

2026



STATE *of the* CITY

Thursday, April 9 · 8 AM



CITY OF CONCORD

STATE OF THE CITY

2026

MAYOR BYRON O. CHAMPLIN



CITY COUNCIL 2026-2027 PRIORITIES

1. Fiscal Responsibility & Communications
2. Economic & Community Development
3. Infrastructure Investment & Asset Management
4. Housing Stability & Human Services Coordination
5. Subcategories
 - Public Safety, Health, & Community Well Being
 - Environmental Responsibility & Renewable Energy Management
 - High Performing Organization



HOUSING UPDATE



STATE DESIGNATED CONCORD AS A “HOUSING CHAMPION”

AWARD CERTIFICATE



This award is proudly presented to

The City of Concord

For achieving the Designation of

HOUSING CHAMPION

A handwritten signature in blue ink, appearing to read 'T. Caswell'.

Taylor Caswell, Commissioner

12/17/2024

Dated

12/17/2027

Expires



New Hampshire Department of
BUSINESS AND
ECONOMIC AFFAIRS



HOUSING – REALTOR.COM (OCTOBER 2025)

October 2025: Top 20 Hottest Housing Markets

realtor.com®

Hottest Metros	Hotness Rank	Hotness Rank YoY	Viewers per Property vs. U.S.	Median Days on Market	Days on Market YoY	Median Listing Price If Active Within Period
Springfield, Mass.	1	-1	3.1	30	5	\$362,000
Hartford-West Hartford-East Hartford, Conn.	2	-3	4.1	36	2	\$439,000
Kenosha, WI	3	-3	2.9	32	1	\$380,000
Lancaster, Pa.	4	-6	2.6	27	-6	\$400,000
New Haven- Milford, Conn.	4	-12	3.1	37	-2	\$460,000
Rochester, N.Y.	6	-5	2.7	33	-4	\$268,000
Manchester- Nashua, N.H.	7	6	2.8	37	11	\$577,000
Racine, Wis.	8	-4	2.5	33	2	\$372,000
Wausau, Wis.	8	-13	3.2	39	-2	\$368,000
Appleton, Wis.	10	-48	3.1	39	-12	\$400,000
Concord, N.H.	14	11	2.9	40	9	\$550,000



11 STICKNEY AVENUE



BEFORE



AFTER



TANAGER CIRCLE TOWNHOMES 150 FISHERVILLE ROAD



SUFFOLK DRIVE TOWNHOMES 153-169 FISHERVILLE ROAD



VILLAGE AT CAPITAL CROSSING 33 OLD LOUDON ROAD



INCOME RESTRICTED UNITS (2020)

NUMBER OF INCOME RESTRICTED HOUSING UNITS, 2020

<i>Municipality</i>	Total Units*	% Elderly Units	% Family Units	% Special Needs Units	% Rent Assisted Units	% Accessible Units	% Income Based Rent Units
Allenstown	105	76%	24%	0%	82%	7%	57%
Boscawen	133	76%	24%	0%	97%	60%	76%
Bow	152	76%	24%	0%	75%	47%	0%
Bradford	-	-	-	-	-	-	-
Canterbury	16	100%	0%	0%	94%	100%	100%
Chichester	-	-	-	-	-	-	-
Concord	1,214	41%	57%	2%	92%	6%	58%
Deering	-	-	-	-	-	-	-
Dunbarton	-	-	-	-	-	-	-
Epsom	50	100%	0%	0%	100%	0%	100%
Henniker	80	50%	50%	0%	93%	5%	100%
Hillsborough	92	48%	26%	26%	100%	24%	74%
Hopkinton	30	100%	0%	0%	100%	7%	100%
Loudon	-	-	-	-	-	-	-
Pembroke	135	30%	70%	0%	76%	0%	100%
Pittsfield	64	63%	38%	0%	100%	5%	100%
Salisbury	-	-	-	-	-	-	-
Sutton	-	-	-	-	-	-	-
Warner	35	100%	0%	0%	100%	9%	100%
Webster	-	-	-	-	-	-	-
Central NH Region Total	2,106	52%	46%	2%	90%	13%	65%

Source: NH Housing Finance Authority Directory of Assisted Housing



2020-2025 380 AFFORDABLE HOUSING UNITS COMPLETED



Rosemary's Way (42 Units)



Rail Yard (96 Units Complete; 103 Pending)



Penacook Landing (54 Units)



Davis Ridge (48 Units)



Brookline Opportunities (123 Units)



Pleasant St Residences (8 Units)



6 South State St (8 Units)



6 North State St (12 Units)



Green St Residences (4 Units)



2026-2028 107 AFFORDABLE UNITS ON THE WAY



Rail Yard Phase 2 (103 Units)



Market Lane



Odd Fellows Avenue



HOUSING DEVELOPMENT SUMMARY

2010 – 2025

- 2010 US Census:
 - 18,852 Housing Units
 - 42,695 Population
- 2020 US Census:
 - 19,085 Housing Units
 - + 233 Units from 2010
 - 43,976 Population
- 2025 City Data:
 - 19,859 Housing Units
 - + 774 Units 2020-2025
 - 45,675 Population

2026 - 2030

- April 2026 Housing Development Update
 - Under Construction: 283 Units
 - Approved & Awaiting Construction: 599 Units
 - In Development Permitting: 1,126 Units
 - Total: 2,008 Units
- 2030 Projection:
 - 21,867 Units
 - + 2,782 Units from 2020 (14.6% Increase)
 - 50,374 Population (+ 6,398 from 2020)



HOUSING DEVELOPMENT SUMMARY

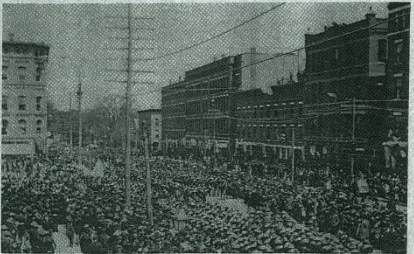
- The City Directly Supported 6 Housing Projects which Resulted in 226 of the 774 Units Constructed from 2020-2025
 - Sale of 4 City Owned Parcels (5.29 Acres)
 - Secured \$1,060,00 of Grants for Housing Projects
 - Lent \$600,000 from the City’s Revolving Loan Fund Program
 - Granted \$393,411 in Tax Relief for Housing Projects via RSA 79-E



CITY MASTER PLAN UPDATE

A Master Plan for the Downtown
City of Concord, NH

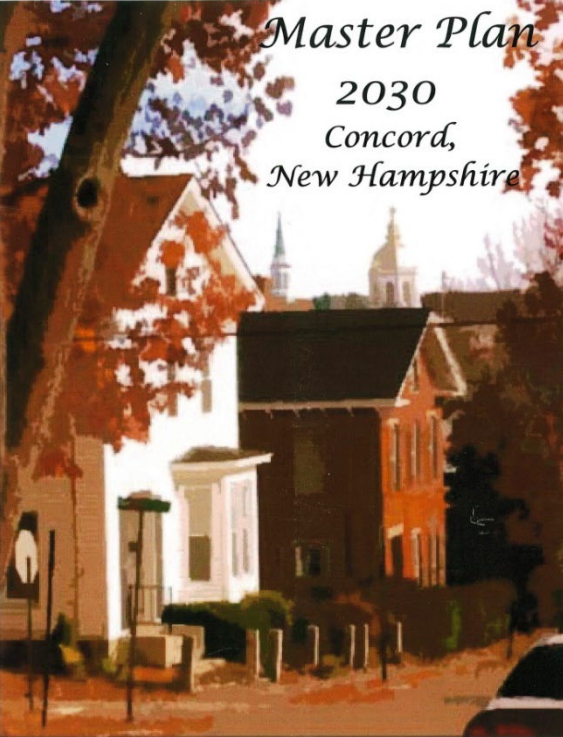
Task 5
Development Plan



Submitted by
Christopher Chadbourne and Associates
Cambridge, MA

with:
C.N. Carley Associates, Consulting Architects
Howard-Stein/Hudson, Transportation Planners
Northern Economic Planners, Market Analysis
The Office of Robert A. White, ASLA, Landscape Architects

May 1997




Master Plan
2030
Concord,
New Hampshire

Prepared by the City Planning Board
June 18, 2008

a **20/20** Vision for
Concord, NH

Concord:
City of Villages




A millennium gift from one generation to another
September 2001

"Make no little plans..."

Vision Plan
and Recommendations

Penacook Village District
Concord, New Hampshire



BROWN WALKER PLANNERS
METTEE PLANNING CONSULTANTS

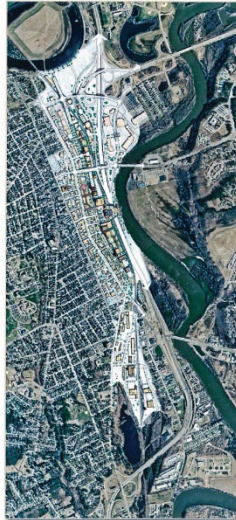
CITY OF CONCORD PLANNING DIVISION
JANUARY 2015

**CONCORD OPPORTUNITY CORRIDOR
MASTER PLAN**

Prepared for
The City of Concord

Prepared by:
The Cecil Group, Inc.
Bluestone Planning Group
Rizzo Associates, Inc.
Bantz and Company, Inc.

March 2006



INTERIM ZONING AMENDMENTS

- 2024:
 - Charitable Gaming Amendments
- 2025:
 - Central Business Performance District Standards (Flexibility by Conditional Use Permits for State House Dome Obstructions; Building Heights, & Other Standards)
 - Childcare Reforms
 - Accessory Dwelling Unit Reforms
 - Floor Area Ratio Amendments



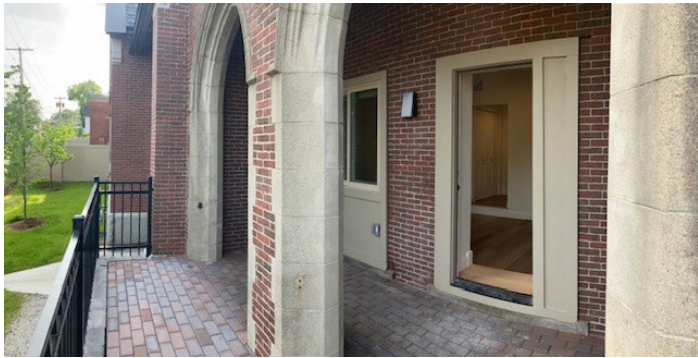
INTERIM ZONING AMENDMENTS

- **May 2026:**
 - Multifamily Design Standards (Relaxes Design Standards)
 - Duplexes (Repeals Supplemental Lot Area & Frontage Requirements)
 - Residential Conversions (Clarifies Lot Area Required, Relaxes Design Standards)
 - Various Residential Definitions in Glossary
 - Zoning Board of Adjustment Notification Procedures
- **Coming Soon:**
 - Parking
 - Signage

DOWNTOWN CONCORD UPDATE



FIRST CHURCH REDEVELOPMENT (CIRCA)



DEPOT STREET APARTMENTS



59 SOUTH MAIN STREET



BRIXMOR SHOPPING PLAZA



ARTS ALLEY



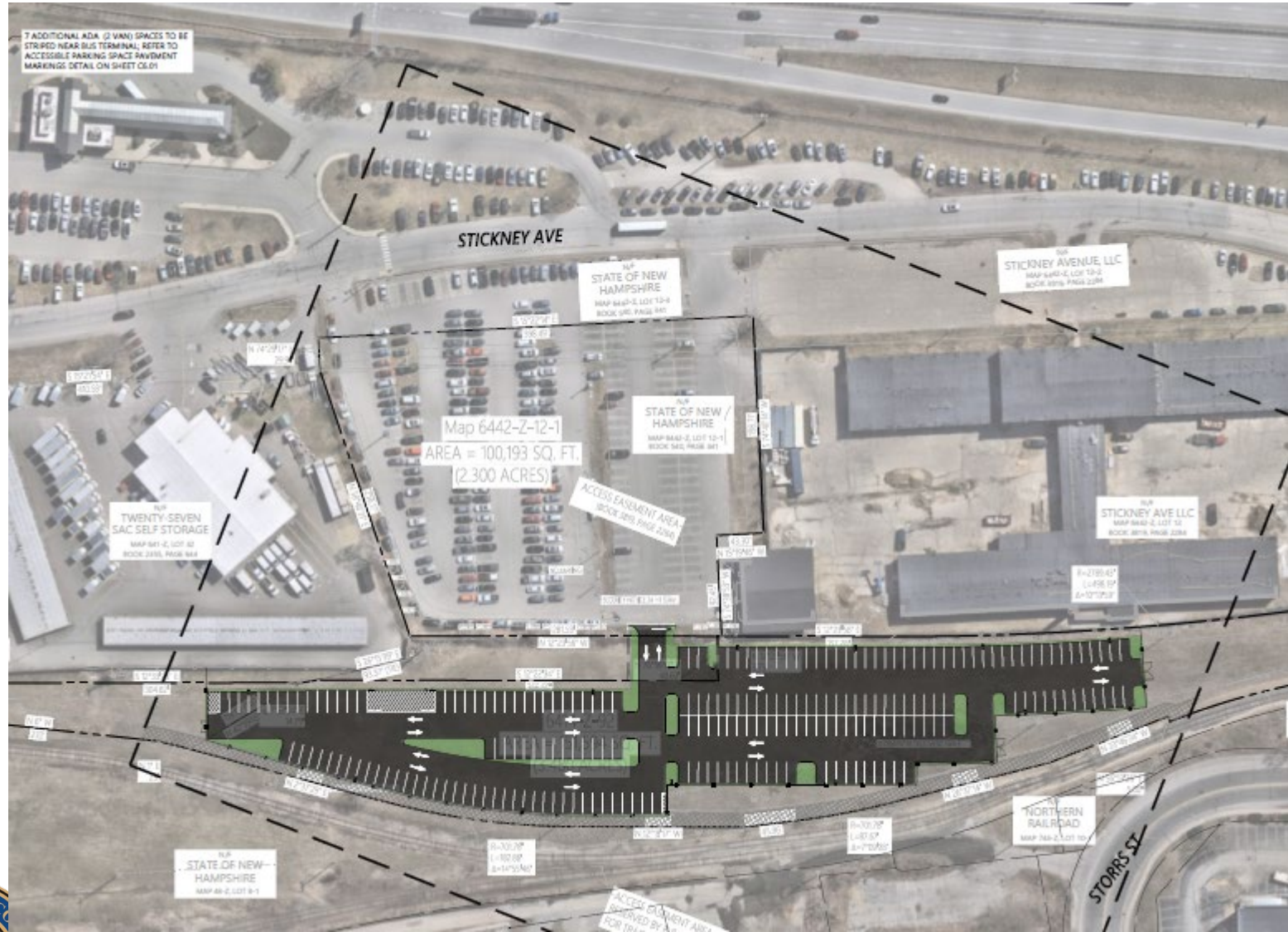
10 PLEASANT STREET EXTENSION



DOUBLE TREE HOTEL



CONCORD TRAILWAYS PARKING LOT



LEGISLATIVE PARKING GARAGE 33 CAPITOL STREET



LEGISLATIVE PARKING GARAGE STORRS STREET



CONCORD HEIGHTS UPDATE



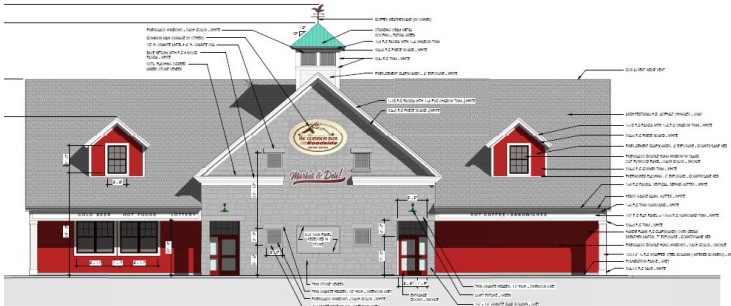
ROI PROPERTIES - BLACK HILL ROAD / EXIT 13



- ROI Properties LLC
- 385 Units
 - 266 Apartments
 - 119 Assisted Living
- Rental / Market Rate
- City Support:
 - 2019 Zoning Amendments
 - Rezoned Residential Open Space to Gateway Performance
 - Permitted Residential Uses in the Gateway Performance District



ROI PROPERTIES BLACK HILL ROAD



NEW TO THE HEIGHTS



COMING SOON



OLD TURNPIKE ROAD SOLAR PROJECT



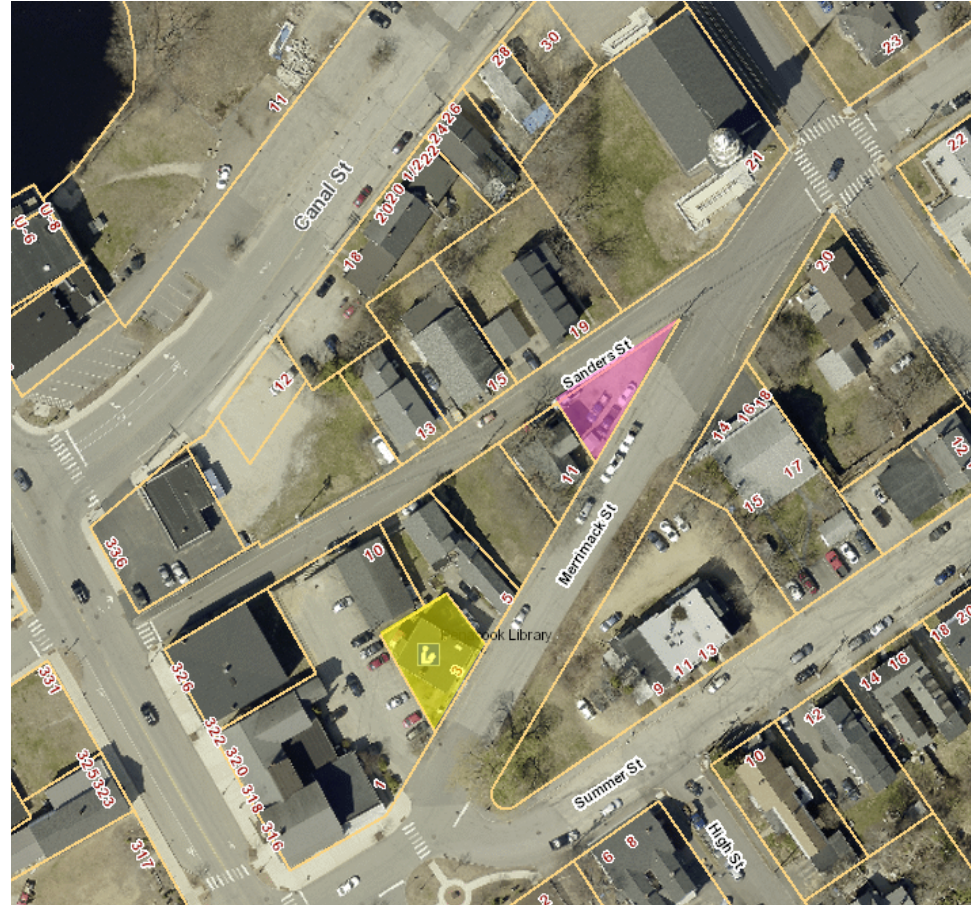
PENACOOK VILLAGE UPDATE



CANAL STREET RIVERFRONT PARK



FORMER PENACOOK LIBRARY



WILLIAM & SONS COFFEE COMING TO PENACOOK!

WILLIAM & SONS COFFEE CO.



EXIT 17 / WHITNEY ROAD

Photo Credit: Interchange Development LLC



EXIT 17 / WHITNEY ROAD



EXIT 17 / WHITNEY ROAD



EVVIVA
TRATTORIA



EXIT 17 / WHITNEY ROAD



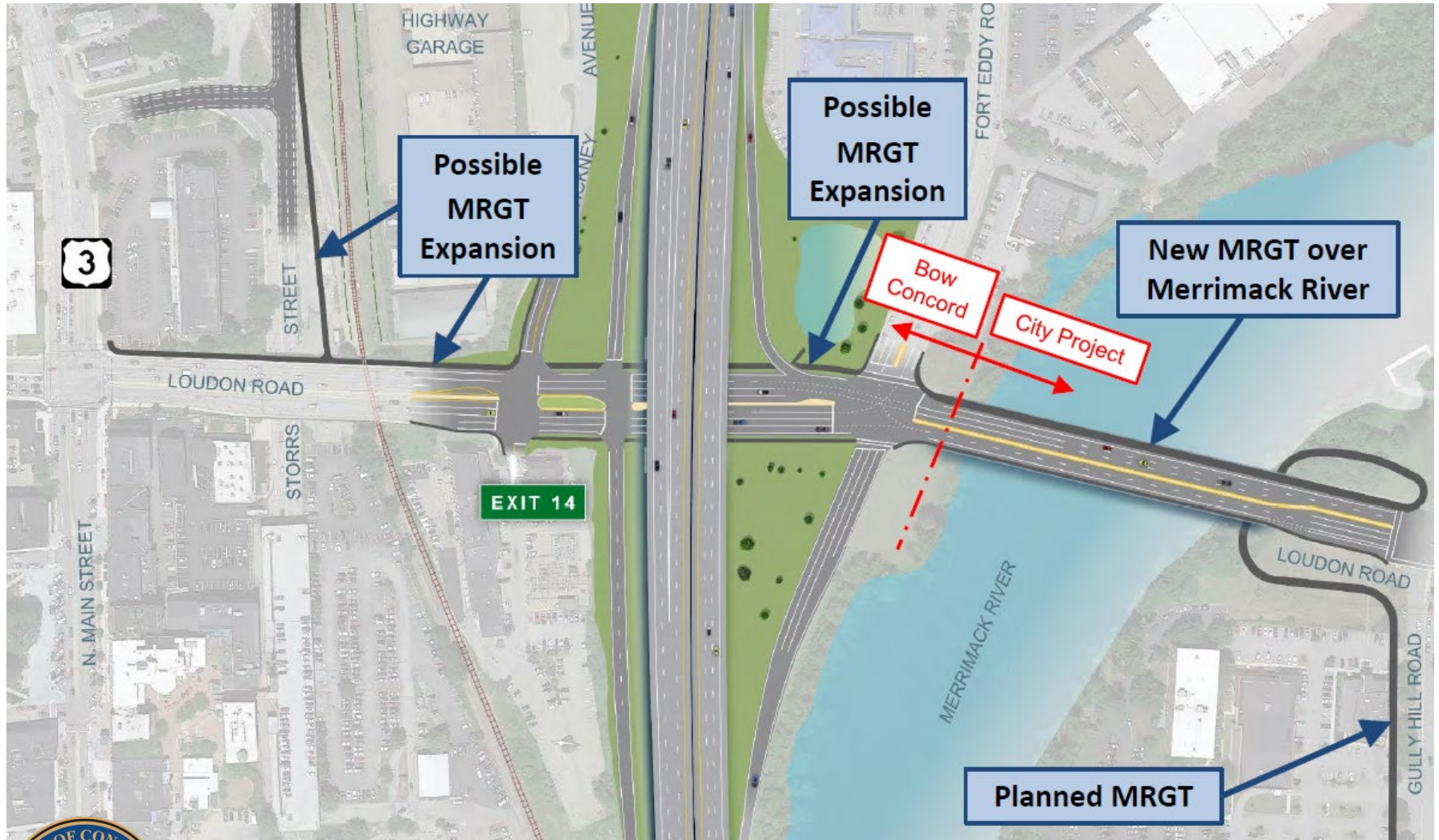
Photo Credit: Interchange Development LLC



MAJOR CAPITAL PROJECTS



LOUDON ROAD BRIDGE



HALL STREET WASTEWATER PLANT IMPROVEMEMNTS



NEW POLICE STATION



NEW POLICE STATION



BEAVER MEADOW GOLF COURSE CLUBHOUSE



BEAVER MEADOW GOLF COURSE CLUBHOUSE



WHITE PARK PLAYGROUND



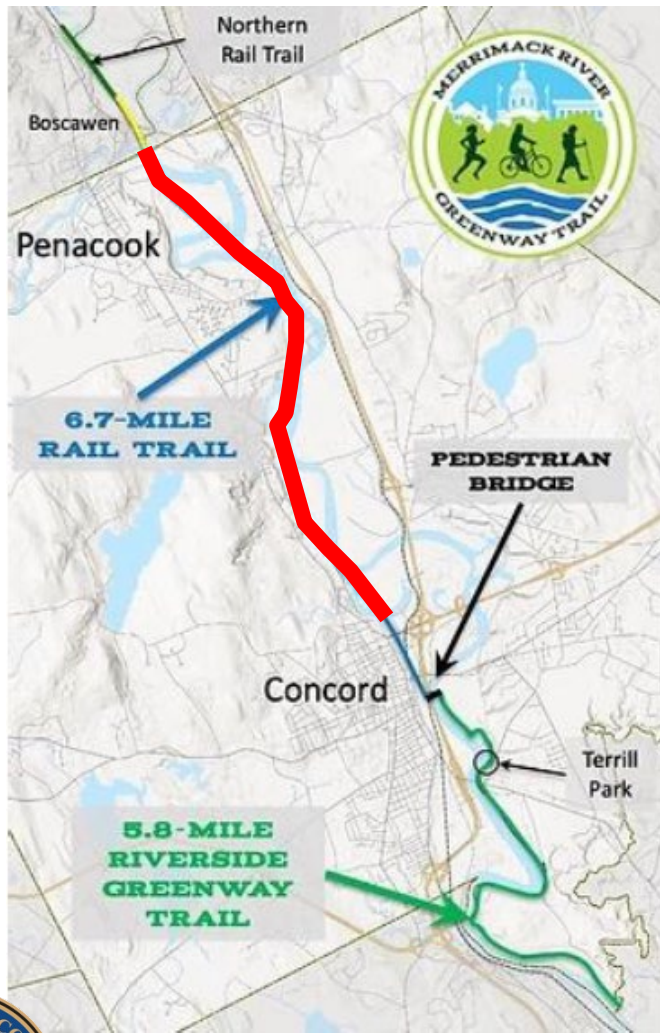
Photo Credit: RACHEL WACHMAN / Concord Monitor



MEMORIAL FIELD MASTER PLAN



MERRIMACK RIVER GREENWAY TRAIL



QUESTIONS?

