



2019 HOUSING & ECONOMY CONFERENCE



NEW HAMPSHIRE
HOUSING



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M A N C H E S T E R

STATE AND FEDERAL POLICY UPDATES



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STATE BUDGET

Housing Appeals Board

- Alternative to superior court for local decisions on housing and housing development
- Appeals can be brought by anyone with standing
- Maximum time to final resolution = 150 days from appeal
- Appeals of Board's decisions go to Supreme Court
- 3-member board appointed by the Supreme Court
- **NO IMPACT ON LOCAL CONTROL**
 - Same standards of review as superior court
- Effective 7/1/2020

STATE BUDGET

Affordable Housing Fund

- One-time \$5 million appropriation in FY 20
- Starting in FY 21, annual \$5 million appropriation from Real Estate Transfer Tax Revenues

Lead Paint Hazard Remediation Fund

- Establishes new program at NHHFA
- Loans to homeowners and landlords; licensed childcare centers
- Income qualifications apply
- \$3 million appropriation; supplements federal funding

LAND DEVELOPMENT COMMISSION

Creates a legislative study commission to evaluate -

- Barriers to increasing the density of land development
 - Minimum standards of residential development density
 - Reinstating the Housing and Conservation Planning Program
 - Property tax incentives to promote residential development density
 - Preservation of open spaces and maintaining rural character.
 - Enforcement of the shared community responsibility of workforce housing
- Reports: Interim in November 2019; Final in November 2020



FEDERAL UPDATES

- **Affordable Housing Credit Improvement Act of 2019 (S. 1703/H.R. 3077)**
 - 50% increase in LIHTC allocation over 5 years
- **Rural Housing Preservation Act (Kuster/Shaheen)**
 - Decouples Rural Development mortgages from rental subsidy
- **Budget / Continuing Resolution**



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