

# Inclusionary Housing

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Jennifer Czysz, Senior Planner  
NH Office of Energy and Planning



# Creating Affordable Housing


- Smaller Lot Sizes
  - Increased Density
  - Cluster Development
  - Mixed Use
  - Village Plan Alternative
  - TIF Districts
  - Public/Private Partnerships
  - Multi-Family Homes
  - Manufactured Homes
  - Smaller Homes
  - Accessory Units
  - **Inclusionary Zoning**
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# Inclusionary Zoning


- Innovative Land Use Controls
- NH RSA 674:21 (k)
- NH RSA 674:21 IV Definition

Inclusionary Zoning is a “**voluntary incentive**” that can “**induce the property owner to produce housing units which are affordable** to persons or families of low and moderate income.”






# Examples

- Amherst – Greater density in exchange for smaller lots
  - Chester – Three developments – result: 18% of units reserved as affordable
  - Exeter – One development – result: 33% of units reserved as affordable
  - Nashua – New and very clear ordinance
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  - Administration, Compliance, Monitoring
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# Purpose and Authority

- ...to encourage and provide for the development of affordable housing...
  - Supporting Documentation
    - Master Plan
    - Regional Housing Needs Assessment
  - Innovative Land Use - RSA 674:21 (k)
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# Applicability

- Require Conditional Use Permit
  - Permitted Location
    - Specified Zones,
    - All Residential Zones, or
    - Town-wide
  - Permitted Uses
  - Planning Board decision appealed to Superior Court
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# Definitions

- Assets and Income tied to Fed Reg's
  - Income
    - Low < 50% AMI
    - Moderate 50-80% AMI
    - Moderate to Median 80-100% AMI
  - Housing Cost Burden – 30%
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# Incentives

Possibilities include:

- Density Bonuses
  - Relaxed Regulations
  - Expedited Permit/Application Review
  - Financial Assistance
  - Exemption from Fees
  - Exemption from Phasing
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# Incentives

## Affordable Housing Categories and Incentives

<b>Housing Type</b>	<b>Set Aside</b>	<b>Density Bonus/ Minimum Site Frontage Reduction</b>
Low Income Rental Housing	15 to 25%	15 to 25%
Moderate Income Rental Housing	20 to 30%	15 to 25%
Low Income Owner-occupied Housing	5 to 10%	15 to 25%
Moderate Income Owner-occupied Housing	10 to 20%	15 to 25%
Moderate to Median Income Owner-occupied Housing	15 to 25%	15 to 25%




# Incentives

- Aggregated density bonuses
  - Frontage reduction equal to density bonus
  - Set set-aside and bonus in consultation with local builders or developers
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# Requirements

- Compatibility of Style
  - Interspersed Throughout
  - Project Phasing
  - Income Certification
  - Project Affordability Verification
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# Assurance of Continued Affordability

- Binding Commitment
  - Maximum Resale Value
  - Maximum Rent Increase
  - Documentation of Restrictions
    - Planning Board Records
    - Registry of Deeds
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# Administration, Compliance and Monitoring

- Establish Administrative Entity
  - Certificate of Occupancy Requirements
  - Establish Monitors
  - Annual Reporting Requirements
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# Thank You!

Jennifer Czysz, Senior Planner  
NH Office of Energy and Planning  
(603) 271-2155  
[Jennifer.czysz@nh.gov](mailto:Jennifer.czysz@nh.gov)

