



2020 HOMEOWNERSHIP CONFERENCE

BUILDING
MORE HOMES
INCREMENTALLY



NEW HAMPSHIRE
HOUSING

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STATE AND FEDERAL POLICY UPDATES

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 (includes water supply)
- Income qualifications apply
- \$3 million appropriation; supplements federal funding

PENDING STATE LEGISLATION

HB 1629 – Local Regulatory Process Reforms

- Establishes clear timelines for local decisions
- Allows mandatory inclusionary zoning (with limitations)
- Written findings of fact required of planning and zoning boards
- Transparency of fees required
- Incentives for elderly housing must also apply to workforce housing
- Court may require bonds for challenges to local approvals
- “Rocket docket” for land use appeals set at 120 days for a decision

PENDING STATE LEGISLATION

HB 1632 – Financial Incentives for Housing Development

- Tax Increment Finance Districts specifically enabled for housing development
- RSA 79-E expanded for housing
- Tax exemptions for workforce housing
 - Transfer tax – reduction for first time homebuyers for purchases ≤\$300K
 - Business profits tax – exemption for qualifying workforce housing
- “Housing Champion” certification provides for preferential access to state funding

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** – FY2021 Administration proposal