

GENERAL GUIDANCE FOR WORKFORCE HOUSING (SB 342)

Many towns have expressed interest in how best to respond to the requirements of SB 342 (2008) relative to workforce housing. The basic content of the statute requires that all municipalities must provide “*reasonable and realistic*” opportunities for the development of workforce housing, including rental and multi-family housing. To determine if your town meets this requirement, you must provide for the opportunity of workforce housing to exist in a *majority* of land area where residential uses are permitted. In an effort to assist towns with the task of meeting the requirements of SB 342, we make the following suggestions:

- ◆ Review the Master Plan for language that may be considered an obstacle for providing workforce housing. Also be aware of existing text that is “workforce housing friendly” that may be implemented into your other land use regulations/ordinances which can then strengthen the interconnection of the documents.
- ◆ Audit all land use documents, including the Zoning Ordinance, Subdivision and Site Plan Review Regulations, Driveway Regulations, Building Codes, etc. for text that may be a deterrent to construct workforce housing in residentially zoned areas. Consider deleting or amending these where practical. These may include:
 - ◆ Growth management ordinances
 - ◆ Large lot size minimums
 - ◆ Large frontage requirements
 - ◆ Restrictions that prevent multi-family housing
 - ◆ Ownership requirements vs. rental
- ◆ Look for ordinances, regulations, and codes that may be considered as supportive of workforce housing opportunities. Consider expanding these to additional areas where residential uses are permitted. These may include:
 - ◆ Mixed use developments (including village plan alternatives)
 - ◆ Multi-family units (5 or more units/building)
 - ◆ Accessory apartments
 - ◆ Flexible / innovative land use regulations
- ◆ Consider establishing a local housing commission, as authorized under HB 1259 (2008), which allows towns to create such commissions to take on this task and become an advocate for housing issues. It could be an advisory commission to the Planning Board and comment on all residential applications after the tasks listed above are completed.
- ◆ Consider adopting an Inclusionary Housing ordinance similar to the model ordinance found in the Innovative Land Use Planning Techniques by NH DES or the Housing Retention Model ordinance developed by New Hampshire Housing.
- ◆ Develop a procedure for the review of Workforce Housing applications.