

Information to those asked to sign the petition to change the town Zoning ordinances so that subsidized housing for the elderly may be built.

BIDCO, a Boston based developer, proposes to build such housing for the elderly in your town. They are the largest developer of such housing in Massachusetts and come highly recommended by the state and federal people with whom they deal and have high references from State Street Bank in Boston.

Many steps are involved before the project will become a reality and at each point, the project may be stopped by the various government requirements. It will take 6 - 12 months before we will know for certain the apartments will be built.

The apartments will be built in cooperation with several state and federal agencies, but specifically under what is called Section 8. Section 8 is one phase of the law called the Housing and Community Development act of 1974. Its major emphasis is a cooperative approach by government and private enterprise.

Section 8 is administered in N.H. by the N.H. Housing Commission. This is a state agency designed to provide rental housing assistance to low and moderate income households, formed by the legislature in 1973. It was formed to "deal with the serious shortage of affordable, safe, and sanitary dwelling accommodations for elderly and low income people in our state.

For almost all groups, the problem of paying for decent housing within a limited income is increasing. Rents have tripled during the 70s, a fact clearly indicating the increased need for housing assistance. The increases in housing costs are attributable to many factors and the increases in the number of elderly households that account for almost 30 % of the household growth in the state is one of them.

The individual applies directly to the Commission and is reviewed for eligibility. If eligible, assistance is granted for any unit established within HUD rent limits and a lease is negotiated with the landlord.

Eligible households will pay 25 % of their gross income for rent. General limits of income is about \$9000 for a single person and 10,000 for two.

Tenants apply directly to the landlord. Tenants must be 62 and older

HUD does not provide financing but provides long term commitments of housing assistance.

In order for the project to be built, at least 30 - 50 units must be approved by HUD and zoning will need to allow this number to be built on the site being considered. Because the zoning does not meet such need, the partition seeks to adjust the zoning to comply with the need.

be submitted to the voters of a town or village district in the following manner: There shall be at least two public hearings at least fifteen days apart on the regulation or restriction at which parties in interest and citizens shall have an opportunity to be heard. At least fourteen days' notice of the time and place of each such public hearing shall be published in a paper of general circulation in the town or village district and a legal notice thereof shall also be posted in at least two public places in such town or village district. The public hearings shall be held by the zoning commission or the planning board. After the first public hearing, the zoning commission or the planning board shall consider all changes proposed to the ordinance or amendment at that hearing, and shall vote to accept or reject such changes prior to the second public hearing. The notice of the second public hearing must include either the text or an adequate statement of all changes in the proposed ordinance or amendment considered at the first hearing which were subsequently accepted by the zoning commission or the planning board. At least fourteen days' notice of the time and place of each such public hearing shall be published in a paper of general circulation in the town or village district and a notice thereof shall also be posted in at least two public places in such town or village district. The fourteen days' notice prior to the aforesaid public hearings shall not include the day of posting or publication or the day of the hearing, but shall include any Saturdays, Sundays or legal holidays within the said period. After the second public hearing the zoning commission or the planning board shall, by vote, determine the final form of the ordinance, amendment or amendments, to be presented to the town or village district which shall conform, in substance, to that submitted to the second hearing but may include editorial revisions and textual modifications resulting from the proceedings of that hearing. Official copies of the final proposed ordinance, amendment or amendments, to an existing ordinance and of any proposed zoning map, shall be placed upon file, and shall be made available to the public, at the office of the town or village district clerk four weeks prior to the date at which action is to be taken, and a like copy of the proposed ordinance or amendment to an existing ordinance, and of any proposed zoning map, shall be on display to the voters on the day of the meeting. If the town or village district has adopted an official ballot for the election of its respective officers, the issue as to the adoption of the proposed ordinance or amendment shall be presented to the voters of the town or village district by the inclusion of the following question on the said official ballot as prepared by the town or village district clerk: "Are you in favor of the adoption of the zoning ordinance, (or amendment to the existing town (village district) zoning ordinance) as proposed by the planning board (zoning commission)?" In the event that there shall be more than a single proposed amendment to be submitted to the voters at any given meeting, the issue as to the several amendments shall be put in the following manner: "Are you in favor of the adoption of Amendment No.....as proposed by the planning board (the zoning commission) for the town (village district) zoning ordinance as follows?" (Here insert topical description of substance of amendment.) If such action is to be taken at a meeting other than the one at which officers are to be elected the clerk shall prepare a special ballot containing the question or questions above stated and the meeting shall open not later than noon and shall remain open at least eight hours. If such action is to be taken at a meeting in a town or village district which has not adopted an official ballot the clerk shall likewise prepare a special ballot for the use of voters in voting on the question. If a majority of the voters present and voting on any question or questions as herein provided shall vote

in the affirmative the ordinance or amendment thereto shall be declared to have been adopted. When submitting any question to the voters under this section, the form of the ballot shall be as prescribed by RSA 59:12-a. 1979, 81:1 and 329:1

31:63-b By Petition. Upon the petition of twenty-five voters for an amendment to a zoning ordinance, the zoning commission or the planning board, shall proceed and submit the amendment or amendments to the voters of a town or village district as prescribed in section 63-a. The planning board or zoning commission may not reject the amendment or amendments proposed by the petition of twenty-five voters, but shall submit the proposed amendment or amendments to the voters as offered by the petition. The petitioners shall submit the proposed amendment or amendments to the zoning ordinance in correct form to amend the existing zoning ordinance as determined by the selectmen or village district commissioners. The following question shall be submitted to the voters: "Are you in favor of the adoption of the amendment to the zoning ordinance as proposed by petition of the voters for this town (~~village district~~)?" The approval or disapproval of the planning board or the zoning commission shall also be noted on the ballot immediately following the question. In the event that there shall be more than a single proposed amendment to be submitted to the voters at any given meeting, the issue as to the several amendments shall be put in the following manner: "Are you in favor of the adoption of Amendment No.....as proposed by petition of the voters for this town (village district)?" (Here insert topical description of substance of amendment.) The approval or disapproval of the planning board or the zoning commission shall also be noted on the ballot immediately following the question. An amendment proposed by petition shall be submitted to the voters only at an annual town or village district meeting. 1967, 216:1

31:63-c Abolishing Planning Board or Zoning Commission. Upon a petition to abolish the planning board, the zoning commission or zoning, signed by one hundred or more voters or one tenth of the registered voters in town, whichever is the lesser, the zoning commission or the planning board shall submit the proposal to a town or village district in the same manner prescribed in RSA 31:63-b, except that the question put to the voters shall be in substantially the following form: "Are you in favor of abolishing the planning board (zoning commission) as proposed by petition of the voters of this town (village district)?" 1971, 396:2

31:64 Changes in Regulations, etc.

I. Such regulations, restrictions and boundaries may from time to time be amended or repealed. In case of a protest against such change, signed by the owners of 20 percent either of the area of the lots included in such proposed change, or of those immediately adjacent in the rear thereof extending 100 feet therefrom, or of those directly opposite thereto extending 100 feet from the street frontage of such opposite lots, such amendment or repeal shall not become effective except by the favorable vote of 2/3 of all the members of the legislative body of such municipality present and voting. 1977, 413:1

II. In order to have any protest considered pursuant to paragraph I, the signed petition shall be submitted to the selectmen at least 24 hours prior to the town meeting, and the moderator shall announce that a protest petition has been received at the opening of the town meeting. 1977, 413:1

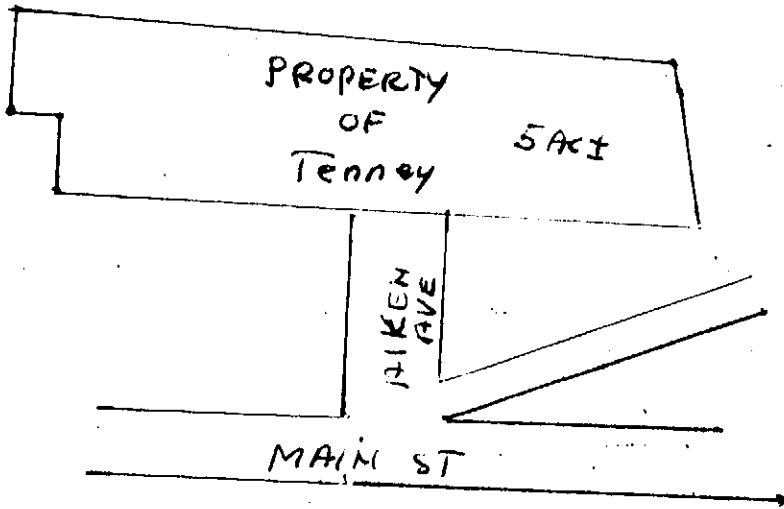


Exhibit A