

SB 342 Workforce Housing Opportunities (RSA 674:58-61)

This law:

- Requires municipalities to provide opportunities for the development of workforce and multifamily housing.
- Establishes a mechanism for expediting relief from municipal actions which deny, impede, or delay qualified proposals for workforce housing.

Community Responsibility:

- Shall provide **reasonable and realistic opportunities** for the development of workforce housing, including rental multi-family housing.
- 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 a variety of tools including the adoption of inclusionary zoning as defined in RSA 674:21, IV(a).

Qualifications:

- Law **does not require** a municipality to allow for the development of multifamily housing in a majority of its land zoned to permit residential uses.
- **Existing housing stock shall be taken into consideration** in determining its compliance with this section. If existing housing stock is sufficient to accommodate its **fair share** of the current and reasonably foreseeable regional need for such housing, the municipality may be deemed to be in compliance for the current population but not necessarily for future years.
- Law allows communities to **apply reasonable restrictions** related to environmental protection, water supply, sanitary disposal, traffic safety, and fire and life safety protection

Definitions:

- **Affordable**—housing with combined rental and utility costs or combined mortgage loan debt services, property taxes, and required insurance that **do not exceed 30 percent** of a household's gross annual income.
- **Multi-family housing**—a building or structure containing **5 or more dwelling units**.
- **Reasonable and realistic opportunities for the development of workforce housing**—means opportunities to develop workforce housing within the

framework of a municipality's ordinances and regulations. Community not in violation by virtue of economic conditions beyond the control of the municipality that affect the economic viability of workforce housing development.

Workforce housing—

- Housing for sale—affordable to a household with an income of no more than 100 percent of the median income for a 4-person household for the metropolitan area or county in which the housing is located.
- Rental housing— affordable to a household with an income of no more than 60 percent of the median income for a 3-person household for the metropolitan area or county in which the housing is located.
- Workforce housing DOES NOT: (a.) exclude minor children from more than 20 percent of the units. (b.) have more than 50 percent of the dwelling units in a development with fewer than two bedrooms.

Additional Information-

- A. Go to: www.workforcehousingnh.com and click on “Document Center” to review Ben Frost’s “Workforce Housing Law Lecture Materials”
- B. Call: **Ben Frost** at NH Housing Finance (472-8623)
Roger Hawk, Hawk Planning Resources (545-1698) e-mail:
rhawk@hawkplanning.com