

# *Temple Community Design Charrette*

Temple, NH

October 14-15, 2022





# Temple Community Design Charrette Acknowledgments

Thank you to the individuals who donated their time, energy, and expertise for this charrette – the 71st that Plan NH has done.  
Extra thanks to all the community members who shared their insights about Temple.

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## The Temple Community Advisory Committee

*Thank you for all of your help pulling this together for us!*

### **Christine Robidoux**

### **Jessica Hipp**

### **Keith Charlton**

### **Bill Torpey**

### **Dana Nowell**

### **Vivian Wells**

## Additional Thank Yous!

Temple Select Board

Temple Land Use Research Committee

Planning Board

Temple Historical Society

Temple Highway Department

New Hampshire Housing

The Timberdoodle Lodge

Temple Congregational Church

Temple Volunteer Fire Department

Temple Ladies Aid

Connolly Brothers Dairy Farm

Temple Community Advisory Committee



# Who is Plan NH?

**Plan New Hampshire (Plan NH)**, is a 501(c)3 non-profit organization formed in 1989. Plan NH has a *vision* of a New Hampshire that is vibrant and healthy for its people, its economies and the environment. To achieve that vision, Plan NH's mission is to “foster excellence in planning, design and development of New Hampshire’s built environment,” because we believe that *what* we build, *where* we build and *how* we build anything has a significant impact on that vibrancy and health.

Plan NH *champions principles and ideas* that balance building projects, including anything built in the public realm, such as buildings, roads, bridges, memorials, public sculpture, with:

- The needs of people, including where they live, how they get about, what services are necessary, what they value
- Maintaining the “sense of place” of our towns, cities and villages that make them unique, including preserving historic assets, open spaces, agriculture and farming
- Protecting our air, water, flora and fauna

Among our signature programs is *the community design charrette*, an exercise that brings professionals from our membership together with New Hampshire communities to explore design ideas, usually around a town center or other significant neighborhood. Through recommendations made, Plan NH can demonstrate the role and importance of the principles and ideas noted above in concrete, real examples.





# Why did Plan NH come to Temple?



The Town of Temple submitted an application to Plan NH in April of 2022 to identify issues in the project area related to safety, traffic, housing and more.

The Town was seeking assistance to address three major areas of concern:

1. Addressing the parking challenges in the village center and enhancing the usability of the area for community gatherings, civic engagement, historic preservation, and economic development. This includes a recommendation on the optimum location for our Town Highway Department facilities, based on residents' desires for the village center.
2. Re-imagining the town properties in the focus areas, with sustainable recreational and social opportunities that will invite all residents to gather and participate in community life.
3. Creating an affordable housing neighborhood with agriculture and sustainability in mind, that will encourage diverse multi-generational housing options. The town is seeking creative zoning and development incentives to present to town residents.

*The Temple Community Advisory Committee received many letters of support in this planning effort, including from most Town sponsored organizations and commissions.*



# Plan NH in Temple, NH

## October 14-15, 2022

### What is a charrette?

Simply stated, a charrette is a brief, intense, brainstorming session in which ideas are brought together for the purpose of defining potential planning recommendations and possible design solutions for an identified need. For Plan NH, this is usually related to a town center or other significant neighborhood in a community.

Plan NH's community design charrettes take place over the course of two days: eight hours on a Friday for listening and then another eight hours the next day for brainstorming, crafting recommended solutions, and presenting thoughts to the community.

The process engages planning and design professionals in direct dialog and conversation with each other and with local residents to collect information needed in order to develop good and relevant recommendations about how to address a particular challenge. Plan NH sees this part of the process as a period of discovery: discovering who the community is, what they value, what they really want. This community input is essential and critical to the value of the outcomes.

The results of a Plan NH charrette are general and overarching planning and design recommendations, rather than specific directions. Plan NH does not dictate but suggests. Most often, the outcome of a Plan NH charrette is described as a "vision": an expression of how things might be, based on what the team saw and heard and learned.



*Our charrette team works together to prepare materials to share findings to the public.*

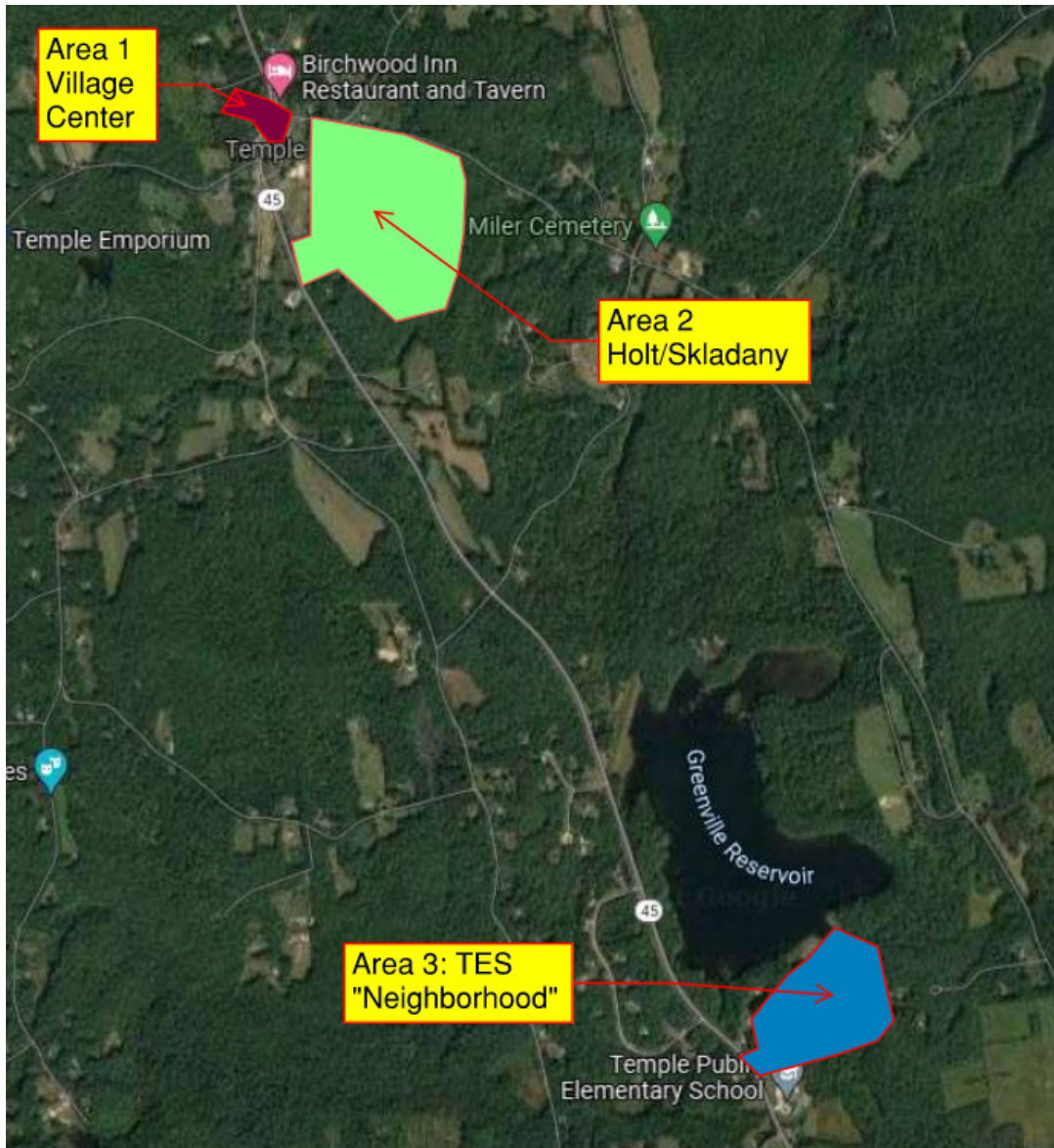


*A landscape architect drawing a sketch of one of the project elements in advance of the presentation.*

***Charrettes blend the broad experience of planning and design professionals with local citizens' detailed knowledge of their own community to develop recommendations that address challenges and opportunities in the project at hand. These recommendations provide a framework within which more detailed solutions and plans of action can be developed.***



# Site Tour Observations



## What the Plan NH team saw during our project area tour of Temple

- On Friday morning, we toured all three parcels up for examination
- We explored each project area, starting right in the Village Center, where we gained an understanding of some of the challenges associated with parking, pedestrian safety, and lack of separation between the highway department and Town amenities
- From there, our charrette team headed down to the vacated Holt/Skladany property, which had been imagined for a few different uses, ranging from a new location for the Highway Department to keeping it as conservation land.
- Finally, the third parcel, which we refer to as the Temple Elementary School Neighborhood, which is located near the school and adjacent to the Greenville Reserve.

*Plan NH would like to thank our wonderful tour guides for our engaging and insightful tour of Temple!*



# What Temple Told Plan NH

## What Plan NH Heard from Community Leaders

After the tour of three parcels in Temple and a hearty lunch, the team met with key community leaders (including Town staff, Board and Commission Members, local business owners, and key property owners) to learn about the challenges and opportunities from their perspectives as those that work in and serve the Town on a daily basis. Many of these challenges and findings are intertwined in terms of their causes and potential solutions.

### Parcel #1: Village Center

- Vibrant downtown with different community events
- Birchwood Inn is doing well
- Highway garage can create safety issues because there is little separation
- Large equipment is an investment – and it just sits outside
- Parking up on the common during community events
- Lighting is substandard
- Emergency access is nearly impossible during a snow event
- Downtown is not pedestrian friendly with no sidewalks
- Parking is an issue
- Parking issue is not going to be solved by moving the DPW garage
- Could we make Firehouse Lane one-way? That could alleviate flow issues
- Widening Main Street could help emergency and pedestrian access
- Must figure out ways to slow down traffic coming into Town Center

### Parcel #2: Skladany/Holt Property

- Purchased to give Temple options for redevelopment
- Great trail network- do not disturb that
- Pedestrian, bike-friendly
- Potential move of the DPW Garage
- Keep as conservation area

### Parcel #3: TES Neighborhood

- Possibility of solar array to achieve sustainable energy goals
- Could this parcel address lack of housing?
  - Would provide housing option near school for families
  - Affordable options
  - Lots of elderly residents – no single level options in Town- they all move to Peterborough
- Challenging to build on because of the topography
- Zoning rules- overlay district potential
- Preserve recreational opportunities
- School has declining enrollment





# What Temple Residents Told Plan NH

Two public listening sessions were held during the afternoon and evening of Friday, October 14th. The sessions served as an opportunity for the public to share their comments and ideas about the various challenges and opportunities throughout the project areas. Plan NH's process encouraged participation and input from everyone in the room. The residents in attendance shared their opinions about how to preserve Temple's charm while looking to explore ways to improve. It was obvious to the charrette team that community is invested in their Town and passionate about its future, and we were excited to explore the possibilities with them.

## What we heard from your residents:

- Active, quaint, charming, historic, small-town feel
- Parking concerns in the Village District. People don't know where to park- would like to see improved options
- Safety concerns for pedestrians, vehicle speed
- Little to no lighting – needs to be improved
- Explore opportunities to improve traffic flow and circulation
- Mixed opinions regarding the potential relocation of the DPW shed
- Preserve the aesthetic of the downtown and do not eliminate green space
- Some residents do not want any changes – it's perfect as it is!
- Holt/Skladany property is perfect for recreation, trails, and conservation
- Need housing options, possible for Holt/Skladany property and TES parcel
- Keep recreational opportunities
- Possibility of solar array at the TES parcel
- Neighborhood housing is needed
- Temple Pride!





# Project Area 1: Village Center

The first project area in the Temple charrette is the most widely debated, and that's the Village Center, as outlined below in red. This area includes the library, Town Hall, the highway department and the adjacent areas that would be impacted by changes. Since the ideas we heard from both the Town residents and the stakeholders, our team developed a variety of options ranging from the “do-nothing” option to dramatically changing the layout of the area, with everything in between. The next couple of pages of the report will explore those recommendations, but the opportunities that most recognized with the Village Center were:

- Reorganization of Parking Needs
- Complete Streets Design to Help Promote Traffic Calming and Multimodal Mobility (Consistent with the Master Plan)
- Increasing Visibility and Safety with Lighting Options





# Area 1: Village Center – Areas for Improvement

## Existing Conditions

There are a number of great assets that this area already boasts, including the fact that the Town has already reclaimed some green space in front of the library. We also looked at some of the existing parking areas across the street and in front of town hall that are currently being used as parking areas that could be a little better defined.

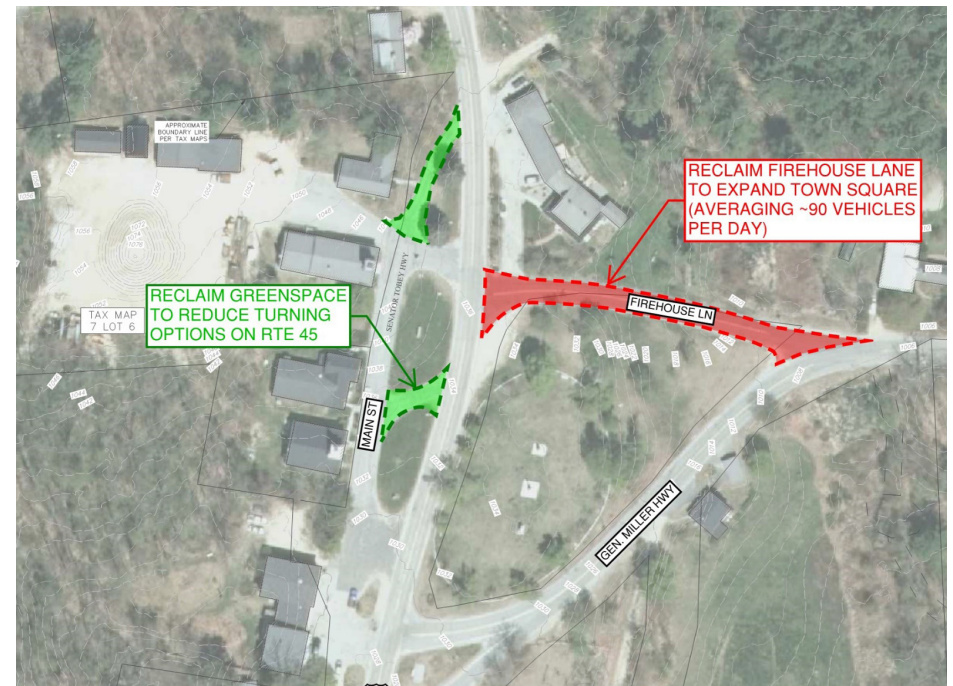
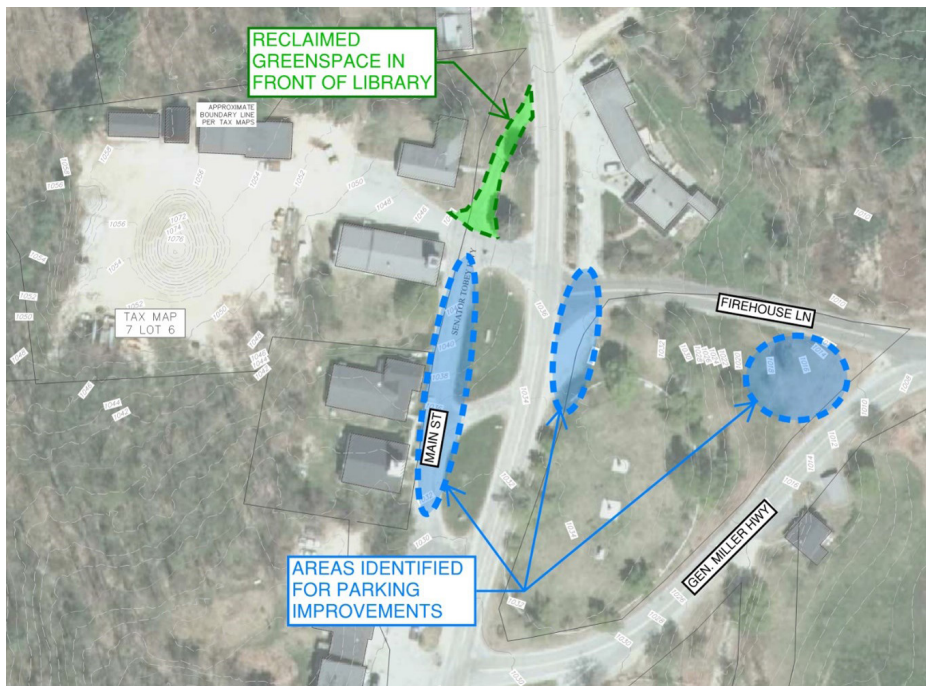
Our team also noticed an area where Firehouse Lane and General Miller Highway meet, which really sort of flattens out and could be used for potential parking improvements.

We will walk you through a series of potential improvements in the Village Center over the next few pages.

## Firehouse Lane Option

Understanding the usage of Firehouse Lane, and the possibility of reclaiming the space to create an expanding Town Square is important. Route 45 and General Miller Highway experience about 1,200 cars per day, whereas Firehouse Lane only sees about 90 vehicles per day. By reclaiming this area, there could be an opportunity to shore up some additional parking in this area.

An additional minor improvement could be to reclaim green space within the island in front of the church, which would be consistent with what was done in front of the library, and would reduce turning options on Route 45, which would potentially increase safety for all users.





# Area 1: Village Center – Recommendations

## Weekday vs. Event Parking Options – Identify

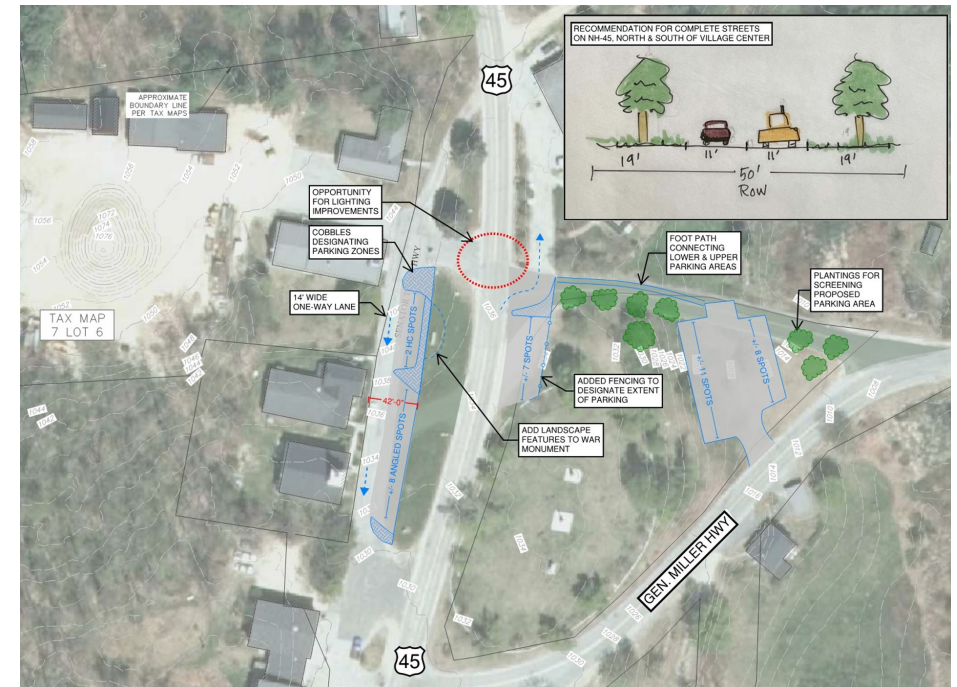
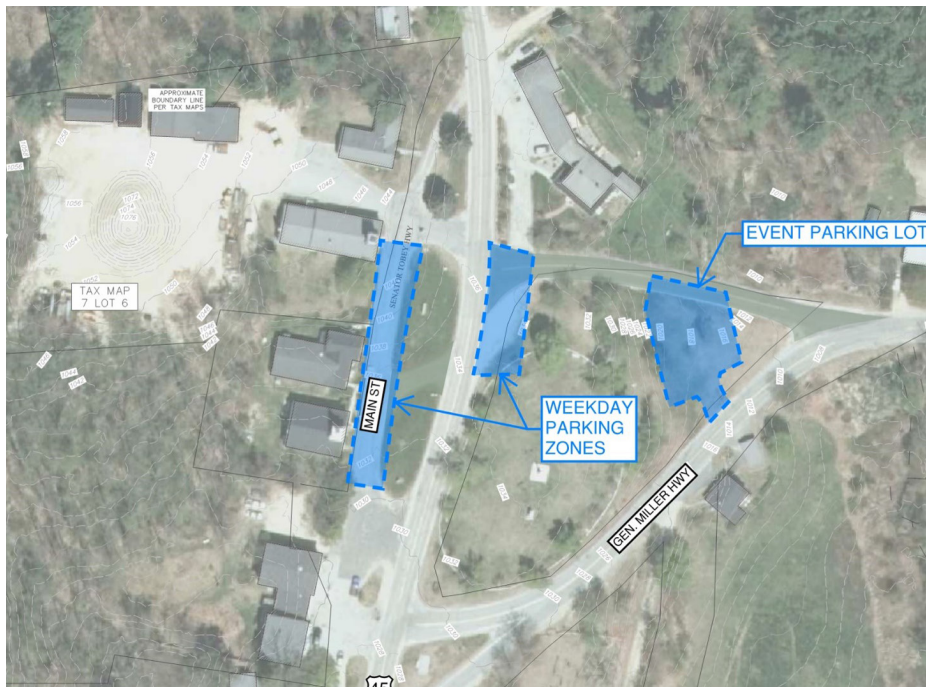
Below in blue, we identified what we found to be the busiest areas of the Village Center when it comes to parking. The location near Firehouse Lane and General Miller Highway is a potential spot for event parking, which would support events like the Harvest Festival.

The areas in front of Town Hall and the Church, as well as across Route 45, would serve as more “everyday” parking areas, as they are often used now, despite no markings or indicators.

## Weekday vs. Event Parking Options – Possibilities

In front of the Town Hall and Church, we recommend two handicapped parking spots as well as 8 angled spots. We know that in general the residents of Temple do not care for pavement markings, but subtle treatments like cobbling may help indicate parking and create separation. Across the street we could mimic the cobbling to help with direction, and gain about seven defined, head-in spots.

The street parking could be connected with the event parking lot, which would yield roughly 20 spots, by a footpath, creating a logical connection to both areas. To help maintain the Village feel, some plantings and screenings could be installed. Complete Streets are also recommended, particularly for traffic calming, as shown in the upper right graphic.





# Area 1: Village Center – Recommendations

## DPW Yard – Basic Improvements

Improving upon the existing conditions was favored by some among the community. This design formalized the parking along the side of the library and at the rear of town hall. To maximize the DPW yard for parking during events and town hall meetings, the suggestion was made to move the sand pile to the southwest corner of the yard. These both allow for easier parking and safer access through the area between the library and town hall.

Green space was another desire for this area. We have proposed creating a courtyard area behind the library along with some open green space. This space could be used to hold library events as well as by the community as a place to read or bring kids to play.



## Moving the DPW Yard Opens Up Possibilities

Moving the DPW to a new location was another suggestion that was discussed. Some of the ideas for this vacated space included parking, green space and a new home for the Temple Historical Society.

To address parking concerns, the move would allow for an area that could hold up to sixty vehicles. A parking area of this size would take vehicles off the road and grass areas in the village center creating a safer environment during events and town meetings. To move people from the parking area to Main Street safely, a pedestrian path could be created in the green space next to the town hall.

The idea of moving the historical society was mentioned and the former DPW area could be a good location for it. This would bring it to the town center and give easy access to the library for historical records. Between the proposed historical society and the library would be a courtyard area for events, or to be used by the public as a place to enjoy the outdoors. Behind the proposed historical society building would be an open green space that could be used as a play area for children or to potentially hold a small farmer's market.





## Project Area 2: Skladany/Holt Property





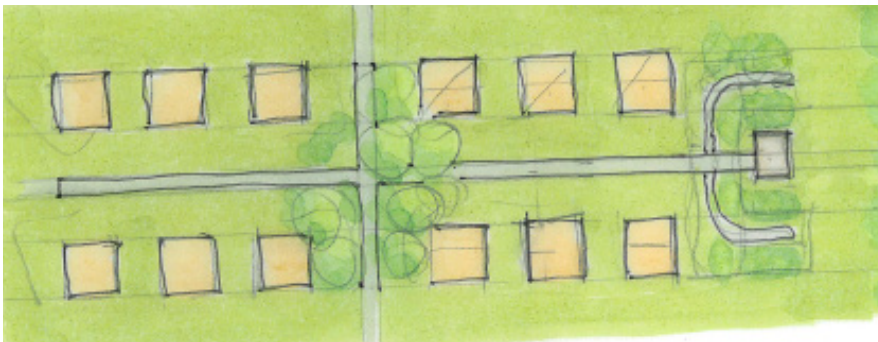
# Project Area 2: Skladany/Holt Recommendations



There are multiple options for the Town-owned Skladany/Holt property, as most of the options included the idea of either moving the DPW shed, housing opportunities, or what seemed to be the most popular, which was to largely preserve the areas and mostly keep the property close to what it currently is. You'll notice the graphic to the left shows a network of trails.

On the north-northwest portion of the property, we would like to consider a cottage neighborhood of roughly 24 units – two bedroom homes – that could provide a solution to Temple's housing challenges. These developments would be two twelve-unit pocket neighborhoods, connected by a shared walkway with parking in the back. To make a safe entryway, a coordinated, improved intersection is recommended. A parking lot of about 15-20 spaces that could serve as a trailhead as well. Community gardens would augment the space.

**Housing Units Layout**



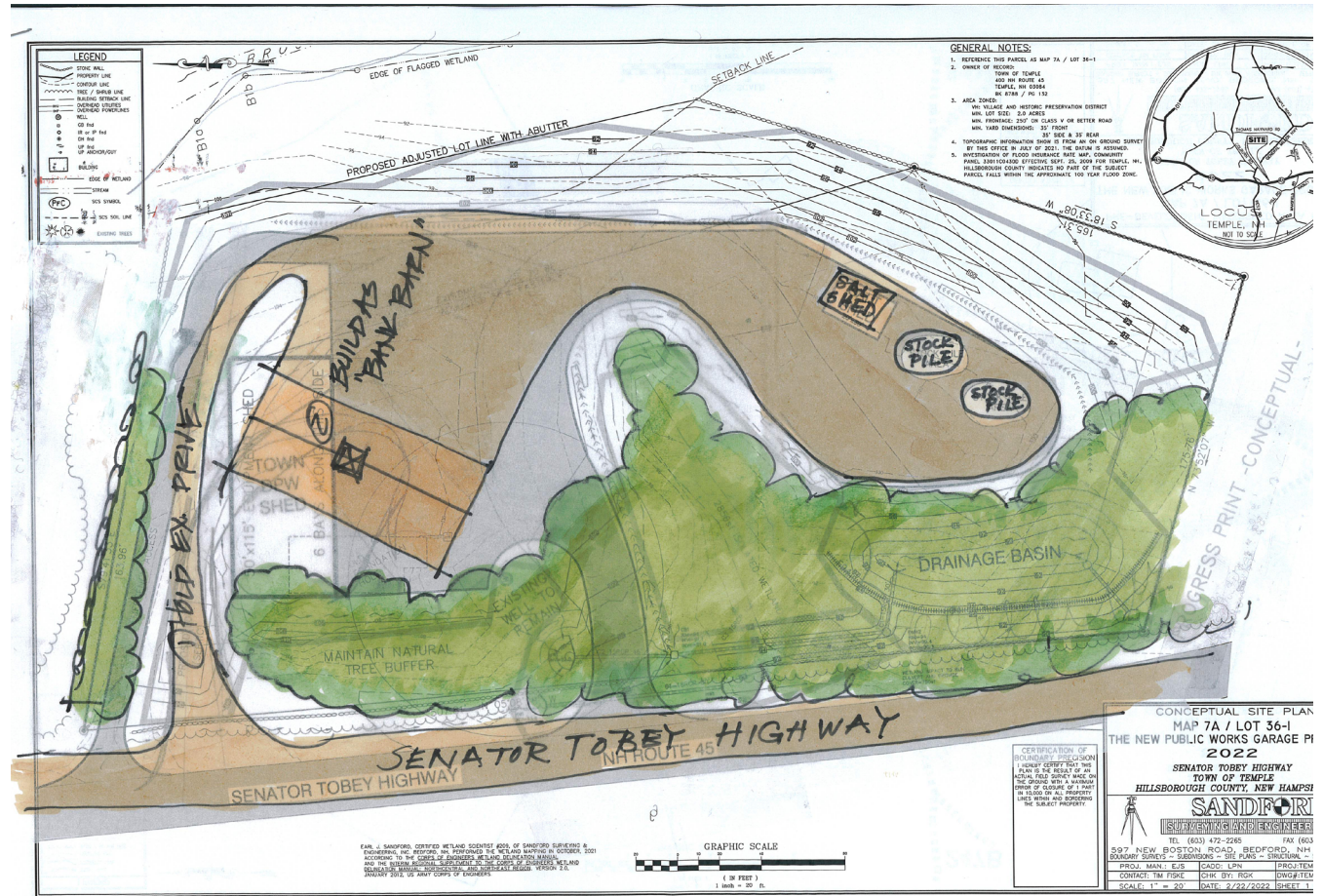


# Project Area 2: Skladany/Holt Recommendations

## New Location for DPW Garage

One of the issues of potentially moving the DPW Garage to this property is the visibility to Senator Tobey Highway. Another issue is the access and the earthwork that would have to be done to create an entrance, which also would be a large grade for machinery to get in and out. One possibility is utilizing the layout to the right, which essentially builds the DPW Garage into a hill to serve as screening for the building. By building the garage into the bank of a hill, there may be some noise mitigation that is realized. There is also plenty of space for a salt shed, stock piles, and hopefully the garage will be large enough to store the heavy equipment.

This layout ensures that a large portion of the parcel remains undisturbed.





## Project Area 3: TES Neighborhood



The Temple Elementary School (TES) Neighborhood is the third property the charrette team examined. The parcel is about 18.2 acres, although 5 of those acres are a fairly steep slope, which makes about 13 acres buildable land.

The ideas for this area ranged from housing, renewable energy (solar array), recreational space, and conservation space.



# Project Area 3: TES Neighborhood Recommendations

## Traditional Housing: Big House-Little House-Back House-Barn

This idea is a “Connected Farmhouse” concept, where historically the Little House came first, then the Big House and then Back House and Barn as needs and income grew. The beauty about this option is that multiple housing units can be realized in this layout, while having it look like a traditional single-family home. Character-wise, this embodies the quaint, traditional, New England look.

In this case, we assume this layout can accommodate four houses with four bedrooms per lot with an ADU for each, so there could be about 20 bedrooms in this area, which are generally broken out into one and two bedroom units. A duplex and covered parking structures are also options in this area. This layout also has community gardens, preserves the existing ball field, and leaves room for a potential solar array in the future.





# Project Area 3: TES Neighborhood Recommendations

## Community Housing: Cottage Clusters

This concept is similar to the first option, but instead of being super traditional, this development proposes cottage houses. Community gardens would still be proposed, the ball field would still be kept, space for a future solar array is included, and a similar number of living units would be realized in this layout.

With the structures being close together, utilities will be efficient, roadway circulation will be minimal, and parking will be close to the units. Shared green space is a benefit to the residents and is attractive to the passerby. The cottages are customarily two bedroom units that are probably 900-square feet apiece, and the density would be such to make these pretty affordable as well.





# Housing Needs in Temple

Temple residents and leaders expressed concerns related to housing and housing affordability during all three listening sessions.

- Residents are concerned about the future of the elementary school if young people and new families aren't able to put down roots in Temple. Creating housing affordable to young families is one important way to attract school-aged children to Temple.
- Residents would like to retain Temple's rural, small-town character and commitment to conservation, so any proposed housing solutions would need to balance these goals.
- Older residents are concerned about their ability to age in place in their current home or to find an appropriate place that will allow them to downsize.
- Residents overwhelmingly would like to take a low-cost, phased, incremental approach and "do it right" by taking small steps.

Luckily, there are unobtrusive ways to increase housing options and diversity. Many of these options are already part of what makes Temple special! Improvements to land use regulations are necessary to make these approaches easier for small developers and homeowners alike.

## *What is Workforce Housing?*

According to NH RSA 674:58-61, workforce housing is rental housing for households earning up to 60 percent of the area median income and for-sale housing for households earning up to 100 percent of the area median income. In Temple, this is rents of up to \$1,480 (including utilities) and home prices of up to \$361,662.

The median home purchase price in Temple in 2022 so far is \$365,000. This is based on a very small sample size. In the county, the median home purchase price was \$400,000. For both the town of Temple and the County, prices have increased considerably (58.2% and 76.7%, respectively) over the past ten years).

The sample size for median gross rent in Temple is too small to report on, but the median gross rent (gross meaning, includes utilities) is \$1,658 per month. What is very challenging about the rental market in Temple and the County is the vacancy rate (0.0% and 0.4%, respectively). A functional market that is balanced between landlord and tenant has a vacancy rate of around 5%- the lack of supply of for-rent housing is very challenging for prospective renters in the region.





# Housing Ideas: Mixed Use and Adaptive Reuse

Put simply, there are opportunities in many communities in New Hampshire to create mixed-use spaces (residential and commercial together) and reuse existing, underutilized spaces. There are examples of both in Temple already.

The Birchwood Inn and The Temple Store are both great examples of mixed-use developments. The Birchwood Inn has three units of rental housing, and The Temple Store has two. One key benefit of mixed-use development is that it is the highest and best use for the community from a revenue perspective – mixed-use developments generate the most value per acre compared with other land use strategies.

The former school is a great example of adaptive reuse – the school is now three units of rental housing.



***The Birchwood Inn***



***The Former School***

*Are there other opportunities in Temple to create mixed-use spaces or take advantage of underutilized spaces??*



***The Temple General Store***



# Housing Ideas: Conversions



Allowing for the conversion of existing residential structures is the gentlest way to add density to any community. Conversions allow existing single-family homes to become duplexes, triplexes, or quads without making a noticeable difference from the street!

There are many advantages of conversions as a strategy for increasing housing supply and broadening the property rights of homeowners in Temple:

- o Single-family homes that have been converted to duplexes, triplexes, and quads retain the look of single-family homes from the outside – this is key to ensuring the rural, small-town look that Temple residents love remains intact. Conversions are an excellent example of multifamily housing that is “hidden in plain sight”.
- o Conversions create opportunities for multi-generational living, which often allows older residents to stay in their homes and age-in-place.
- o Allowing for conversions makes better use of oversized homes. This is important as demographics in New Hampshire and beyond have shifted – there are significantly more one-person households than there were when much of New Hampshire’s housing was built.
- o Conversions allow homeowners to become home creators and provides homeowners with a passive income stream. In addition to creating new units of housing, this makes housing more affordable for the homeowner, too.



There are many opportunities for conversions in Temple. In fact, there are many single-family homes in Temple that have already been converted to multifamily! Unfortunately, there are barriers in the land use regulations that prevent this trend from continuing.





# Housing Ideas: Accessory Dwelling Units

Accessory dwelling units (ADUs), colloquially known as “mother-in-law suites” or “granny pads”, are residential living units that are within, attached to, or proximate to a single-family dwelling, and provide independent living facilities for one or more people. Accessory dwelling units are a good example of “gentle density” and, like conversions, are often hiding in plain sight.

The advantages of ADUs are similar to that of conversions, ADUs make better use of existing spaces (like barns or garages), provide homeowners with a passive income stream, and create opportunities for multi-generational living. Accessory dwelling units are particularly appealing to older residents interested in creating a space that will allow them to downsize. In this case, the homeowner can move into the ADU and they are able to rent out the primary home.

A few years ago, New Hampshire Housing created “A New Hampshire Homeowner’s Guide to Accessory Dwelling Units” to help homeowners interested in creating an ADU and “Accessory Dwelling Units in New Hampshire: A Guide for Municipalities” to support municipalities as they explored land use regulations related to ADUs.

In the case of both conversions and ADUs, homeowners – often regular people – are the home creators, rather than outside developers. Of particular interest to Temple is that both conversions and ADUs are unobtrusive and retain the look and feel of the existing neighborhood.





# Accessory Dwelling Unit Recommendations

The easiest, least visually aggressive way to increase housing in rural contexts is to allow Accessory Dwelling Units (ADU) by right in all residential districts. Temple currently has an ADU ordinance but we believe that it is unnecessarily cumbersome to use.

We recommend these changes:

- Two ADUs are permissible on any residentially zoned lot so long as the septic and well can be demonstrated to allow for the additional burden
- One of the ADUs must be in an existing building and one may be located in a newly constructed building.
- ADUs are permissible by right, not by conditional use permit
- No additional acreage will be required, regardless of the size of the ADU
- There shall be no requirement for owner occupancy of either the ADU(s) or the parent house.

The purpose of the changes to make is easier and more straightforward to create ADUs. ADU building permits are typically sought by a homeowner, rather than by a developer, and homeowners are easily dissuaded by burdensome regulation. If you want a thing to happen you have to make it not only possible, but also easy.





# Village Neighborhood Overlay

Villages have always been places where people lived above the shop (or behind it). It's important to have enough residents and enough businesses in the village so that they feel like a place, not just a collection of random buildings.

Temple has repeatedly identified the village as the area of town which represents the ideal of a New England village. However, none of the zoning ordinances in Temple would allow the construction of the village center as it now exists.

If Temple wants to increase housing availability and housing choice using the village center as the model for an overlay district which could be used in any number of areas in town is one solution that would not require a complete rewrite of the existing zoning ordinance.

Overlay districts are available as a choice in the district: a developer can use the requirements of the overlay or they can default to the underlying zoning. This overlay could be applied to the existing village center, a portion of the Skladany land, the parcel adjacent to the school, and any place where the town believes that a new village node is appropriate. One possibility for that is somewhere near the intersection of Route 45 and Route 101.

We recommend these lot and yard standards for the overlay district (these are based on existing conditions in the village center)

**Lot size** minimum of 1/4 acre

**Frontage** minimum of 50 feet

**Front setback** minimum of 10 feet

Allow community water and septic systems in order to make historically appropriate density easier and more financially feasible.

Permissible building types:

**Duplexes**

**Triplexes**

**Four-plexes**

We recommend these building types because they are the size and height of a single family dwelling. The overlay may describe these types more fully as they are based on existing buildings in the village of Temple, where we see a number of multifamily buildings. Duplexes, triples, and fours are also desirable because they can be financed with a simple home mortgage from Freddie Mac, Fannie Mae, FHA, or VA making them an attractive for local home builders.

## **Cottage courts**

Such an ordinance will allow the construction of a small number of smaller dwellings on a single parcel with a community well and septic system. This differs from cluster development in that the dwellings do not require separate lots of record or separate wells and septic systems. This form is based on the motor courts such as the one on Route 101.



# Housing in Temple: What's Next?

There are challenges within Temple's land use regulations that create barriers to the creation of more housing, including mixed-use development, adaptive reuse, conversions, and accessory dwelling units. In addition, there are opportunities to explore Temple's workforce housing ordinance and other ordinances mentioned during various listening sessions.

Luckily, Plan NH and New Hampshire Housing have funding available to New Hampshire municipalities to help them explore their land use regulations. Housing Opportunity Planning (HOP) grants provide funds to municipalities to hire consultants to work on one or more of the below phases of regulatory change.

## **Needs Analysis and Planning**

Up to \$25,000 is available to understand and map housing, income, and demographic data, including housing market costs, housing units needed to meet future expected growth in a municipality and the region, and the affordability of a municipality's housing for all income ranges. These funds may also be used to review the existing master plan to identify sections related to housing development and draft revisions to those master plan sections for the purpose of supporting increased housing supply.

Applications will be accepted and awarded on a rolling basis until January 27, 2023 or when funds are exhausted, whichever occurs first.

## **Regulatory Audit**

Up to \$50,000 is available to audit the municipality's land use regulations and make recommendations for changes to promote housing development. The audits may be structured to identify barriers to housing development that exist in standards or processes, identify outdated regulatory schemes, specify changes to existing regulations, identify opportunities for new regulations, and cross-reference different regulations to ensure that they are not in conflict.

Applications will be accepted and awarded on a rolling basis until June 30, 2023 or when funds are exhausted, whichever occurs first.

## **Regulatory Development**

Up to \$100,000 is available to create new regulations or revise existing regulations with the stated primary goal of increasing the supply of housing in the community.

Applications will be accepted and awarded on a rolling basis until November 15, 2023 or when funds are exhausted, whichever occurs first.

Visit [www.NHHOPgrants.org](http://www.NHHOPgrants.org) for more information and to apply. Please reach out to [info@NHHOPgrants.org](mailto:info@NHHOPgrants.org) with questions.



# Funding and Grant Opportunities

## **Municipal Grants for Public Improvements**

### *U.S. Department of Agriculture (USDA) Community Facilities Direct Loan & Grant*

Rural areas with no more than 20,000 residents. Funds can be used to purchase, construct, and improve essential community facilities, purchase equipment, and pay related project expenses. Examples of essential community facilities include:

- Public facilities such as town halls, street improvements
- Public safety services such as public works vehicles or equipment
- Educational services such as museums, historical societies
- Local food systems such as community gardens or greenhouses

A priority is given to small communities with a population of 5,500 or less and a median household income below 80% of the state's nonmetropolitan median household income. The amount of funding varies. Grants are authorized on a graduated scale. Applicants in small communities with low populations and incomes will receive a higher percentage of grants.

### *CDFA Pre-Development Loan Program*

The Pre-Development Loan Program helps municipalities and nonprofit organizations prepare local development projects for funding and implementation. The program supports activities such as studying the feasibility of renovating a downtown building, gathering public input on a project idea, developing a business plan for a new facility, or seeking planning and zoning approval. Loans of up to \$100,000 are available, and eligible projects must stand a reasonable chance of being financed and initiated within two years.

### *CDFA Clean Energy Fund – Municipal Solar Array*

CDFA's Clean Energy Fund provides technical and financial resources for municipalities to invest in energy efficiency improvements and renewable energy projects that reduce costs. These investments are designed to help communities better control long-term energy costs with low-interest financing that can result in positive cash-flow projects.

### *EPA Brownfields Cleanup Grants*

Cleanup Grants provide funding for eligible entities to carry out cleanup activities at brownfield sites. The town must own the site for which it is requesting funding. The town may request up to \$500,000 to address one brownfield site or multiple brownfield sites contaminated by hazardous substances, pollutants, contaminants (including hazardous substances co-mingled with petroleum), and petroleum.

## **Housing Opportunity Grants and Incentives**

### Municipality:

#### *State Statue 79-E:4-c Housing Opportunity Zone*

A town may adopt the provisions of this section by a vote of its decision-making body to establish a housing opportunity zone. To be eligible for tax relief under this section, the qualifying structure and property shall be located within the housing opportunity zone established by the municipality. No less than one-third of the housing units constructed shall be designated for households with an income of 80 percent or less of the area median income. A qualifying structure under this section shall be eligible for tax assessment relief for up to 10 years, beginning upon issuance of the certification of occupancy.

#### *Housing and Urban Development (HUD) Main Street Program – Future rounds*

The Main Street program seeks to rejuvenate older downtown business districts while retaining the area's traditional and Historical Character. The Main Street program assists smaller communities in developing affordable housing that is undertaken in connection with town center improvements. Vacant or under-used non-residential buildings can be reconfigured into rent-producing affordable housing.

### *Invest NH Planning & Zoning Grants*

**Needs Analysis and Planning Grants** a \$25,000 grant maximum for understanding and mapping housing, income, and demographic data, including housing market costs, housing units needed to meet future expected growth in a municipality and the region, and the affordability of a municipality's housing for all income ranges; • Reviewing the existing master plan to identify sections that are related to or impact upon housing development and drafting revisions to those master plan sections to support increased housing supply;

**Regulatory Audit Grants** a \$50,000 grant maximum to municipalities to hire consultants to audit the municipality's land use regulations and make recommendations for changes to promote housing development. Regulations to be evaluated may include, but are not limited to, zoning, subdivision regulations, site plan regulations,

### Developers:

#### *Community Loan Fund*

Expanding the amount and the quality of rental housing available to people of modest means, keeping housing affordable. Community Loan Fund supports the state's affordable housing developers by offering bridge financing to assist in acquiring properties for affordable rental development or improvement, gap financing to assist with the construction phase, and/or permanent project financing.

#### *Invest NH Capital Grant Program (\$60 million) – if a second round opens*

For developers and owners of multi-family rental housing of three (3) or more units per structure that add housing stock, which will be used for long-term residential rentals only.

# Visioning for the Future: It is Up to You!

Temple is a charming town with residents that are passionate about finding ways to improve the safety, accessibility, housing opportunities, and overall living conditions (while maintaining a low debt service) without disrupting the charm and character of the community. How you choose to do that is up to you. This report provides recommendations, not mandates or have-tos. They are for you to explore, evaluate, and discuss, but ultimately, the choice of where to take Temple is up to its residents.

And that means all of you. We recommend that an all call go out to the Town, so that anyone interested can come together for a general review of the recommendations and then a discussion about what's next.

Further we recommend that when different ideas from this charrette are developed and implemented, that right at the beginning, interested people are part of the planning and the actions to be taken. We recommend not just "input", but true dialogue throughout.



*What is next? Instead of thinking about problems to be solved, think about possibilities.  
Name what is possible, and start living into it!*





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