Moultonborough town, Carroll County, New Hampshire	4,910
Ossipee town, Carroll County, New Hampshire	2,982
Sandwich town, Carroll County, New Hampshire	1,073
Tamworth town, Carroll County, New Hampshire	1,883
Tuftonboro town, Carroll County, New Hampshire	2,390
Wakefield town, Carroll County, New Hampshire	3,984
Wolfeboro town, Carroll County, New Hampshire	4,400
Alstead town, Cheshire County, New Hampshire	975
Chesterfield town, Cheshire County, New Hampshire	1,787
Dublin town, Cheshire County, New Hampshire	752
Fitzwilliam town, Cheshire County, New Hampshire	1,248
Gilsum town, Cheshire County, New Hampshire	354
Harrisville town, Cheshire County, New Hampshire	680
Hinsdale town, Cheshire County, New Hampshire	1,814
Jaffrey town, Cheshire County, New Hampshire	2,555
Keene city, Cheshire County, New Hampshire	10,297
Marlborough town, Cheshire County, New Hampshire	993
Marlow town, Cheshire County, New Hampshire	410
Nelson town, Cheshire County, New Hampshire	395
Richmond town, Cheshire County, New Hampshire	502
Rindge town, Cheshire County, New Hampshire	2,361
Roxbury town, Cheshire County, New Hampshire	98
Stoddard town, Cheshire County, New Hampshire	1,056
Sullivan town, Cheshire County, New Hampshire	314
Surry town, Cheshire County, New Hampshire	344
Swanzey town, Cheshire County, New Hampshire	3,360
Troy town, Cheshire County, New Hampshire	911
Walpole town, Cheshire County, New Hampshire	1,746
Westmoreland town, Cheshire County, New Hampshire	691
Winchester town, Cheshire County, New Hampshire	1,969
Atkinson and Gilmanton Academy grant, Coos County, New Hampshire	2
Beans grant, Coos County, New Hampshire	0
Beans purchase, Coos County, New Hampshire	0
Berlin city, Coos County, New Hampshire	4,714
Cambridge township, Coos County, New Hampshire	30
Carroll town, Coos County, New Hampshire	912

Chandlers purchase, Coos County, New Hampshire	0
Clarksville town, Coos County, New Hampshire	424
Colebrook town, Coos County, New Hampshire	1,365
Columbia town, Coos County, New Hampshire	498
Crawfords purchase, Coos County, New Hampshire	0
Cutts grant, Coos County, New Hampshire	0
Dalton town, Coos County, New Hampshire	548
Dixs grant, Coos County, New Hampshire	14
Dixville township, Coos County, New Hampshire	35
Dummer town, Coos County, New Hampshire	260
Errol town, Coos County, New Hampshire	463
Erving's location, Coos County, New Hampshire	0
Gorham town, Coos County, New Hampshire	1,467
Greens grant, Coos County, New Hampshire	5
Hadleys purchase, Coos County, New Hampshire	0
Jefferson town, Coos County, New Hampshire	646
Kilkenny township, Coos County, New Hampshire	0
Lancaster town, Coos County, New Hampshire	1,653
Low and Burbanks grant, Coos County, New Hampshire	0
Martins location, Coos County, New Hampshire	1
Milan town, Coos County, New Hampshire	774
Millsfield township, Coos County, New Hampshire	59
Northumberland town, Coos County, New Hampshire	1,081
Odell township, Coos County, New Hampshire	59
Pinkhams grant, Coos County, New Hampshire	0
Pittsburg town, Coos County, New Hampshire	1,714
Randolph town, Coos County, New Hampshire	297
Sargents purchase, Coos County, New Hampshire	0
Second College grant, Coos County, New Hampshire	6
Shelburne town, Coos County, New Hampshire	209
Stark town, Coos County, New Hampshire	409
Stewartstown town, Coos County, New Hampshire	778
Stratford town, Coos County, New Hampshire	522
Success township, Coos County, New Hampshire	42
Thompson and Meserves purchase, Coos County, New Hampshire	1
Wentworth location, Coos County, New Hampshire	81
Whitefield town, Coos County, New Hampshire	1,375
Alexandria town, Grafton County, New Hampshire	941
Ashland town, Grafton County, New Hampshire	1,352
Bath town, Grafton County, New Hampshire	560
Benton town, Grafton County, New Hampshire	158
Bethlehem town, Grafton County, New Hampshire	1,478
Bridgewater town, Grafton County, New Hampshire	948
Bristol town, Grafton County, New Hampshire	2,495
Campton town, Grafton County, New Hampshire	2,167
Canaan town, Grafton County, New Hampshire	1,901
Dorchester town, Grafton County, New Hampshire	209

Easton town, Grafton County, New Hampshire	210
Ellsworth town, Grafton County, New Hampshire	89
Enfield town, Grafton County, New Hampshire	2,468
Franconia town, Grafton County, New Hampshire	838
Grafton town, Grafton County, New Hampshire	796
Groton town, Grafton County, New Hampshire	402
Hanover town, Grafton County, New Hampshire	3,452
Haverhill town, Grafton County, New Hampshire	2,349
Hebron town, Grafton County, New Hampshire	604
Holderness town, Grafton County, New Hampshire	1,428
Landaff town, Grafton County, New Hampshire	241
Lebanon city, Grafton County, New Hampshire	7,201
Lincoln town, Grafton County, New Hampshire	2,824
Lisbon town, Grafton County, New Hampshire	818
Littleton town, Grafton County, New Hampshire	3,135
Livermore town, Grafton County, New Hampshire	1
Lyman town, Grafton County, New Hampshire	358
Lyme town, Grafton County, New Hampshire	803
Monroe town, Grafton County, New Hampshire	390
Orange town, Grafton County, New Hampshire	158
Orford town, Grafton County, New Hampshire	664
Piermont town, Grafton County, New Hampshire	453
Plymouth town, Grafton County, New Hampshire	2,310
Rumney town, Grafton County, New Hampshire	921
Sugar Hill town, Grafton County, New Hampshire	384
Thornton town, Grafton County, New Hampshire	1,874
Warren town, Grafton County, New Hampshire	523
Waterville Valley town, Grafton County, New Hampshire	1,058
Wentworth town, Grafton County, New Hampshire	504
Woodstock town, Grafton County, New Hampshire	1,375
Amherst town, Hillsborough County, New Hampshire	4,466
Antrim town, Hillsborough County, New Hampshire	1,265
Bedford town, Hillsborough County, New Hampshire	8,279
Bennington town, Hillsborough County, New Hampshire	706
Brookline town, Hillsborough County, New Hampshire	1,877
Deering town, Hillsborough County, New Hampshire	919
Francestown town, Hillsborough County, New Hampshire	740
Goffstown town, Hillsborough County, New Hampshire	6,619
Greenfield town, Hillsborough County, New Hampshire	708
Greenville town, Hillsborough County, New Hampshire	916
Hancock town, Hillsborough County, New Hampshire	854
Hillsborough town, Hillsborough County, New Hampshire	2,836
Hollis town, Hillsborough County, New Hampshire	3,184
Hudson town, Hillsborough County, New Hampshire	9,839
Litchfield town, Hillsborough County, New Hampshire	3,146
Lyndeborough town, Hillsborough County, New Hampshire	709
Manchester city, Hillsborough County, New Hampshire	51,438

Mason town, Hillsborough County, New Hampshire	588
Merrimack town, Hillsborough County, New Hampshire	10,517
Milford town, Hillsborough County, New Hampshire	6,846
Mont Vernon town, Hillsborough County, New Hampshire	974
Nashua city, Hillsborough County, New Hampshire	39,663
New Boston town, Hillsborough County, New Hampshire	2,174
New Ipswich town, Hillsborough County, New Hampshire	1,958
Pelham town, Hillsborough County, New Hampshire	5,258
Peterborough town, Hillsborough County, New Hampshire	2,991
Sharon town, Hillsborough County, New Hampshire	158
Temple town, Hillsborough County, New Hampshire	569
Weare town, Hillsborough County, New Hampshire	3,631
Wilton town, Hillsborough County, New Hampshire	1,630
Windsor town, Hillsborough County, New Hampshire	113
Allenstown town, Merrimack County, New Hampshire	2,023
Andover town, Merrimack County, New Hampshire	1,132
Boscawen town, Merrimack County, New Hampshire	1,522
Bow town, Merrimack County, New Hampshire	3,009
Bradford town, Merrimack County, New Hampshire	906
Canterbury town, Merrimack County, New Hampshire	1,066
Chichester town, Merrimack County, New Hampshire	1,037
Concord city, Merrimack County, New Hampshire	19,085
Danbury town, Merrimack County, New Hampshire	691
Dunbarton town, Merrimack County, New Hampshire	1,148
Epsom town, Merrimack County, New Hampshire	1,992
Franklin city, Merrimack County, New Hampshire	4,046
Henniker town, Merrimack County, New Hampshire	1,839
Hill town, Merrimack County, New Hampshire	499
Hooksett town, Merrimack County, New Hampshire	5,785
Hopkinton town, Merrimack County, New Hampshire	2,451
Loudon town, Merrimack County, New Hampshire	2,234
Newbury town, Merrimack County, New Hampshire	1,594
New London town, Merrimack County, New Hampshire	2,252
Northfield town, Merrimack County, New Hampshire	2,006
Pembroke town, Merrimack County, New Hampshire	2,985
Pittsfield town, Merrimack County, New Hampshire	1,770
Salisbury town, Merrimack County, New Hampshire	609
Sutton town, Merrimack County, New Hampshire	1,003
Warner town, Merrimack County, New Hampshire	1,360
Webster town, Merrimack County, New Hampshire	853
Wilmot town, Merrimack County, New Hampshire	668
County subdivisions not defined, Rockingham County, New Hampshire	0
Atkinson town, Rockingham County, New Hampshire	3,002
Auburn town, Rockingham County, New Hampshire	2,138
Brentwood town, Rockingham County, New Hampshire	1,496
Candia town, Rockingham County, New Hampshire	1,574
Chester town, Rockingham County, New Hampshire	1,848

Danville town, Rockingham County, New Hampshire	1,717
Deerfield town, Rockingham County, New Hampshire	1,920
Derry town, Rockingham County, New Hampshire	14,009
East Kingston town, Rockingham County, New Hampshire	943
Epping town, Rockingham County, New Hampshire	2,985
Exeter town, Rockingham County, New Hampshire	7,459
Fremont town, Rockingham County, New Hampshire	1,810
Greenland town, Rockingham County, New Hampshire	1,648
Hampstead town, Rockingham County, New Hampshire	3,860
Hampton town, Rockingham County, New Hampshire	10,153
Hampton Falls town, Rockingham County, New Hampshire	977
Kensington town, Rockingham County, New Hampshire	804
Kingston town, Rockingham County, New Hampshire	2,592
Londonderry town, Rockingham County, New Hampshire	9,849
New Castle town, Rockingham County, New Hampshire	525
Newfields town, Rockingham County, New Hampshire	622
Newington town, Rockingham County, New Hampshire	353
Newmarket town, Rockingham County, New Hampshire	4,398
Newton town, Rockingham County, New Hampshire	1,946
North Hampton town, Rockingham County, New Hampshire	2,032
Northwood town, Rockingham County, New Hampshire	2,244
Nottingham town, Rockingham County, New Hampshire	2,139
Plaistow town, Rockingham County, New Hampshire	3,196
Portsmouth city, Rockingham County, New Hampshire	11,161
Raymond town, Rockingham County, New Hampshire	4,500
Rye town, Rockingham County, New Hampshire	2,906
Salem town, Rockingham County, New Hampshire	12,681
Sandown town, Rockingham County, New Hampshire	2,483
Seabrook town, Rockingham County, New Hampshire	4,436
South Hampton town, Rockingham County, New Hampshire	340
Stratham town, Rockingham County, New Hampshire	3,017
Windham town, Rockingham County, New Hampshire	5,575
Barrington town, Strafford County, New Hampshire	3,830
Dover city, Strafford County, New Hampshire	15,166
Durham town, Strafford County, New Hampshire	3,763
Farmington town, Strafford County, New Hampshire	2,956
Lee town, Strafford County, New Hampshire	1,808
Madbury town, Strafford County, New Hampshire	710
Middleton town, Strafford County, New Hampshire	867
Milton town, Strafford County, New Hampshire	2,146
New Durham town, Strafford County, New Hampshire	1,581
Rochester city, Strafford County, New Hampshire	14,582
Rollinsford town, Strafford County, New Hampshire	1,135
Somersworth city, Strafford County, New Hampshire	5,325
Strafford town, Strafford County, New Hampshire	1,837
Acworth town, Sullivan County, New Hampshire	513
Charlestown town, Sullivan County, New Hampshire	2,261

Claremont city, Sullivan County, New Hampshire	5,941
Cornish town, Sullivan County, New Hampshire	761
Croydon town, Sullivan County, New Hampshire	401
Goshen town, Sullivan County, New Hampshire	429
Grantham town, Sullivan County, New Hampshire	1,793
Langdon town, Sullivan County, New Hampshire	311
Lempster town, Sullivan County, New Hampshire	656
Newport town, Sullivan County, New Hampshire	2,922
Plainfield town, Sullivan County, New Hampshire	1,000
Springfield town, Sullivan County, New Hampshire	654
Sunapee town, Sullivan County, New Hampshire	2,409
Unity town, Sullivan County, New Hampshire	700
Washington town, Sullivan County, New Hampshire	1,046