

Inclusionary Housing

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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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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

Housing Type	Set Aside	Density Bonus/ Minimum Site Frontage Reduction
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!

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