

SB 342 Workforce Housing Opportunities (RSA 674:58-61)

This law:

- Requires municipalities to provide opportunities for the development of workforce and multifamily housing.
- Establishes a mechanism for expediting relief from municipal actions which deny, impede, or delay qualified proposals for workforce housing.

Community Responsibility:

- Shall provide **reasonable and realistic opportunities** for the development of workforce housing, including rental multi-family housing.
- Shall allow workforce housing to be located in a **majority**, but not necessarily all, of the land area that is zoned to permit residential uses within the municipality.
- This obligation may be satisfied by a variety of tools including the adoption of inclusionary zoning as defined in RSA 674:21, IV(a).

Qualifications:

- Law **does not require** a municipality to allow for the development of multifamily housing in a majority of its land zoned to permit residential uses.
- **Existing housing stock shall be taken into consideration** in determining its compliance with this section. If existing housing stock is sufficient to accommodate its **fair share** of the current and reasonably foreseeable regional need for such housing, the municipality shall be deemed to be in compliance for the current population but necessarily for future years.
- Law allows communities to **apply reasonable restrictions** related to environmental protection, water supply, sanitary disposal, traffic safety, and fire and life safety protection

Definitions:

Affordable—housing with combined rental and utility costs or combined mortgage loan debt services, property taxes, and required insurance that **do not exceed 30 percent** of a household's gross annual income.

Multi-family housing—a building or structure containing **5 or more dwelling units**.

Reasonable and realistic opportunities for the development of workforce housing—means opportunities to develop workforce housing within the framework of a municipality's ordinances and regulations. Community not in violation by virtue of economic conditions beyond the control of the municipality that affect the economic viability of workforce housing development.

Workforce housing—Housing for sale—affordable to a household with an income of no more than 100 percent of the median income for a 4-person household for the metropolitan area or county in which the housing is located. Rental housing—affordable to a household with an income of no more than 60 percent of the median income for a 3-person household for the metropolitan area or county in which the housing is located. Not workforce housing: a. exclude minor children from more than 20 percent of the units, b. more than 50 percent of the dwelling units have fewer than two bedrooms.