



## **The New Hampshire Housing Toolbox**

**Sylvia von Aulock, Southern NH Planning Commission**

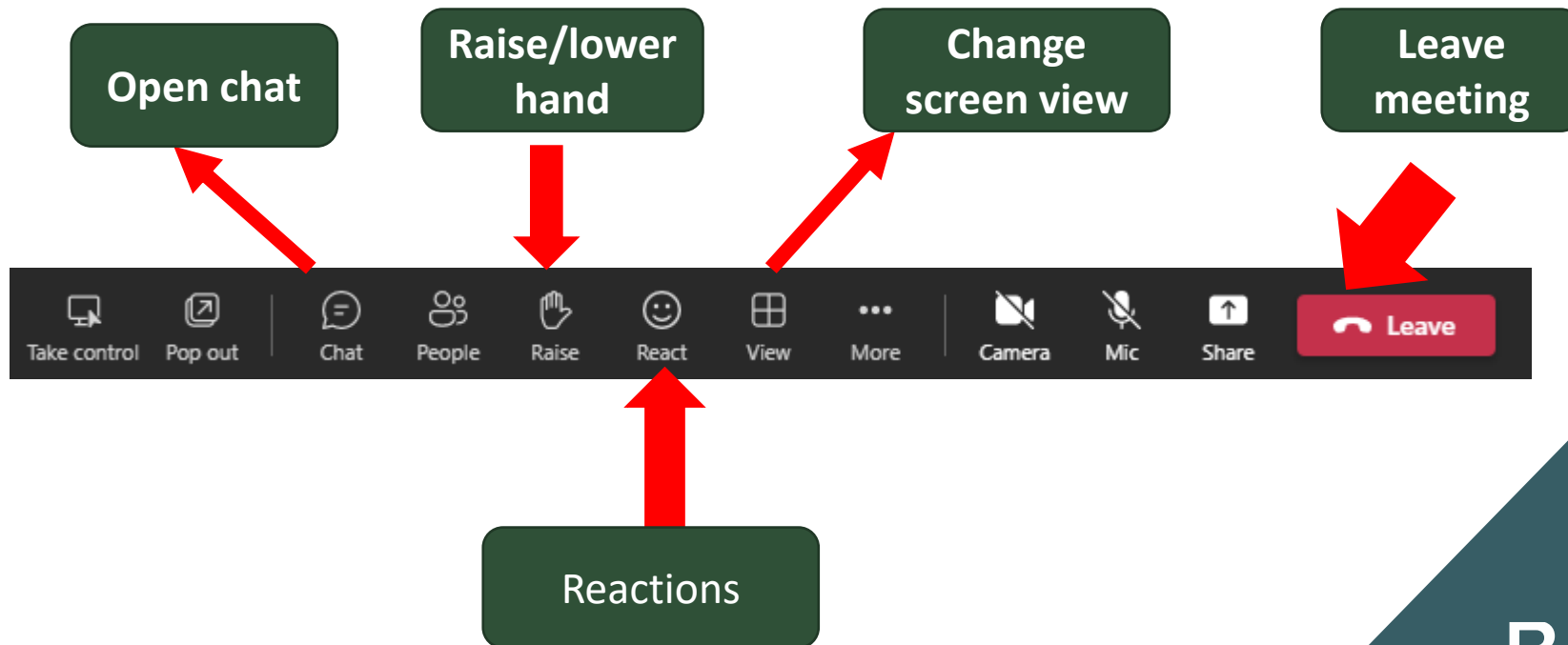
**June McCartin, Outwith Studio**

**Michael Tardiff, Central NH Regional Planning Commission**

# Session Logistics

Presentation then Question and Answer session

- ▶ Type questions into Chat box
- ▶ Raise hand
  
- ▶ We will be **recording** this session.



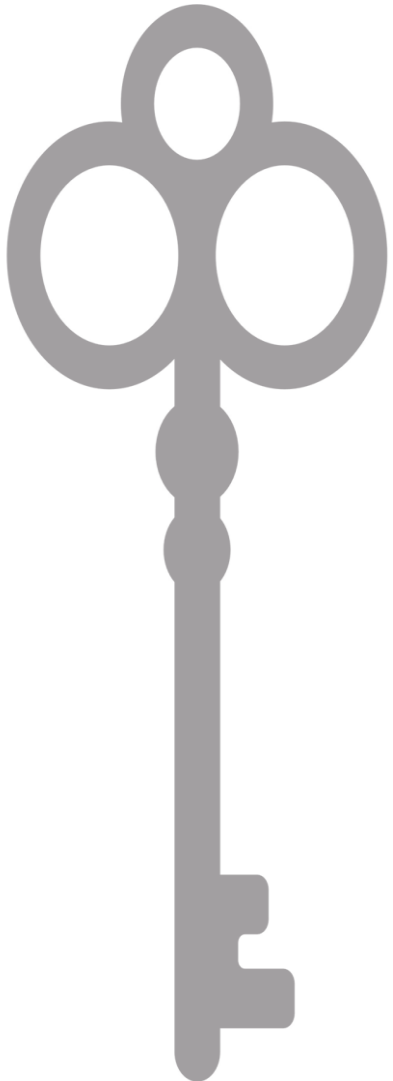
# WHAT WE HEARD

**From Residents:** Low maintenance, low impact, smaller homes, keep community character, low cost

**From Employers:** Thriving businesses need housing, Housing shortages = labor shortages, more options nearer employment centers

**From Developers:** More flexibility in regulations, shorter process with fewer hoops, YIMBY

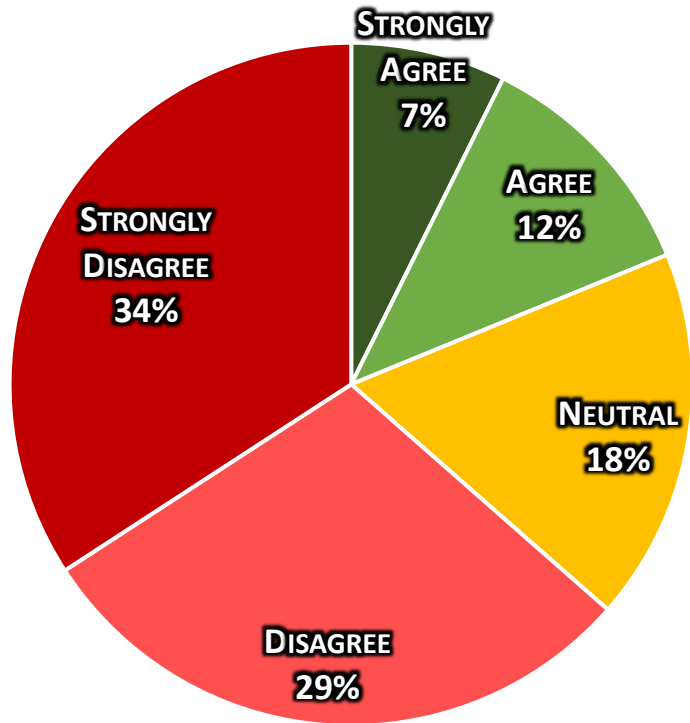
**From Social Service Professionals:** More choices for low income and vulnerable populations



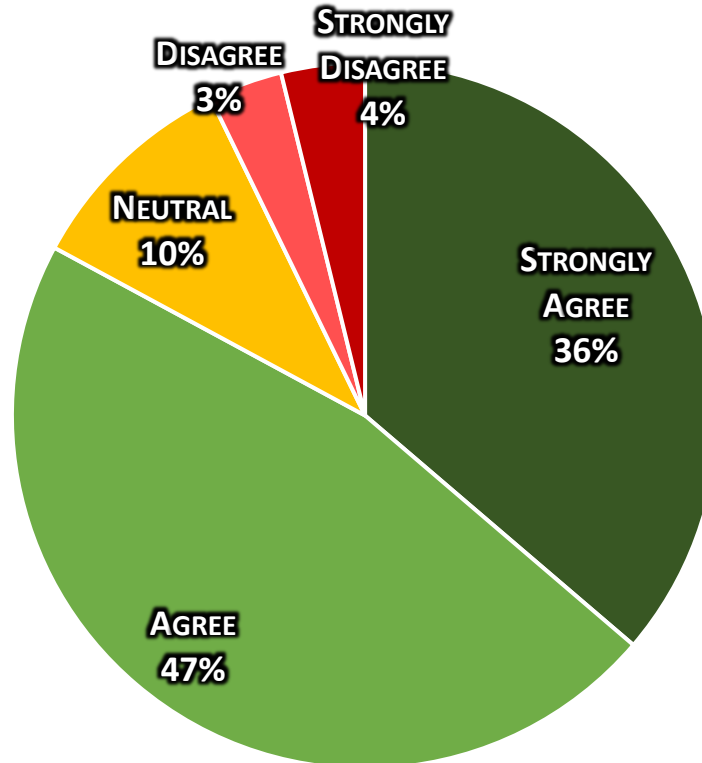
# HOUSING DIVERSITY DESIRED

When thinking about housing in your community, please indicate your level of agreement with the need for additional units for each stated housing type.

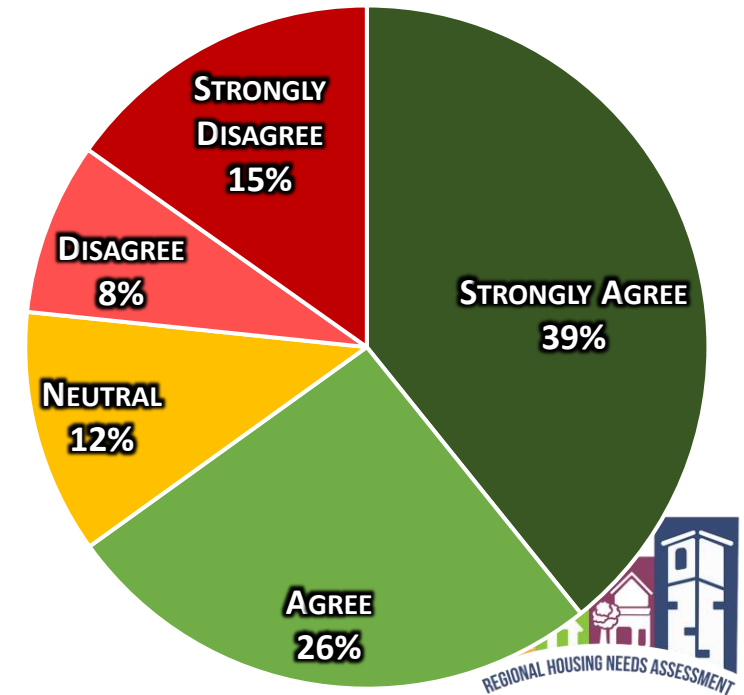
High End Housing



Moderate Income Housing



Low Income Housing



# **NH BUSINESSES ARE AFFECTED**

- **62% of respondents believe that a housing supply shortage impacts their ability to attract, keep, even afford workers.**
- **65% of respondents described the availability of housing options in or near the area where their business is located as “very limited”.**
- **The majority of respondents said that their employees generally do not live in the same town as they work.**





# **NEXT STEPS**

# LOW HANGING FRUIT

**Begin with Community Goals in Mind:**

- **Update the Master Plan and ensure community engagement and input guides MP Goals.**
- **Conduct a regulation assessment to identify roadblocks or unfair costs.**
- **Ensure the community's MP is in sync with zoning and other land use regulations.**



# LOW HANGING FRUIT

**Allow Flexibility in Regulations.**

- **Utilize Conditional Use Permit method for case-by-case considerations.**
- **Support reuse and redevelopment for existing abandoned structures.**
- **For in-fill lots allow setbacks that match abutters.**





# LOW HANGING FRUIT

## Support Community Businesses

- **Allow/encourage for employer housing to promote employment and housing opportunities.**
- **Rethink commercial, office, industrial zones to allow multifamily behind business establishments.**



# LOW HANGING FRUIT

## Consider the Needs of the Community

- Encourage walkable and accessible village neighborhoods that are low maintenance - small is the new big.
- Incentivize or require a percentage of homes follow Universal Design guidelines to ensure accessibility to people of all ages and abilities.



# LOW HANGING FRUIT

## DYI and Housing

- **Make ADU development easier: already fits in the neighborhood, it doubles the density, and it is a win-win for aging in place.**
- **Conversion of larger single-family homes into multi-units without changing the footprint.**
- **Allowance for tiny homes and tiny home “harbors”.**



# LOW HANGING FRUIT

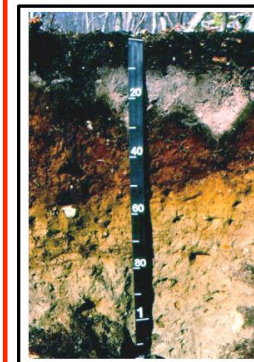
## Density Is Not A Four-Letter Word

- Allow science and innovation to determine necessary water and wastewater infrastructure.
- Consider soil-based density equation to ensure the land is capable of the development.



### Soil Based Lot Sizing

#### Environmental Planning for Onsite Wastewater Treatment in New Hampshire



#### Marlow fine sandy loam

This soil is the State Soil for New Hampshire. It is classified as a Coarse-loamy, isotic, frigid, Oxyaquic Haplorthod. This soil occurs on over 250,000 acres statewide and has been recognized in 9 of the 10 counties in the state.

This well drained soil formed in friable loamy material overlying very firm, slowly permeable, glacial till. The very firm glacial till is a moderately deep restrictive feature that restricts the soil's ability to absorb wastewater or provide groundwater recharge.

Where this soil occurs on slopes of less than 8 percent, the recommended minimum lot size is 54,500 square feet.

Sponsored by:  
Society of Soil Scientists of Northern New England

SSSNNE Special Publication No. 4  
Version I

September, 2003



<https://sssnne.files.wordpress.com/2013/03/lotsize.pdf>

# LOW HANGING FRUIT

## Communicate The Type of Growth Wanted

- **Create a visual guide for developers to ensure growth is inline with community desires.**
- **Research what other communities in NH are doing,**
- **Invite community input to provide examples of buildings and building details that honor their community's character.**





# ABOUT





A collection of **planning and zoning** strategies for **housing production** in New Hampshire communities.





Planning and zoning strategies for **housing production** in New Hampshire communities.

#### Community Revitalization Tax Relief (79-E)



City courthouse in 2021 (above) and a redevelopment (below). (Images via

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#### Tax Increment Financing (TIF)

SA 162-K. These laws provide additional best practices for TIF.

master plan goals, such as increasing housing production in downtowns and village centers.

TIF housing as a

strategy, and development opportunities. Use this

information in potential TIF districts, and development opportunities with

local officials, and build support for the city and specific potential TIF districts. Local officials and the general public to

should be a public outreach effort. A development committee many

times, develop a TIF plan, which includes a financing plan, a program, and a financing plan.

\*Municipal Economic Development Act legally do that before the hearing for the initial adoption of the TIF plan may be held concurrently with the hearing for the TIF plan.

SA 162-K, the hearing should be held locally, and a specific TIF plan should be adopted.

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## g Community Zones



#### SING OPPORTUNITY ZONE



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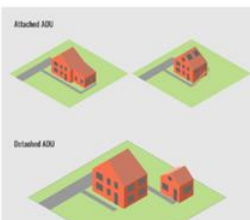
# NEW HAMPSHIRE HOUSING TOOLBOX PLANNING AND ZONING STRATEGIES FOR HOUSING PRODUCTION IN NEW HAMPSHIRE COMMUNITIES.



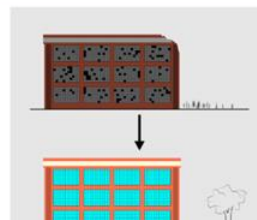
## HOUSING STRATEGIES

### FILTER BY ISSUES ADDRESSED

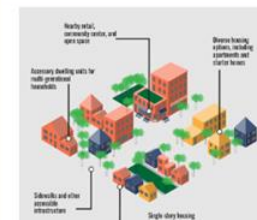
- All
- Affordable Housing
- Housing Costs
- Housing Options
- Infrastructure
- Multigenerational
- Redevelopment
- Sustainable Housing



**Accessory Dwelling Units (ADUs)**  
Secondary homes or apartments on an existing single family lot.



**Adaptive Reuse**  
The practice of reusing old buildings for new purposes



**Age Friendly Neighborhoods**  
Places that address the needs of younger and older adults.



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## The toolbox tries to answer these questions

- What is the tool?
- How can it help your community?
- How has it been used elsewhere?
- What does implementation look like?
- Where can you learn more?



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## Audience

- People working in and around local government
- Local government staff, Planning Board members, Select Board members, legislative body members, local advocates, etc.
- Save time on up-front research



# BACKGROUND + PROCESS



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# Background

- Part of the RHNA process
- Funded through ARPA
- Led by a subcommittee of staff from RPCs and NH Housing; facilitated by OPD staff

- Consultant team:



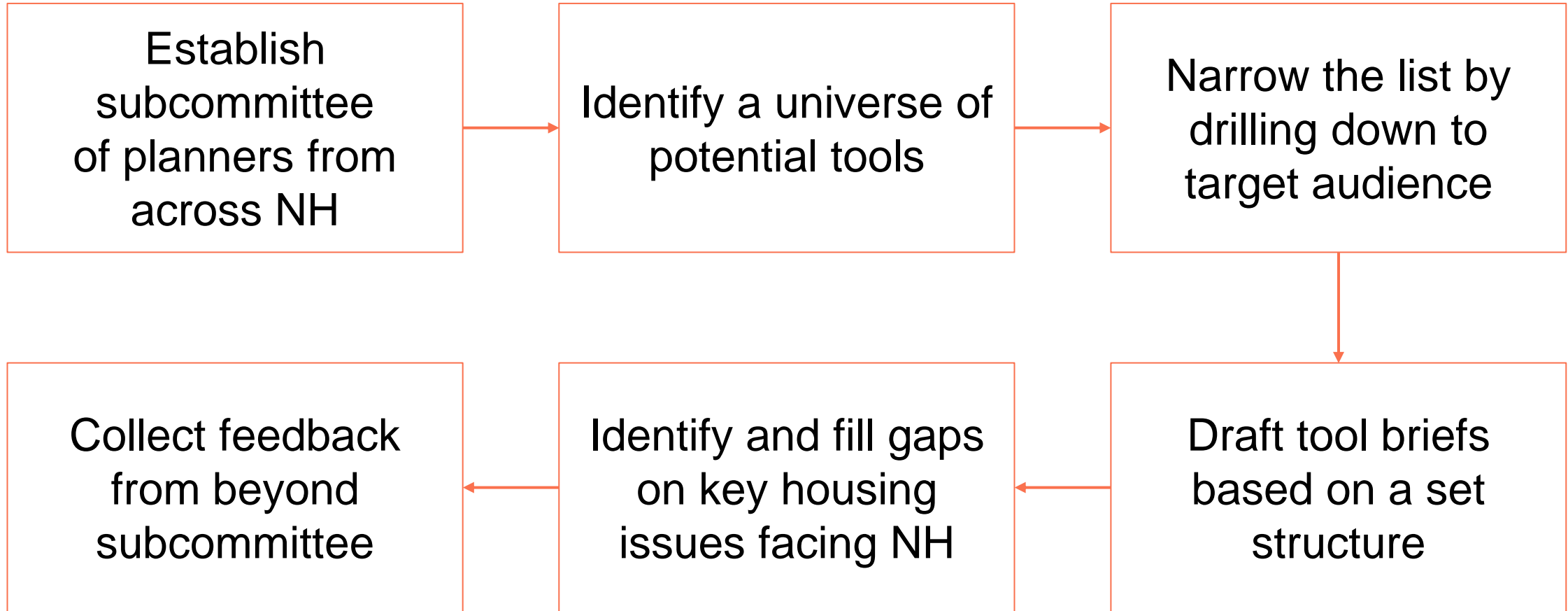
Outwith Studio  
(planning content  
and visual  
identity)



Bocoup  
(web design and  
development)

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# Process





# STRUCTURE



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# Tools in the Toolbox

- Accessory Dwelling Units (ADUs)
- Adaptive Reuse
- Age-Friendly Neighborhoods
- Cluster Housing
- Community Revitalization Tax Relief Incentive (79-E)
- Form-Based Codes
- Housing Opportunity Zones
- Inclusionary Housing
- Infill Development
- Missing Middle Housing Types
- Manufactured Housing
- Mixed-Use Development
- Planned Unit Developments (PUDs)
- Reduced Zoning and Subdivision Requirements
- Short-Term Rental Regulations
- Tax Increment Financing (TIF)
- Transfer of Development Rights (TDR)
- Village Plan Alternative
- Wastewater System Alternatives
- Workforce Housing Ordinance





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## Sorting Tools by Issues Addressed

- Housing Options
- Housing Costs
- Affordable Housing
- Sustainable Housing
- Multigenerational
- Infrastructure
- Redevelopment

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## Structure of each tool

- What is it?
- How can it help?
- Getting Started
- Considerations
- Resources
- Issues Addressed
- Related Tools
- State Law
- Case Studies





# HOW TO GET STARTED



# INITIAL STEPS TO IMPLEMENT THE TOOLS

- **Is there support for a specific tool in the Master Plan? Consider the tools during the next Master Plan Update.**
- **Undertake a zoning/regulations review.**
- **Some tools can be more difficult than others to implement. Seek assistance if you need it.**
- **A thorough Community Engagement process is key. Change can take time!**

NH HOUSING TOOLBOX RESOURCES FOR  
LOCAL PLANNERS AND PLANNING BOARDS:

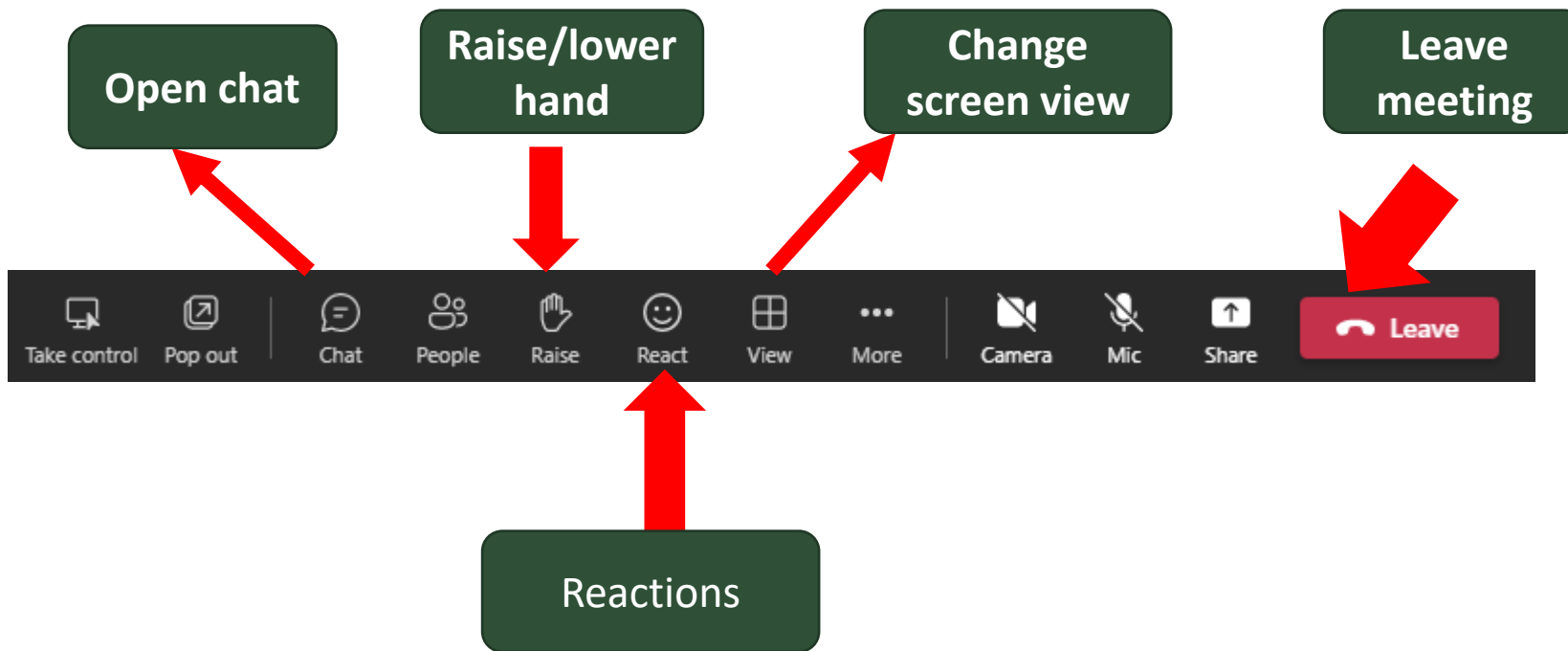
[nhhousingtoolbox.org](http://nhhousingtoolbox.org)

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- Accessory Dwelling Unit (ADU) Ordinance**
  - Alternative Small Housing Types**
  - Adaptive Reuse**
  - Age-Friendly Neighborhoods**
  - Alternative Wastewater Systems**
  - Cluster Housing**
  - Community Revitalization Tax Credit (RSA 79E)**
  - Form-Based Codes**
  - Housing Opportunity Zones**
  - Inclusionary Zoning**
  - Infill Development**
  - Mixed-Use Development**
  - Planned Unit Development (PUD)**
  - Right-Sized Regulations**
  - Short Term Rental Regulations**
  - Tax Increment Finance (TIF) District**
  - Transfer of Development Rights**
  - Village Plan Alternative Ordinance**
  - Workforce Housing Ordinance**



# Question & Answer Session

- ▶ Type questions into Chat box
- ▶ Raise hand



# CONTACT INFO

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June McCartin  
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# Thank you!

- All Conference Session slides and recordings will be available next week on OPD's Conference webpage.

## **Feedback Encouraged!**

- Please fill out the anonymous evaluation form that can be found at link below

[Click Here for Feedback Survey](#)