

This document is referenced in, and shall be used as a companion document to, RESOLUTION #2011-11 OF DURHAM, NEW HAMPSHIRE, adopted by the Durham Town Council, the governing body, on the 6th day of June, 2011.

Town of Durham
Public Benefit Determinations Relative to RSA 79-E
'COMMUNITY REVITALIZATION TAX RELIEF INCENTIVE':
Additional Local Objectives

If a proposed substantial rehabilitation or replacement meets the basic threshold criteria outlined pursuant to RSA 79-E:7, the Town Council, in its discretion, shall ensure said project also accomplishes local objectives, such as:

1. Encourages a socially vibrant, economically viable, and aesthetically attractive downtown to provide all town residents and visitors a location both for informal social interactions and for convenient access to quality goods and services.
2. Encourages a pedestrian- and bicycle-friendly downtown.
3. Promotes increased office, retail, and research space on the stories above the first floor of structures.
4. Creates improvements that have the potential to spur further broad private sector investment and improvements to the downtown businesses and overall downtown built environment.
5. Enhances cooperation of the Town and the University of New Hampshire for the benefit of the overall community.
6. Promotes the redevelopment or replacement of outdated, substandard, or blighted structures in a way that is fiscally and socially beneficial to the community.
7. Results in well-managed, well-designed, and affordable multi-unit housing stock suitable for students and non-students, including seniors and members of the local workforce.
8. Incorporates and promotes energy efficiency measures and/or renewable energy generation to significantly lower demand for fossil-fuel consumption and enhance the reputation of the Town.

In accordance with RSA 79-E:5, the duration of the tax assessment relief program for all applications filed in Durham shall be considered in the context of each specific application and shall only provide that level of tax relief necessary in the discretion of the Council to effectuate the specific targeted public benefit(s) outlined as determined by the Town Council. In addition, the Town Council in its discretion shall endeavor to ensure that but for the tax relief provided, the proposed substantial rehabilitation or replacement would not be economically viable.

Note: The applicant shall provide Planning Board approval documents, if applicable, as part of the application package.