



New Hampshire Housing
Bringing You Home

FOR IMMEDIATE RELEASE

For more information, contact Jane Law
Phone: (603) 310-9255

**NEW HAMPSHIRE HOUSING ANNOUNCES 22 COMMUNITY PLANNING GRANTS
FOR NH MUNICIPALITIES**

Grants will help build and sustain prosperous communities.

BEDFORD, N.H. (– July 9, 2012) – New Hampshire Housing Finance Authority today announced its first round of awards to New Hampshire cities and towns through the Community Planning Grant (CPG) Program. The CPG Program was created by New Hampshire Housing, in collaboration with a consortium of public agencies and state-wide institutions, to help New Hampshire cities and towns improve their land use regulations and create more resilient local economies. Funding is provided through a cooperative agreement with the U.S. Department of Housing and Urban Development (HUD). New Hampshire Housing is one of 27 state and local agencies to be awarded a share of \$28 million in FY2011 grants through HUD’s Community Challenge Grant program, which aims to reform and reduce barriers to achieving affordable and economically vital communities.

The CPG Program will help municipalities reform and streamline their regulations to help promote development that will have a lasting positive impact on communities while also helping them conserve important resources.

Based on the recommendations of an advisory committee, New Hampshire Housing has awarded 22 grants to municipalities totaling over \$550,000 in this funding round. These awards were made on a competitive basis and awardees were selected from 32 applications seeking nearly \$830,000 in funding, collectively.

Grant awardees in New Hampshire Housing’s first round of CPG funding are: Amherst, Brookline, Dover, Dunbarton, Enfield, Farmington, Goffstown, Greenfield, Hampton, Hampton

Falls, Hooksett, Keene, Laconia, Lebanon, Manchester, Milford, Peterborough, Portsmouth, Rindge, Salisbury, Seabrook, and Temple.

Projects receiving funding include the development of mixed-use and multi-family housing overlay zones in village centers; downtown infill ordinances; neighborhood heritage districts; form-based codes; building codes that focus on energy efficiency; conservation subdivision ordinances; corridor planning for areas of heavy commercial and automobile activity; and others. Some communities have been awarded grants to review land use regulations to help determine which changes should be made in the future to align these codes with community master plans.

“We are very pleased that HUD has funded this program, and we are grateful for the participation and support of our partners in helping to create it,” said Dean Christon, Executive Director, New Hampshire Housing. “The funding awarded through the Community Planning Grant Program will provide important planning resources for our cities and towns.”

Information about the second round of CPG grants will be announced later this year. Special funding allocations will be made specifically for communities that seek to create neighborhood heritage districts or to adopt inclusionary zoning ordinances that promote affordable housing. For more information about New Hampshire Housing’s CPG Program, please visit the NH Citizen Planner Collaborative at www.nhcitizenplanner.org.

About New Hampshire Housing: New Hampshire Housing is a self-supporting, public benefit corporation that operates a number of programs designed to assist low- and moderate-income persons with obtaining housing. Since its inception, New Hampshire Housing has helped nearly 39,000 families purchase their own homes and has been instrumental in financing the creation of more than 14,000 multi-family housing units. More information about its programs can be found on the agency's website at www.nhhfa.org.

(###)

NH Community Planning Grant Program Grant Round 1 – Project Summaries

Amherst: The town will undertake a regulatory review of its land use related ordinances and regulations to identify how gradually adopted components interrelate and comply with the 2010 Master Plan. The regulatory review will produce a final report that will guide how the town's planning board and associated stakeholder groups can collaborate on public outreach aimed at prioritizing and developing amendments to the land use regulations that meet the goals of the 2010 Master Plan and protect our high quality water resources. One-year grant of \$10,000.

Brookline: The town will implement a recommendation from its 2012 Master Plan to develop a Mixed Use overlay district along the NH Route 130 corridor from the junction of Route 13, through the town center to the Hollis town line. The new district, proposed for the March 2013 Town Meeting, will encourage the reuse of existing structures to allow for more small-scale businesses, develop design guidelines to retain the current architecture and style of the neighborhood, facilitate more biking and walking in the corridor, and promote the economic development of the town. One-year grant of \$21,000.

Dover: The city intends to build on the success it had in 2010 in developing the first Form Based Code in New Hampshire, by expanding this innovative zoning infrastructure. This expansion will be along major corridors feeding into Dover's historic downtown area. This zoning project is aimed at revamping and reenergizing 20+ year old zoning along these corridors. Two-year grant of \$50,000.

Dunbarton: The town currently has a Planned Residential Development ordinance in place that is difficult for applicant to use and for planning board members to administer (applicants must to back and forth between the planning board and the zoning board of adjustment for approvals), and it also lacks any incentives to make its use more likely. The goal is to develop a new conservation subdivision ordinance that puts the process solely in the planning board's jurisdiction and provides incentives for developers to create more efficient and conservation-oriented developments. One-year grant of \$10,000.

Enfield: The town's goal is to adopt Form Based zoning on the U.S. Route 4 corridor between Baltic Street and the Canaan town line at the 2013 Town Meeting. This project will mark the culmination of over 15 years of work at improving the infrastructure, regulations, and tax structure of this portion of town, which has included the creation of a Tax Increment Finance district in 2005, a corridor study in 2007, a design charrette in 2011, and \$3.2 million in sewer and water infrastructure improvements bonded in 2012. One-year grant of \$15,000.

Farmington: The town will conduct a regulatory review to identify conflicts between land use regulations and the Master Plan, and to identify any potential impediments to the town's goals for economic development along Route 11 and the revitalization of the downtown district. The town hopes to develop a regulatory environment that will support quality economic development to create new employment opportunities to residents of the town and the region and to identify regulatory incentives to encourage reinvestment in and the revitalization of the downtown business district. One-year grant of \$10,000.

Goffstown: This project will entail a two-year effort to focus new attention and creative analysis to the Pinardville section of Goffstown. The goal of the project will be the development and adoption of the Pinardville Sustainable Community Plan, which will be implemented through regulatory changes to strengthen the Pinardville Community as a sustainable community. This project will result in smart growth regulations that will cultivate the neighborhood's unique character, encourage mixed-use developments, and create a more livable and sustainable community. Two-year grant of \$50,000.

Greenfield: The goal of this project is to conduct a regulatory review of the site plan regulations, subdivision regulations, and zoning ordinance. As part of the review, we will identify linkages with the Master Plan and identify areas that should be strengthened. The intent is also to identify opportunities in the regulations to follow up with a future grant application for the development of a Neighborhood Heritage District, or similar planning mechanism as a means to implement the vision of the town's Master Plan. One-year grant of \$7,125.

Hampton: The town's proposal is two-fold: to complete a corridor analysis for the Route 1 corridor / B&M Railroad corridor in the Downtown area; and (2) From that analysis develop new land use regulations for the area that will foster the creation of a more compact, mixed use, pedestrian friendly urban village with housing diversity and increased economic development opportunities. Two-year grant of \$37,500.

Hampton Falls: The objective of the town's project is to construct and implement zoning that will attract new commerce, safeguard its historical character, provide additional housing options, reengage its citizenry through updated settlement patterns, and generate synergy with surrounding towns through coordinated planning. New zoning districts will include Commercial, Light Industrial, and Village. The Village district will feature design standards, and promote mixed use and affordable housing options. One-year grant of \$22,000.

Hooksett: This project will create a Neighborhood Heritage District for Hooksett Village by protecting the charm and appeal of this historical area of town, as well as creating a stimulating and vibrant village center. Goals include retaining traditional development patterns, retaining a pedestrian-friendly, accessible environment, protecting the distinctive characteristics of the district's setting, buildings, structures, landscape features, and public spaces in a manner that is supported by the Master Plan. Two-year grant of \$30,000 (NHD Pilot).

Keene: This project will develop innovative zoning and land use regulations in Keene's Marlborough Street area. The project is a pilot that will be tested for a city-wide zoning and land use regulation re-write, recommended as the top priority of the city's 2010 Comprehensive Master Plan and currently scheduled in the city's Capital Improvement Program. Keene proposes cutting-edge regulatory approaches to guide development that balances commercial, residential, environmental, and multi-modal transportation demands in an innovative and streamlined manner. Two-year grant of \$50,000.

Laconia: The city proposes to use the concept of storytelling for community mobilization to help draft overlay districts for the city's villages of Downtown and Weirs Beach. The overlay

districts will take into consideration architecture, building placement, streetscapes, pedestrian walkways, vehicular turning movements, parking, public space enhancements, and financing options. Two-year grant of \$50,000.

Lebanon: Through its Energy Efficiency Initiative the city proposes to implement recommendations and action steps outlined in the 2012 Lebanon Energy Plan and subsequent Energy Chapter of the Master Plan. This project will implement a citizen outreach and education plan to promote energy efficiency throughout the city, and to prepare and facilitate the adoption or approvals of amendments to the city's planning regulations and building code. One-year grant of \$30,000.

Manchester: This project seeks to make access management and zoning improvements along the Second Street corridor to encourage and promote new sustainable community growth and development, including mixed use and compact in-fill development that can revitalize and transform this heavily used corridor into an important asset and location within the city. The project will be guided by the planning board working together with the residents and businesses of the corridor to develop acceptable new planning and zoning strategies, guidelines and economic development incentives that can be incorporated into the adoption of a new mixed use overlay district. Two-year grant of \$42,000.

Milford: This project is a comprehensive regulatory review of the town's zoning ordinance and development regulations to determine consistency with the vision and action program identified in the 2010 Housing Chapter of the Master Plan. The anticipated product is a report identifying conflicts within the regulations that are impediments to implementing Housing goals, with recommendations for tools and strategies that the planning board and community can consider for implementation. One-year grant of \$3,750.

Peterborough: The purpose of this project is to develop regulatory mechanisms that promote infill development. The town will conduct a technical review of and any preliminary recommendations for an existing draft ordinance – recommendations that would include an assessment of the currently-targeted areas thought suitable for infill development as well as design standards for new homes; engage in a public process to solicit input for the draft and make any revisions deemed necessary from that process; and then educate the public on the proposal, what it is intended to accomplish, and what it would mean for the town if adopted. One-year grant of \$30,000.

Portsmouth: This project is to develop a Form Based code for the city's historic downtown core. The goals for the central business district in the 2005 Master Plan are to maintain and enhance the downtown's historic role as a commercial, social, civic, and cultural center through dedication of street-level spaces to commercial uses and encouraging mixed use, pedestrian-friendly development that contributes to the tax base and vitality of the downtown. The project will help protect the heritage of the city's built environment by providing appropriate physical development standards for future infill and redevelopment projects. Two-year grant of \$43,845.

Rindge: The town will conduct a regulatory review of zoning and land use regulations specifically to determine areas that need to be revised in order to implement the Master Plan,

Rindge Economic Development Initiative (REDI), and the Plan NH charrette recently completed. This review will specifically prepare the town to draft design guidelines and establish a Neighborhood Heritage District in the historic West Rindge Village and Gateway Central zones. One-year grant of \$8,390.

Salisbury: To continue its effort to provide greater housing opportunity and more compact development, the town will work toward adoption of provisions for accessory dwelling units and multi-family housing. The town will also consider a revised mixed use village district that will provide greater housing choice as well as greater opportunities for retail trade, professional offices, and small businesses that would mirror a traditional New England village. One-year grant of \$12,000 (Inclusionary Zoning from NHHFA).

Seabrook: This project will develop a Form Based code, access management, and land development standards along the Route 1 corridor from the intersection of Route 107 northward to the Hampton Falls town line. It includes collaboration with the town of Hampton Falls on zoning, access management, and preliminary discussions of extension of water and sewer service. One-year grant of \$12,225.

Temple: This project will be a thorough review of all of the town's land use regulations for internal consistency, adherence to the town's Master Plan, and compliance with modern land use principles. Project goals include promotion of the use of the planned residential development ordinance in the Rural and Mountain zones, and consideration of ways to make the village center more walkable while preserving the picturesque built environment. One-year grant of \$7,500.

July 9, 2012