

Proposed Outcomes, Deliverables and Scope of Work

Outcomes and Deliverables

Outcomes:

- Continuing community engagement and feedback opportunities to present regulatory options for addressing the various complexities of the housing challenge facing Rye and the region.
- Identify land use regulation amendments that may be implemented to increase housing opportunity in Rye and ensure the community is in compliance with NH Workforce Housing Law
- Taking action on the recommendations that support Rye's community needs and goals by drafting a series of proposed regulations that are supported by the efforts of this project.

Deliverables:

- Community engagement opportunities, including multiple community workshop or input events that are able to be accessible to all residents.
- Developing draft regulations that support community housing needs that have been identified as feasible based on the Needs Assessment and Audit work. These regulations may include 1) several minor to moderate zoning amendment or a few major zoning regulation amendments, 2) site plan and subdivision changes to regulations that help to support residential development, or 3) streamline the procedural and administrative portions of residential development and uses
- Regular project reports providing updates on the implementation of the proposed scope of work, completed tasks, and metrics of success.

Scope of Work

Task 1: Facilitate Public engagement Opportunities

January 2025 –April 2025

RPC will facilitate public engagement opportunities for the community to review the status of housing in Rye based on previous HOP grant work (Needs Assessment and Land Use Audit), the Master Plan Update, Buildout Analysis, and additional planning documents from local, regional and stat levels. The purpose of these engagement activities will be to wrap the efforts to date into a more detailed discussion about potential zoning regulations being considered by the Planning Board prior to formally beginning to draft regulations.

Up to two public input sessions (which may take the form of in-person, virtual, or hybrid events) will be held. Materials for the public sessions will include work done during the previous HOP grant efforts (outreach summaries, Needs Assessment, Audit,), along with work from the Master Plan and Build out analysis to help frame key issues surrounding housing at a local and regional level. Participants will be engaged through interactive activities to discuss and discussion about what

potential regulations changes may be, how they could be implanted, and review the process by which regulations changes are enacted.

- *Deliverables & Milestones:* Public Engagement Events (two), Zoning Regulatory Changes Discussion Guide, Engagement Summary including key questions and discussions.
- *Estimated Cost of Task (including anticipated expenses):* \$5,000

Task 2: Drafting Regulatory Adjustments for 2026 Town Meeting

January 2025– March 2026

RPC staff will work with the Planning Board and staff to review the Land Use Regulatory Audit (Task 4) to identify up to four priority minor to moderate zoning regulatory changes or one to two major zoning change (or combination of) for the 2026 Town Meeting. (The public engagement efforts in Task 1 will include noting the anticipated goal of putting forth regulatory amendments for 2026 Town Meeting. Outreach will continue from those efforts regarding the specifics of the selected zoning regulation proposals.)

Anticipated amendments would be:

- 1) Amending ordinances to ensure Rye follows the NH Workforce Housing Law with consideration of an inclusionary housing regulation,
- 2) Make smaller modifications to regulations with “right-sizing regulations” and infill development that may allow for more density in areas while protecting natural resources,
- 3) Strengthening language to support limiting housing in those areas of Rye vulnerable to natural hazards and coastal storms.
- 4) Streamlining the procedural and administrative portions of residential development and uses, and
- 5) Adding or clarifying definitions related to housing development, or
- 6) Minor adjustment such as related to Accessory Dwelling Units and multifamily residential development requirements or process for enabling smaller scale housing opportunities.

The Planning Board will meet up two times with RPC staff to review the Audit and up to six times for potential draft regulatory adjustments. RPC staff will prepare draft amendments that are able to be considered for public hearing(s) and assist the Planning Board and staff with noticing requirements. If the proposed zoning amendments are voted in favor of moving to the March 2026 Town Meeting, RPC staff will also assist the Planning Board with presentation at public hearings and drafting warrant requirements.

- *Deliverables & Milestones:* 1) Up to two meeting with Planning Board to review the Audit to prioritize changes 2) drafts of up to three meeting to discuss and draft priority minor to moderate zoning regulatory changes, 3) up to three meeting to review major regulatory adjustments able to be moved to public hearing and town warrant for March 2026, and 4) RPC attendance and presentation at up to three public hearings for potential regulatory amendments.
- *Estimated Cost of Task (including anticipated expenses):* \$25,000

Task 6: Drafting Site Plan and Subdivision Regulatory Adjustment

April 2025 - June 2026

RPC staff will work with the Planning Board and staff to review the Land Use Regulatory Audit (Task 4) to identify site plan and subdivision regulatory changes that support amendments proposed for the 2026 Town Meeting or those regulations that impact housing independently. RPC staff will prepare draft amendments that are able to be considered for public hearing(s) and assist the Planning Board and staff with noticing requirements.

- *Deliverables & Milestones:* 1) Up to three meetings with the Planning Board to identify site plan and subdivision changes, 2) drafts of site plan and subdivision regulatory changes needed to support Task 6 efforts, and 3) up to three meetings/public hearings with the Planning Board present the proposals and support adoption efforts.
- *Estimated Cost of Task (including anticipated expenses):* \$ 8,000

Grant Budget Request

Task 1 – Public Engagement Sessions	\$5,000
Task 2 - Regulatory Adjustments for 2026 Town Meeting	\$25,000.00
Task 3- Site Plan and Subdivision Regulatory Adjustment	\$8,000.00
TOTAL Consultant Cost	\$38,000.00
Total Rye Administrative Cost Reimbursement	\$1,900.00
Total Grant Request	\$39,900.00