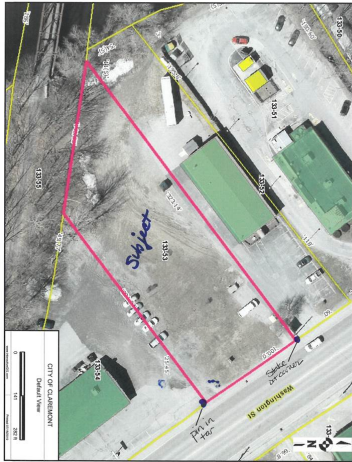


# 2020 Webinar Series



## Retooling Your Zoning to Improve Housing Affordability and Supply

Presented by:

**Stephen Buckley, Legal Services Counsel**  
**Natch Greyes, Municipal Services Counsel**

February 26, 2020

# Today's Presenters





*Stephen Buckley*  
*Legal Services Counsel*

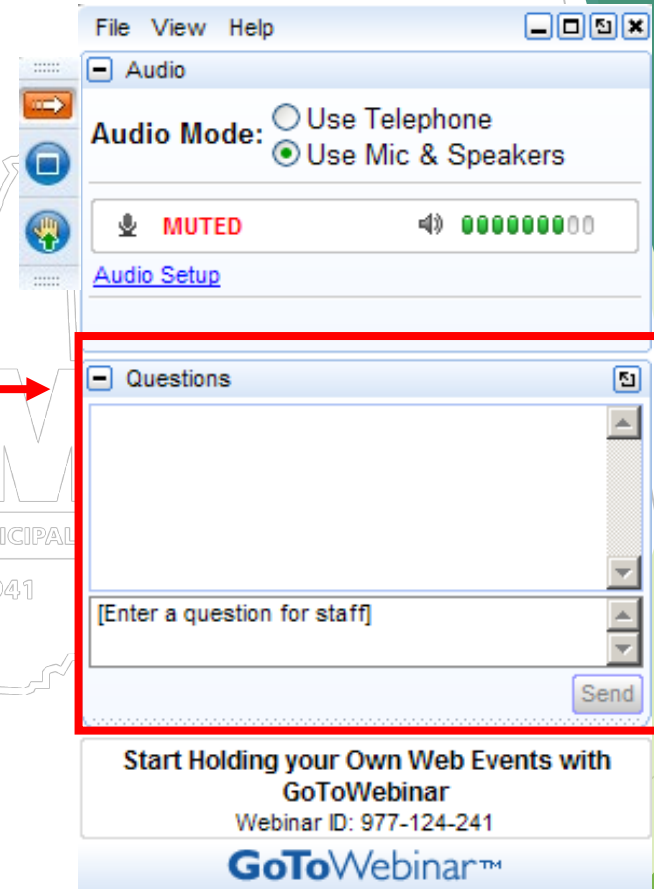


*Natch Greyes*  
*Municipal Services Counsel*

# How to Participate Today



- Open and close your panel 
- Submit text questions 
- Q&A addressed during the webinar session
- Pop quiz for your entertainment



# The Problem



- ▶ Less than 2% of the housing stock in New Hampshire is available for sale or rent. National average is 7%.
- ▶ Median home price has climbed to a record \$315,000 in June 2019.
- ▶ Median gross rent for a two-bedroom apartment has jumped 20% in the past five years to \$1,347.
  - ▶ Vacancy rates in 9 of 10 counties is less than 1%.
- ▶ There simply isn't enough housing –
  - ▶ Number of building permits issued for single-family homes illustrates: 12,273 in 1986, 7,002 in 2007 before the Great Recession – and only 2,710 in 2018.
  - ▶ Population has grown by almost a quarter-million (247,206) since 1990.
  - ▶ Estimated that NH needs around 20k new housing units to meet current demand.

## *Housing Needs Assessment By Regional Planning Commission*

RSA 36:47 II. For the purpose of assisting municipalities in complying with RSA 674:2, III(l), each regional planning commission shall compile a regional housing needs assessment, which shall include an assessment of the regional need for housing for persons and families of all levels of income. The regional housing needs assessment shall be updated every 5 years and made available to all municipalities in the planning region.



Southwest Region Planning Commission:

[http://swrpc.org/files/Southwest\\_Housing\\_Plan\\_FINAL.pdf](http://swrpc.org/files/Southwest_Housing_Plan_FINAL.pdf)

Nashua Regional Planning Commission:

[https://www.nashuarpc.org/files/6915/8143/9237/2019\\_Regional\\_Housing\\_Needs\\_Assessment.pdf](https://www.nashuarpc.org/files/6915/8143/9237/2019_Regional_Housing_Needs_Assessment.pdf)

Rockingham Planning Commission:

[https://www.therpc.org/application/files/6014/6100/8417/6\\_RMPHousing.pdf](https://www.therpc.org/application/files/6014/6100/8417/6_RMPHousing.pdf)

Strafford Regional Planning Commission:

[http://www.trafford.org/cmsAdmin/uploads/hna-full-draft-bcmedit13jan2015\\_finalforupload.pdf](http://www.trafford.org/cmsAdmin/uploads/hna-full-draft-bcmedit13jan2015_finalforupload.pdf)

Southern NH Planning Commission:

[https://www.snhpc.org/sites/snhpc/files/uploads/housing\\_needs\\_analysis\\_2010.pdf](https://www.snhpc.org/sites/snhpc/files/uploads/housing_needs_analysis_2010.pdf)

Central NH Regional Planning Commission:

<http://cnhrpc.org/wp-content/uploads/2016/04/CNHRPC-Chapter-4-Housing-FINAL-4-11-16.pdf>

Upper Valley Lake Sunapee Regional Planning Commission:

[https://regionalplan.uvlsrpc.org/files/7014/7077/4797/Chapter2\\_Housing\\_Final.pdf](https://regionalplan.uvlsrpc.org/files/7014/7077/4797/Chapter2_Housing_Final.pdf)

Lakes Region Planning Commission (found in Housing Chapter of the Lakes Region Plan 2015-2020):

<https://www.lakesrpc.org/ckfinder/userfiles/files/Misc/Lakes%20Region%20Plan%20Complete.pdf>

North Country Council:

[http://www.ncccouncil.org/wpcontent/uploads/2015/04/NCCSCI\\_4A\\_HousingNeedsandEquity.pdf](http://www.ncccouncil.org/wpcontent/uploads/2015/04/NCCSCI_4A_HousingNeedsandEquity.pdf)

# Purpose of Workforce Housing Statute:

RSA  
674:58-:61



Lack of workforce housing poses a threat to overall NH economy.



Balanced housing supply is a compelling public policy goal.



Workforce Housing statutes clarify requirement of Britton v. Chester, 134 N.H. 439 (1991).



Workforce Housing statutes not intended to create a statewide land use regulation or statewide zoning process.

# RSA 674:59 - Workforce Housing Opportunities:



- ✓ Municipal land use ordinances and regulations shall provide reasonable and realistic opportunities for the development of workforce housing, including rental multi-family housing.
- ✓ A municipality shall allow workforce housing to be located in a majority, but not necessarily all, of the land area that is zoned to permit residential uses within the municipality.
- ✓ This obligation may be satisfied by the adoption of inclusionary zoning as defined in RSA 674:21, IV(a).
- ✓ If a municipality's existing housing stock is sufficient to accommodate its fair share of the current and reasonably foreseeable regional need for such housing, the municipality shall be deemed to be in compliance with this subdivision and RSA 672:1, III-e.





# "Workforce housing" (RSA 674: 58, IV)



- ✓ Housing for sale and which is affordable to a household with an income of no more than 100 percent of the median income for a 4-person household for the HUD zone in which the housing is located.
- ✓ "Workforce housing" also means rental housing which is affordable to a household with an income of no more than 60 percent of the median income for a 3-person household for the HUD zone in which the housing is located.

# Procedure (RSA 674:60)

Developer claiming protections must declare in application the project is workforce housing



Creates a supplemental procedure to object to conditions of approval that make workforce housing dis-economic.



Approved workforce housing can have covenants to ensure workforce housing only sold or rented to households meeting workforce housing income guidelines

# Appeals (RSA 674:61)



Workforce housing project denied or subject to onerous conditions can appeal to Superior Court



Hearing on the merits within 6 months



If court or referee rules in favor of the workforce housing project court retains continuing jurisdiction to permit project to proceed.



Court can award a builder's remedy

# Determining What is Affordable



- ▶ 2019 Workforce Housing Purchase and Rent Limits as published by NH Housing – handout
- ▶ Use the Municipalities by HUD Fair Market Rent Area handout to identify your community.
- ▶ Bow, is a Merrimack County Fair Market Rent Areas (Non-Metro): purchase price point between \$248,000 and \$293,000; rental price point is \$1,250/month.
- ▶ In Danville you would use the Lawrence MA-NH HMFA Area: purchase price point between \$273,000 and \$335,000; rental price point \$1,380.

## Meeting the Workforce Housing Challenge



### NH Municipalities By HUD Fair Market Rent Area

| Municipality Name          | HUD Fair Market Rent Area Name   | Municipality Name   | HUD Fair Market Rent Area Name   |
|----------------------------|----------------------------------|---------------------|----------------------------------|
| Acworth                    | Sullivan Co., NH FMR Area        | Chandler's Purchase | Coos Co., NH FMR Area            |
| Albany                     | Carroll Co., NH FMR Area         | Charlestown         | Sullivan Co., NH FMR Area        |
| Alexandria                 | Grafton Co., NH FMR Area         | Chatham             | Carroll Co., NH FMR Area         |
| Alenstown                  | Merrimack Co., NH FMR Area       | Chester             | Lawrence, MA-NH HMFA             |
| Alstead                    | Cheshire Co., NH FMR Area        | Chesterfield        | Cheshire Co., NH FMR Area        |
| Alton                      | Belknap Co., NH FMR Area         | Chichester          | Merrimack Co., NH FMR Area       |
| Amherst                    | Nashua, NH HMFA                  | Claremont           | Sullivan Co., NH FMR Area        |
| Andover                    | Merrimack Co., NH FMR Area       | Clarksville         | Coos Co., NH FMR Area            |
| Antrim                     | Hillsborough Co., NH (part) HMFA | Colebrook           | Coos Co., NH FMR Area            |
| Ashland                    | Grafton Co., NH FMR Area         | Columbia            | Coos Co., NH FMR Area            |
| Atkinson                   | Lawrence, MA-NH HMFA             | Concord             | Merrimack Co., NH FMR Area       |
| Atkinson & Gilmanton Grant | Coos Co., NH FMR Area            | Conway              | Carroll Co., NH FMR Area         |
| Auburn                     | Western Rockingham Co., NH HMFA  | Cornish             | Sullivan Co., NH FMR Area        |
| Bamstead                   | Belknap Co., NH FMR Area         | Crawford's Purchase | Coos Co., NH FMR Area            |
| Barrington                 | Portsmouth-Rochester, NH HMFA    | Croydon             | Sullivan Co., NH FMR Area        |
| Bartlett                   | Carroll Co., NH FMR Area         | Cutt's Grant        | Coos Co., NH FMR Area            |
| Bath                       | Grafton Co., NH FMR Area         | Dalton              | Coos Co., NH FMR Area            |
| Bean's Grant               | Coos Co., NH FMR Area            | Danbury             | Merrimack Co., NH FMR Area       |
| Bean's Purchase            | Coos Co., NH FMR Area            | Danville            | Lawrence, MA-NH HMFA             |
| Bedford                    | Manchester, NH HMFA              | Deerfield           | Western Rockingham Co., NH HMFA  |
| Belmont                    | Belknap Co., NH FMR Area         | Deering             | Hillsborough Co., NH (part) HMFA |
| Bennington                 | Hillsborough Co., NH (part) HMFA | Derry               | Lawrence, MA-NH HMFA             |
| Benton                     | Grafton Co., NH FMR Area         | Dix's Grant         | Coos Co., NH FMR Area            |
| Berlin                     | Coos Co., NH FMR Area            | Dixville Township   | Coos Co., NH FMR Area            |
| Bethlehem                  | Grafton Co., NH FMR Area         | Dorchester          | Grafton Co., NH FMR Area         |
| Boscawen                   | Merrimack Co., NH FMR Area       | Dover               | Portsmouth-Rochester, NH HMFA    |
| Bow                        | Merrimack Co., NH FMR Area       | Dublin              | Cheshire Co., NH FMR Area        |
| Bradford                   | Merrimack Co., NH FMR Area       | Dummer              | Coos Co., NH FMR Area            |
| Brentwood                  | Portsmouth-Rochester, NH HMFA    | Dunbarton           | Merrimack Co., NH FMR Area       |
| Bridgewater                | Grafton Co., NH FMR Area         | Durham              | Portsmouth-Rochester, NH HMFA    |
| Bristol                    | Grafton Co., NH FMR Area         | East Kingston       | Portsmouth-Rochester, NH HMFA    |
| Brookfield                 | Carroll Co., NH FMR Area         | Easton              | Grafton Co., NH FMR Area         |
| Brookline                  | Nashua, NH HMFA                  | Eaton               | Carroll Co., NH FMR Area         |
| Cambridge                  | Coos Co., NH FMR Area            | Effingham           | Carroll Co., NH FMR Area         |
| Campton                    | Grafton Co., NH FMR Area         | Ellsworth           | Grafton Co., NH FMR Area         |
| Canaan                     | Grafton Co., NH FMR Area         | Enfield             | Grafton Co., NH FMR Area         |
| Candia                     | Western Rockingham Co., NH HMFA  | Epping              | Portsmouth-Rochester, NH HMFA    |
| Canterbury                 | Merrimack Co., NH FMR Area       | Epsom               | Merrimack Co., NH FMR Area       |
| Carroll                    | Coos Co., NH FMR Area            | Errol               | Coos Co., NH FMR Area            |
| Center Harbor              | Belknap Co., NH FMR Area         | Erving's Location   | Coos Co., NH FMR Area            |



## Ownership

## Renters

80% of 2019 HUD Median Area Income  
Family of four

100% of 2019 HUD Median Area Income  
Family of four

60% of 2019 HUD Median Area Income  
Adjusted for a family of three

Income  
Estimated  
Maximum  
Affordable  
Purchase Price <sup>1</sup>

Income  
Estimated  
Maximum  
Affordable  
Purchase Price <sup>1</sup>

Income  
Estimated  
Maximum  
Affordable  
Monthly Rent <sup>2</sup>

### HUD Metropolitan Fair Market Rent Areas (HMFA):

|                               | Income   | Estimated Maximum Affordable Purchase Price <sup>1</sup> | Income    | Estimated Maximum Affordable Purchase Price <sup>1</sup> | Income   | Estimated Maximum Affordable Monthly Rent <sup>2</sup> |
|-------------------------------|----------|--|-----------|--|----------|--|
| Boston-Cambridge-Quincy MA-NH | \$90,640 | \$303,000  | \$113,300 | \$397,000  | \$61,180 | \$1,530  |
| Hillsborough Co. NH (Part)    | \$71,760 | \$24,000   | \$89,700  | \$278,500  | \$48,440 | \$1,210  |
| Lawrence, MA-NH               | \$81,680 | \$273,000  | \$102,100 | \$335,000  | \$55,130 | \$1,380  |
| Manchester, NH                | \$70,880 | \$237,000  | \$88,600  | \$293,000  | \$47,840 | \$1,200  |
| Nashua, NH                    | \$82,320 | \$275,000  | \$102,900 | \$336,500  | \$55,570 | \$1,390  |
| Portsmouth-Rochester, NH      | \$75,440 | \$252,000  | \$94,300  | \$312,500  | \$50,920 | \$1,270  |
| Western Rockingham Co, NH     | \$87,600 | \$292,500  | \$109,500 | \$363,000  | \$59,130 | \$1,480  |

### County Fair Market Rent Areas (Non Metro):

|                  | Income   | Estimated Maximum Affordable Purchase Price <sup>1</sup> | Income   | Estimated Maximum Affordable Purchase Price <sup>1</sup> | Income   | Estimated Maximum Affordable Monthly Rent <sup>2</sup> |
|------------------|----------|--|----------|--|----------|--|
| Belknap County   | \$62,240 | \$208,000  | \$77,800 | \$263,500  | \$42,010 | \$1,050  |
| Carroll County   | \$55,040 | \$184,000  | \$68,800 | \$248,000  | \$37,150 | \$930  |
| Cheshire County  | \$61,840 | \$206,500  | \$77,300 | \$233,000  | \$41,740 | \$1,040  |
| Coos County      | \$48,960 | \$163,500  | \$61,200 | \$182,500  | \$33,050 | \$830  |
| Grafton County   | \$71,920 | \$240,500  | \$89,900 | \$292,000  | \$48,550 | \$1,210  |
| Merrimack County | \$74,160 | \$248,000  | \$92,700 | \$293,500  | \$50,060 | \$1,250  |
| Sullivan County  | \$58,880 | \$196,500  | \$73,600 | \$221,500  | \$39,740 | \$990  |

# General Observations\*



*It is actually unnecessary for a community to identify what its fair share responsibility is. As long as the municipality is providing realistic and reasonable opportunities for the development of workforce housing, the question of fair share is irrelevant. A fair share analysis is necessary only if and when a community wishes to claim that it is exempt from providing reasonable and realistic opportunities for the development of new workforce housing.*

*\*From Meeting the Workforce Housing Challenge: A Guidebook for New Hampshire Municipalities, NH Housing, June 2010.*

# Hollis Approach



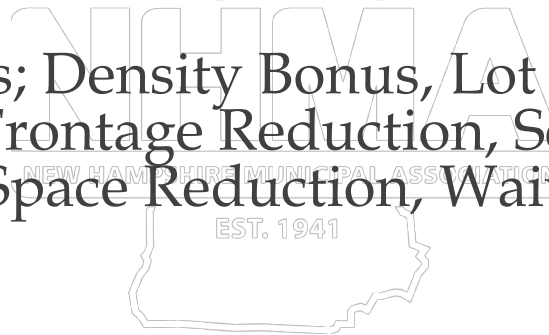
- ▶ Grant increased density for qualifying workforce housing by Planning Board Conditional Use Permit:
- ▶ *As noted in Section C, as well as specified in other sections of the zoning ordinance, workforce housing developments are a permitted use through a Planning Board approved Conditional Use Permit (CUP) process in the following zoning districts: Agricultural and Business; Residential and Agricultural; Town Center, as well as in the Multi-family Overlay Zone, provided that the workforce housing criteria outlined in Section XVIII and elsewhere in the zoning ordinance are met. **Residential unit densities shall be permitted to increase so as to afford a reasonable and realistic opportunity for the development of workforce housing units.***
- ▶ *Provided that adequate assurances of continued affordability through deed restriction, restrictive covenant or other contractual arrangement.*



# New London Approach



- ▶ Through a conditional use permit process the Planning Board may approve one or more incentives if the applicant demonstrates that the Town's land use ordinances and regulations induce a cost prohibitive project.
- ▶ Possible incentives; Density Bonus, Lot Size Reduction, Road Frontage Reduction, Setback Reduction, Open Space Reduction, Waiver of Application Fees.
- ▶ Developer must provide assurances of continued affordability.



# North Hampton Approach



- ▶ Inclusionary Housing Ordinance in force if the Planning Board has found that the percentage of housing units in the Town of North Hampton's housing stock that meet standards for workforce housing does not equal or exceed the Town's "Fair Share" of workforce housing.
- ▶ Planning Board grants Conditional Use Permit under RSA 674:21.
- ▶ A site plan or subdivision plan that proposes to guarantee a percentage of workforce housing units that is equal to or greater than the Town's "Development Fair Share" of workforce housing may be *granted relief by the Planning Board from the minimum lot size, frontage, front-yard, side-yard and rear-yard setback requirements in the underlying district.*
- ▶ Density Bonus: Minimum Lot Size
  - Single Family: 1/3 acre of contiguous upland
  - Duplex: 1/2 acre of contiguous upland
  - Multi-Family: 1 acre of contiguous upland, 1/4 acre for each additional unit > 5
- ▶ Assurances of Continued Affordability

# Accessory Dwelling Unit Flexibility:



Provided the property owner delivers adequate assurances of continued affordability:

- ✓ Permit detached accessory dwelling units?
- ✓ Allow ADU's to exceed 750 square feet in size?
- ✓ Don't require owner occupancy of either the primary or accessory unit?
- ✓ Don't impose aesthetic continuity requirements?
- ✓ Don't limit the number of bedrooms?



# General Guidance



- ▶ Increasing density for workforce housing developments – but consistent with NHDES standards that suggest a minimum lot area of between 30,000 square feet and 90,000 square feet.
- ▶ Modify zoning ordinances to permit multi-family dwellings (5 units or more).
- ▶ Modify Design & Construction Standards for Subdivision Roads - American Association of State Highway and Transportation Official's (AASHTO) suggests that most low volume (under 400 vehicles per day) residential streets should have a minimum paved width of 18 to 20 feet, but it is common for local subdivision regulations to require 24 feet or more of paved street width.

# General Guidance (cont.)



- ▶ Reduce minimum frontage requirements. With roads costing anywhere from \$200 - \$600 a linear foot, this can result in significant cost savings.
- ▶ Adopt regulations allowing homes to be built on back lots with reduced road frontage requirements.
- ▶ Reduce minimum yard and setback requirements.
- ▶ Waive or reduce impact fees for qualifying projects.



## Innovative Land Use Planning Techniques

A HANDBOOK FOR SUSTAINABLE DEVELOPMENT

OCTOBER 2008

COMPILED BY

New Hampshire Department of Environmental Services  
New Hampshire Association of Regional Planning Commissions  
New Hampshire Office of Energy and Planning  
New Hampshire Local Government Center



# Office of Strategic Initiative: *Innovative Land Use Planning Techniques: A Handbook for Sustainable Development*

EST. 1941

## Chapter 1.9 Inclusionary Zoning Complete Chapter:

[https://www.des.nh.gov/repp/documents/ilupt\\_chpt\\_1.9.pdf](https://www.des.nh.gov/repp/documents/ilupt_chpt_1.9.pdf)

## Ordinance Template Only:

[https://www.des.nh.gov/repp/documents/ilupt\\_chpt\\_1.9\\_ord\\_only.doc](https://www.des.nh.gov/repp/documents/ilupt_chpt_1.9_ord_only.doc)

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# Upcoming Workshops



## 2020 Local Officials Workshops

### Free to Members

*FREE workshops for veteran and new municipal officials and employees of NHMA member municipalities.*

Presented by NHMA's Legal Services attorneys, these workshops provide municipal officials with tools and information to effectively serve their communities. Topics will include the Right-to-Know Law, ethics and conflicts, effective meetings, town governance, municipal roads, budget and finance, and more. Ample time allowed for questions, answers, and discussion. Attendees will receive a complimentary copy of NHMA's 2020 edition of the publication, *Knowing the Territory*

#### DATES AND LOCATIONS

9:00 am – 4:00 pm

Registration begins at 8:30 am.  
Continental breakfast will be provided.



Tuesday, April 7: Concord (NHMA Offices)

Tuesday, April 21: Newington (Town Hall)

Tuesday, May 19: Peterborough (Community Center)

Thursday, May 28: Sugar Hill (The Meeting House)

Registration Now Open!

No Registration Fee.

To register online, please visit [www.nhmunicipal.org](http://www.nhmunicipal.org) and click on the Calendar of Events.

Questions?

Please call 800.852.3358, ext. 3350 or email [NHMAregistrations@nhmunicipal.org](mailto:NHMAregistrations@nhmunicipal.org)

12:00 noon – 1:00 pm

LUNCH ON YOUR OWN

Time provided for attendees to get lunch!



REGISTER TODAY!

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# Upcoming Workshops



REGISTER  
TODAY!

*How Does the Select Board grant permission for use and repair of a Class VI Road?*

*What can we do about Postal Service Vehicles causing ruts in road shoulders?*

*What are the rules governing CDL licensing for municipal employees?*

Join NHMA Legal Services Counsel Stephen Buckley and Municipal Services Counsel Natch Greyes for the answers to these questions — and many more! The attorneys will discuss the designation and management of Class VI roads, including how and when building permits can be issued under RSA 674:41, granting permission for use of Class VI roads by OHRV's and snowmobiles, and allowing abutting property owners to undertake private repairs. This workshop will also cover management of local highway construction, repair and maintenance through the office of an elected or appointed road agent or expert agent, and the requirement of CDL licensing for municipal highway employees. This workshop will also provide a review of the local regulation of highways by the select board including, parking, street numbers, street names, weight limits, mailbox location, as well as driveway regulation by the planning board.

Cost: \$65.00\*

\*does not include  
publication

Attendees receive  
2020 supplement  
to the 2015 edition  
of *A Hard Road to  
Travel*.

## A HARD ROAD TO TRAVEL

*New Hampshire Law of  
Local Highways, Streets, and Trails*



Friday, April 17, 2020

9:00 a.m. – 12:30 p.m.  
Registration at 8:30 a.m.

NHMA Offices  
25 Triangle Park Drive  
Concord, NH

Online pre-registration required one week prior. Space is limited.

Questions? Call 800.852.3358, ext. 3350,  
or email [NHMAregistrations@nhmunicipal.org](mailto:NHMAregistrations@nhmunicipal.org)

Hot Topics in Road Law – A New & Improved Hard Road to Travel Workshop

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# Upcoming Workshops

# Save the Date

## Managing Cybersecurity Risk for Local Government

*A STATEWIDE CYBER SUMMIT*

Wednesday, April 8, 2020  
1:00 PM – 4:30 PM  
Grappone Center, Concord

Join leaders in cybersecurity from Federal, State, and local government to learn about threats, resources, and capabilities.

Watch for online registration at [nhprimex.org](http://nhprimex.org)!

**NHMA**  
NEW HAMPSHIRE MUNICIPAL ASSOCIATION  
EST. 1941

**HOMELAND SECURITY EMERGENCY MANAGEMENT**  
NEW HAMPSHIRE DEPARTMENT OF SAFETY

**Primex**  
NH Public Em. Management Exchange

**DOIT**  
DEPARTMENT OF INFORMATION TECHNOLOGY





[REGISTER TODAY!](#)

# Upcoming Workshops



## 2020 MUNICIPAL TRUSTEE TRAINING



### BACK BY POPULAR DEMAND!

*Terry Knowles*, formerly with the New Hampshire Charitable Trusts Division at the Attorney General's Office, is coming out of retirement to explain the duties, responsibilities, and reporting requirements of municipal trustees and how these trustees interact with other municipal officials.

### TENTATIVE AGENDA

9:00 am - 9:15 am:

Introduction to Charitable Trusts Division  
Tom Donovan, Director, Attorney Generals Office

9:15 am - 10:45 am:

A Little Help From My Friends  
Terry Knowles, Emeritus Assistant Director

10:45 am - 11:00 am: Break

11:00 am - 12:15 pm:

Governance and Right-to-Know Law  
Stephen Buckley and Natch Greyes  
NH Municipal Association

12:15 pm - 1:00 pm: Lunch

1:00 pm - 2:00 pm:

Breakout sessions with Cemetery Trustee and Trustees of Trust Funds representatives

2:00 pm - 2:15 pm: Break

2:15 pm - 3:30 pm:

Trust Fund Administration  
Jamie Dow

NH Department of Revenue Administration

### REGISTRATION FEE

**\$65 per person**

**(includes continental breakfast and lunch)**

### WHEN

**Wednesday,  
June 10, 2020  
9:00 am—3:00 pm**

### WHERE

**NHMA Offices  
25 Triangle Park Drive  
Concord, NH 03301**

### CONTACT INFO

**Ashley Methot  
Events Coordinator  
25 Triangle Park Drive  
Concord, NH 03301  
603.230.3340  
amethot@nhmunicipal.org**

### FOR ADDITIONAL DETAILS VISIT

**[www.nhmunicipal.org](http://www.nhmunicipal.org)**

**REGISTRATION OPENS  
EARLY APRIL 2020**

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