

OFFICE OF Energy and Planning

Housing

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Accessory Dwelling Units

- [Planning for Accessory Dwellings](#)

This page contains information and resources about Accessory Dwelling Units including the new technical bulletin compiled in the Spring of 2016.

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Resources and Reading - New Hampshire

- [Livable Walkable Communities](#)

This section of the [Planning](#) page in the [Resource Library](#) contains information about how to create a more livable and walkable community for a changing and aging population with resources and links to AARP among others.

- [Big Homes, Smaller Households - An Assessment of Housing Needs in New Hampshire](#) , Ben Frost, Esq., AICP - NH Housing, November 2014
In the decades before the Great Recession, New Hampshire's housing market was a major driver in the state's expanding economy. But with recent shifts in the state's demographic and economic trends, New Hampshire's current housing infrastructure could end up becoming a drag on future economic growth and stability.

- [Fair Housing for Regional and Municipal Planning: A Guidebook for New Hampshire Planners](#) , New Hampshire Housing, April 2014

- [They Made a Comic About Workforce Housing, New Hampshire Town and City](#), November/December 2012

How can you explain workforce housing to people without losing them halfway through?" asked Anne Duncan Cooley, executive director of the Upper Valley Housing Coalition. Anne has worked for years as a housing advocate and developed many successful education and outreach programs for a broad range of audiences. She is also on the Orford's selectboard and encounters another set of challenges when she is working on municipal matters. "We have to be experts in everything, understand many issues, and clearly communicate the concepts to the public. I would greatly appreciate any help I can get communicating complicated issues to my constituents," she said.

- [The Comic - What Is Workforce Housing?](#) 

- [Meeting the Workforce Housing Challenge](#)

Since the Legislature enacted the workforce housing statute in 2008, many of the state's municipalities have sought the help of New Hampshire Housing as they work to understand the housing market and to provide opportunities for the development of workforce housing.

In response to this need for assistance, in early 2009 New Hampshire Housing assembled an advisory committee and hired consultants to develop written guidance for local action under the workforce housing statute. This resulting guidebook, [Meeting the Workforce Housing Challenge](#), is now available to help local land use boards to address the requirements of the statute and shape future growth consistent with their vision for dynamic, healthy communities.

- Read the [article in the NHPA summer 2010 newsletter](#) 

- [Housing Solutions Handbook](#)

New Hampshire faces a critical housing supply problem, especially affordable housing to support a growing workforce. Having a range of housing types for all segments of the population should be a primary concern for all New Hampshire communities. Finding solutions to this housing challenge will require collaboration among all levels of government and a wide range of stakeholders. This new handbook, "Housing Solutions for New Hampshire," focuses on the range of tools and techniques that can be employed at the local level and provides highlights of a number of successful efforts. It also offers tools, such as sample municipal regulations, that demonstrate methods for communities to provide for affordable and workforce housing development opportunities.

- [2013 Workforce Housing Purchase and Rent Limits, RSA 674:58-61](#) 

This is an update to information that the [New Hampshire Housing Finance Authority](#) provided to the Legislature in 2008 as it deliberated on the Workforce Housing statute. The purpose of this table is to assist municipalities in implementing the NH Workforce Housing statute, RSA 674:58-61. This analysis incorporates statutory requirements, and includes reasonable market assumptions for the targeted households' income levels such as interest rate, downpayment, mortgage term, taxes, and insurance.

- [Communities & Consequences](#)
Communities & Consequences is a film about the human ecology of New Hampshire. It addresses the loss of New Hampshire's young people through the human stories of people that are living out the consequences of demographic imbalance. Correspondent Peter Francese travels throughout the state to talk to business owners, town officials, young professionals and active citizens about the causes and effects of a rapidly aging state. The film confronts and questions many long held myths that have heavily influenced local development decisions, including those of explosive population growth, the aging of New Hampshire as simply a natural trend, and the belief that families with children will increase property taxes.
- [Municipal Approaches to the Requirement for Workforce Housing](#) 
Benjamin Frost, Esq., AICP, Director of Public Affairs, New Hampshire Housing, Presented at the 2008 Local Government Center Law Lecture Series.
- [Workforce Housing Law](#) 
Text of the New Hampshire Workforce Housing law, Chapter 299 Laws of 2008 (SB 342), with a side-by-side plain language description. (See more resources at the [NH Workforce Housing Council Document Center](#))
- [Land Use Regulations in New Hampshire](#) 
Prepared for the New Hampshire Public Policy Alliance for Housing, Home Builders and Remodelers Association of New Hampshire, and New Hampshire Housing Financing Authority by Gallagher, Callahan & Gartrell, P.C., January, 2007.
- [Fair Share Analysis](#) 
There is a variety of methodologies available to address the question of fair share. To overcome perceived flaws in traditional methodologies (importantly, that they can induce sprawl), the New Hampshire Housing Finance Authority hired Bruce Mayberry to create a new methodology for use by the state's RPCs and municipalities.
- [Housing and School Enrollment in New Hampshire: An Expanded View](#) 
Prepared by Russ Thibault, President, Applied Economics Research, for NHHFA, May 2005.
- [Deconstructing the Myths: Housing Development Versus School Costs](#) 
William Ray, NHHFA, as printed in Communities and Banking, Spring 2005.
- [Housing New Hampshire's Workforce](#) 
Prepared for the NH Workforce Housing Council by Gallagher, Callahan & Gartrell, P.C., March, 2005.
- [New Hampshire Housing Needs Study](#) 
Prepared by Bruce Mayberry, for NHHFA, July 2003.
- [Reducing Regulatory Barriers to Workforce Housing in New Hampshire](#) 
Report of the Legislative Commission pursuant to Chapter 262, Laws of 2001 (SB 21).
- [WAYNE BRITTON & a. v. TOWN OF CHESTER](#) , July 24, 1991
 - [The Chester Court Case](#) , by Jim Rollins, *State Planning News*, August/September 1991
 - ["AFFORDABLE HOUSING: NH Supreme Court Issues Its First 'Exclusionary Zoning' Decision"](#) , H. Bernard Waugh, Jr., Staff Attorney, NH Municipal Association, August 1991
- [New Hampshire Commission for Human Rights](#)
- [RSA 354-A:15 Housing for Older Persons](#)
- [Fair Housing Act, 42 U.S.C. 3607\(b\)](#)
- [National Center for Healthy Housing](#)

Resources and Reading - National

- [Housing Choice and Affordability](#), American Planning Association 2006-2007 Super Topic Web Archive
- [HUD Regulatory Barriers Clearinghouse](#)
- [National Housing Conference and Center for Housing Policy](#)
- [KnowledgePlex](#) - The affordable housing and community development resource for professionals

What does Affordable and Workforce Housing Look Like in New Hampshire?

- [Gile Hill Condominiums](#), developed by the [Twin Pines Housing Trust](#), 2008.
- [Building Great Neighborhoods](#) - tour the many affordable housing properties developed by [Neighborworks Greater Manchester](#).
- [CATCH Neighborhood Housing](#) provides many [affordable apartments](#) and occasionally has [affordable homes for sale](#).
- [Great Bridge Properties](#) creates "high quality housing for low and moderate income families and seniors in housing markets with critical shortages..."
- [Pepperidge Woods](#), Barrington, NH, affordable energy star homes developed by the NH Community Loan Fund.

- CDFA has provided funding through its Community Development Block Grants and Tax Credit Program for numerous [Affordable Housing Success Stories](#).
- [The Housing Partnership](#) has developed numerous opportunities to provide "housing for everyone" in New Hampshire's Seacoast area.
- See Current Estimates and Trends in New Hampshire's Housing Supply on the State Data Center [Housing and Household Data](#) page.

Affordable Housing Organizations

- [NH Housing Finance Authority](#) (NH Housing)
- [NH Workforce Housing Council](#)
- [NH's Regional Workforce Housing Coalitions](#)
 - Eastern Lakes Region
 - [CATCH Housing](#) - Greater Concord
 - [Greater Manchester](#)
 - [Greater Nashua](#)
 - [Greater Seacoast](#)
 - [Heading for Home](#)
 - Mount Washington Valley
 - [Upper Valley Housing Coalition](#)

Funding Resources

- [Community Development Finance Authority](#)
- [New Hampshire Community Loan Fund](#)
- [New Hampshire Housing Finance Authority](#)
- [Northern New England Housing Investment Fund](#)
- [USDA Rural Development](#)

Local Regulations

- Model Inclusionary Housing Ordinance - Printed in the **Innovative Land Use Planning Techniques: A Handbook for Sustainable Development**, prepared by the NH Regional Planning Commissions for the Department of Environmental Services.
- See the results of the [Municipal Land Use Regulation Annual Survey](#) for municipalities with Inclusionary Housing, Affordable Housing, Elderly Housing or Infill Development regulations.
- [New Hampshire Housing](#) is creating tools to help municipalities accomplish their goals of providing opportunities for the creation of affordable and workforce housing and provide two versions of a model ordinance for long term affordability of ownership housing.

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- [Legal Q & A: Condominiums and Land Use Controls](#), *New Hampshire Town and City*, July/August 2011
Condominiums have been around for several decades. By now most people understand that a condominium is not a type of apartment building, but a special system of real property ownership that includes individually owned "units" and areas owned in common by the unit owners ("common areas"). In New Hampshire condominiums are controlled comprehensively by RSA 356-B. Most municipal officials involved in land use control know that condominium developments can be regulated and are at least generally aware that municipalities are obligated to treat condominiums the same as other physically identical development projects. At the same time, there is uncertainty because condominiums do not fit the traditional dimensional criteria for land use controls, which are based on lots of determinate size and shape. Sometimes condominium units include discrete parcels of land, but more often their boundaries are defined by the walls, ceilings and floors of buildings. Frequently the common area is simply all the land, improvements and space that is not devoted to units. Condominium projects, therefore, may or may not include boundaries that are useful for administration of traditional land use controls. Moreover, RSA 356-B establishes some unique standards for application of land use regulations to condominiums.
- *When do subdivisions need to be registered with the Attorney General's Office?*
Any subdivision of 15 lots or more must register with the Attorney General's office under the [Land Sales Full Disclosure Act](#) (RSA 356-A). Condominium development of 11 or more units must also register with the AG under the [Condominium Act](#) (RSA 356-B).
- For questions about state approval for condominiums, contact the Attorney General's Office (271-3641) [Consumer Protection Bureau](#) and speak with Mary Gould.

- See a [Plan-link posting and reply](#) of the applicability of Bussiere v. Roberge relative to the definition of "subdivision" and condominium conveyance.
- [Condominium](#) - Plan-link posting and replies, April 2015

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- [Housing Commissions: A new voice for housing in your community](#)
- Appointments and terms of Housing Commission members ([RSA 673:4-c](#))
- Powers and Duties of a Housing Commission
 - [RSA 674:44-h](#) Housing Commission
 - [RSA 674:44-i](#) Powers
 - [RSA 674:44-j](#) Appropriations Authorized

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- [Manufactured Housing Coops in New Hampshire](#)
- [Mobilehome Owners and Tenants Association of NH](#) (MOTA of NH) (603-224-0408)
- State of New Hampshire, [Board of Manufactured Housing](#)

Multi-Family ▲ Back to Top

- Multiple definitions of "multi-family":
 - [674:43, I](#) - A municipality, having adopted a zoning ordinance as provided in RSA 674:16, and where the planning board has adopted subdivision regulations as provided in RSA 674:36, may by ordinance or resolution further authorize the planning board to require preliminary review of site plans and to review and approve or disapprove site plans for the development or change or expansion of use of tracts for nonresidential uses or for multi-family dwelling units, which are defined as any structures containing more than 2 dwelling units, whether or not such development includes a subdivision or resubdivision of the site.
 - [RSA 204-C:1, XXII](#) - "Multi-family housing" shall mean housing consisting of 5 or more units.
 - [RSA 674:58, II](#) - "Multi-family housing" for the purpose of workforce housing developments, means a building or structure containing 5 or more dwelling units, each designed for occupancy by an individual household.
 - [RSA 354-A:2, III](#) - "Covered multifamily dwellings" means:
 - (a) Buildings consisting of 4 or more units if such buildings have one or more elevators; and
 - (b) Ground floor units in other buildings consisting of 4 or more units.
 - [RSA 204-D:4, I](#) - The authority may construct multi-family or single family housing on property transferred under this chapter.
 - [RSA 397-A:1, XXI](#) - "Real property" means a dwelling or land and the improvements which are affixed thereon or are intended to be fixed thereon, including, but not limited to, single-family homes and multifamily dwellings not exceeding 4 units, wholly or partly used or occupied, or intended to be used or occupied, as the home or residence of one or more persons.

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