

CITY OF CONCORD



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FOR IMMEDIATE RELEASE

City of Concord Receives Housing Champion Award

Concord, NH (December 18, 2024) – Today, the New Hampshire Department of Business and Economic Affairs (BEA) recognized the City of Concord as a [New Hampshire Housing Champion](#) among 18 recipient communities during a public ceremony. This designation is valid for three years and can be renewed for subsequent three-year periods.

The City's application scored 105 points out of a maximum potential of 120 points. The City's application was successful for a variety of reasons including:

- The City's progressive zoning ordinance and land use regulations which encourage housing development. Specifically, housing is permitted in 14 of the City's 17 zoning districts, or 95% of the City's total land area. In addition, the City has adopted multiple innovative land use regulations to support housing, such as cluster development and planned unit development ordinances.
- The City's role as a regional leader on affordable housing. A 2023 regional housing needs assessment completed by the Central New Hampshire Regional Planning Commission determined that, as of 2020, 1,214 of the region's 2,106 income restricted (affordable) housing units, or 57.6% of the region's total supply, is located in Concord. The Central New Hampshire region is comprised of Concord and 19 other communities. Since 2020, 373 units of affordable housing units have been built in Concord, and another 132 units are proposed to come on-line in the near future.
- The City's direct efforts to support affordable housing. Such efforts include the sale of City owned real estate for recently completed housing projects such as Rosemary's Way, Penacook Landing, and Isabella Apartments, as well as securing grant funds to support affordable housing projects.
- The City's numerous and ongoing investments in transportation and infrastructure improvements to support housing in the community. Such investments include the \$24M Heights Sewer Project, which is currently in design and scheduled for completion in late 2026 / early 2027). This project will



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be instrumental in the future development of 600 housing units proposed at the former Steeplegate Mall, as well as others on the Heights.

- The City's use of financial tools to support housing projects such as RSA 79-E Community Revitalization Tax Relief Incentives, Tax Increment Financing Districts, as well as the City's Revolving Loan Fund Program.
 - Since 2008, the City has approved seven RSA 79-E applications which have facilitated the development of 122 housing units. Most recently, the City approved RSA 79-E to support redevelopment of the First Church located at 177 North Main Street into 30 units of rental housing. This project is currently under construction.
 - Infrastructure investments supported by Tax Increment Financing have resulted in the development of multiple housing projects.
 - The City's Revolving Loan Fund has been used to support the preservation, renovation, and development of affordable housing. Recent examples include a \$600,000 loan to support development of Phase 2 of the Penacook Landing affordable housing project (20 units) located at 35 Canal Street.

Presently, 2,352 housing units are currently in some form of development in Concord. When completed, these units will expand the City's housing supply by 12.1%.

During its October 15 meeting, the City Council received a presentation from the Community Development Department regarding Housing, including housing developments currently in process. [The presentation is available on the City of Concord's website.](#)

“This prestigious recognition is a testament to your community's outstanding commitment to fostering an environment that supports innovative and sustainable solutions to address New Hampshire's housing needs,” the award letter stated. “Your efforts have demonstrated leadership and vision in creating pathways for housing development that will positively impact residents and contribute to solving the state's housing crisis.”

As a New Hampshire Housing Champion, the City will be eligible to apply for the Housing Production Municipal Grant Fund (with \$1.5 million in available funding) and the Housing Infrastructure Municipal Grant (with \$3.5 million in available funding). These grant programs exist to further support municipalities' efforts in advancing housing initiatives and infrastructure improvements. The City will also report on its housing-related activities.

A full list of the recognized communities is included in the [BEA press release](#).

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