



**Local Solutions to the State's Housing Crisis Webinar Series**

# Thank you to our partners

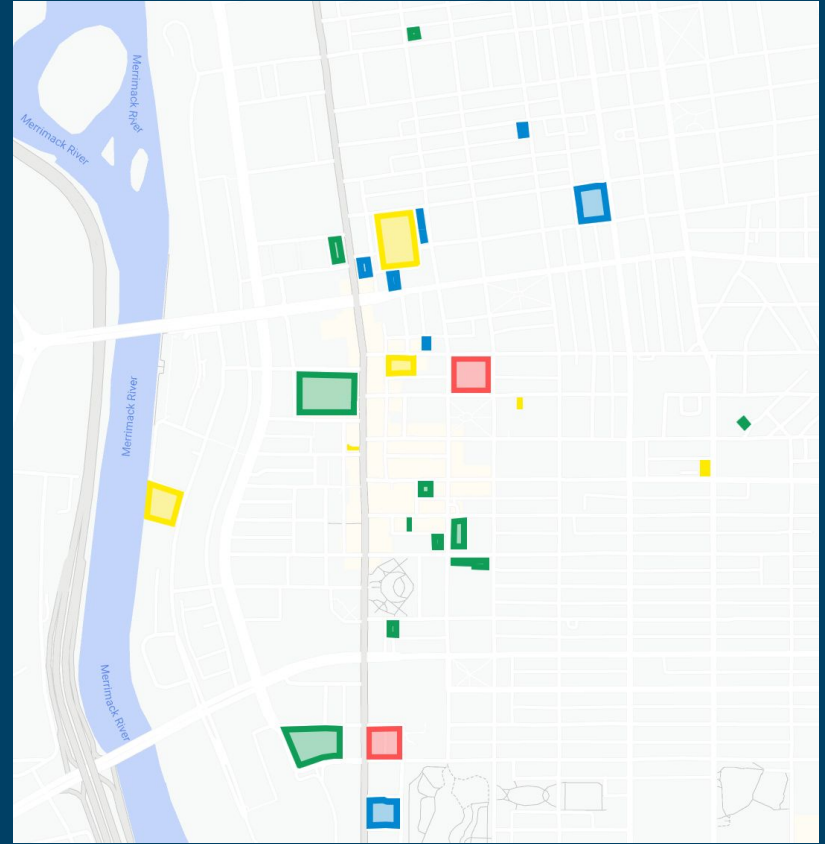
**BEA**

New Hampshire Department of  
**BUSINESS AND  
ECONOMIC AFFAIRS**



# What if we said yes?

Bryce Kaw-uh  
Manchester Planning Board Chair



A map of downtown Manchester, New Hampshire where 2,750+ new housing units are in various stages of development citywide

# 23,500

The number of new housing units needed to stabilize our current statewide supply according to the 2023 Statewide Housing Needs Assessment

# 60,000

The number of new housing units needed to stabilize our 2030 statewide supply according to the 2023 Statewide Housing Needs Assessment

# Crisis is not just a word

- Rents and home prices are increasing
- Hundreds of community members are unhoused or precariously housed
- One recent Planning Board member had to resign to find appropriate housing for their growing family
- What good is our state motto of “Live Free or Die” if people cannot find a place to live in the first place?

## New report on homelessness in New Hampshire shows 'significant' increase in recent years

Share   



Updated: 10:15 PM EST Dec 12, 2023

Infinite Scroll Enabled

 **Arielle Mitropoulos**    
News Reporter



Local news coverage of homelessness across New Hampshire with a focus on the City of Manchester

# Solutions require action

- There is no “no-build” solution to the housing crisis
- Towns and cities with existing infrastructure are best suited to support new development
- Infill development brings economic, social, and environmental benefits (see [Urban3](#) for more information)



West Auburn Street, Manchester NH  
250 market rate units

# Recent proactive measures

- The City of Manchester has dedicated millions of dollars and several underutilized city properties to affordable housing development



Merrimack & Chestnut Streets, Manchester NH  
197 affordable units across 3 new buildings



# Recent proactive measures

- The City of Manchester has adopted the latest 79-E enabling legislation
- Multiple housing developments have received temporary tax relief thus far



Central Street, Manchester NH  
77 market rate units

# Recent proactive measures

- Targeted zoning amendments to simplify ADU procedures, allow more missing middle housing, and reduce certain parking requirements
- Lead Safe Program (learn more [here](#))
- Housing Stability Department creation + operation of a low barrier city shelter for unhoused residents



Dutton Street, Manchester NH  
9 affordable units

# Recent proactive measures

- Manchester's land use boards try to get to "yes"
- From 2015 to 2021, the Manchester ZBA approved 86% of variances requested
- In recent years, the Manchester Planning Board has worked with developers to fix issues with their applications to avoid denials



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Union Street, Manchester NH  
6 market rate units

# Measuring the impact

- An unofficial housing development tracker [spreadsheet](#) records the progress of 2,750+ new housing units at various stages of development
- There is also a corresponding [map](#) that highlights the parcel locations

Address	Ward	# Units	Status	Developer	# Affordable Units	Completed Date
Hartnett Parking Lot	3	196	Proposed	Lansing Melbourne Group	0	N/A
533 Elm Street	3	223	Proposed	Bridgewater Associates	Unknown	N/A
562 Clay Street	7	14	Approved	4J Homes, LLC	Unknown	N/A
25 Lowell Street	3	73	Approved	Gamache Properties	4	N/A
940 Elm Street	3	9	Approved	5th Floor Piroquette, LLC	0	N/A
153 Concord Street	3	12	Approved	The Palm Rosa, LLC	12	N/A
Pearl Street Lot	3	366	Approved	Lansing Melbourne Group + NeighborWorks	112	N/A
324 Hanover Street	4	12	Approved	324 Hanover Street, LLC	0	N/A
Radburn Street Extension	2	305	Approved	Torrington Properties	12	N/A
250 Commercial Street	3	31	Approved	Brady Sullivan Properties	0	N/A
Hidden Oak Way Expansion 1	12	14	Approved	Socha Companies	0	N/A
Hidden Oak Way Expansion 2	12	14	Approved	Socha Companies	0	N/A
Karatzas Avenue Extension	6	22	In Progress	JEMCO Properties, LLC	0	N/A
1000 Elm Street	3	200	In Progress	Brady Sullivan Properties	0	N/A
1230 Elm Street	3	100	In Progress	Brady Sullivan Properties	0	N/A
351 Chestnut Street	3	98	In Progress	Lincoln Avenue Capital	98	N/A
Merrimack & Chestnut Parking Lot	3	44	In Progress	Lincoln Avenue Capital	44	N/A
80 Merrimack Street	3	55	In Progress	Lincoln Avenue Capital	55	N/A
73 Hanover Street	3	43	In Progress	Chongos LLC	0	N/A
48 Brook Street	3	10	In Progress	48 Brook LLC	0	N/A
21-31 Central Street	3	77	In Progress	Bridgewater Associates	0	N/A
1824 Front Street	12	64	In Progress	Socha Companies	0	N/A
21 West Auburn Street	3	250	In Progress	Jones Street Investment Partners	0	N/A
Dunbar Street & Sundial Avenue	9	160	In Progress	Brady Sullivan Properties	0	N/A
8 Dutton Street	4	9	In Progress	8 Dutton Street Rentals LLC	9	N/A
610 Second Street	10	4	In Progress	610 Second Street 2012, LLC	0	N/A
Sable Way	11	9	In Progress	Silver Creek Development LLC	0	N/A
315 Kimball Street	11	48	In Progress	MHRA	49	N/A
10000 South Willow Street	8	42	In Progress	Lefavor Folio, LLC	0	N/A
795 Grove Street	5	8	In Progress	Grove Street City Storage LLC	0	N/A
1101 South Mammoth Road	8	6	In Progress	South Mammoth Road LLC	0	N/A
55-57 Manchester Street	3	13	In Progress	Commonwealth Collective LLC	13	N/A
Arthur Avenue Extension	1	18	In Progress	Arthur Ave Ext LLC	0	N/A
1211-1217 Elm Street	3	35	Completed	North & South Construction Services	15	Dec 27, 2023
540 Chestnut Street	3	12	Completed	Gamache Properties	0	Nov 30, 2021
530 Chestnut Street	3	12	Completed	Gamache Properties	0	Jun 30, 2023
680 Union Street	3	6	Completed	IRA Properties, LLC	0	Nov 9, 2023
42-44 Bridge Street	3	14	Completed	MOR Real Estate Holdings	0	Nov 9, 2023
62 Lowell Street	3	9	Completed	Gamache Properties	0	Feb 10, 2023
409 Elm Street	3	90	Completed	Red Oak Properties	0	Jun 2, 2023
180 Pearl Street	2	30	Completed	180 Pearl Associates LLC (Dean Kamen)	0	May 19, 2023

Screenshot of an unofficial housing development tracker that was created by Manchester Planning Board Chair Bryce Kaw-uh

# Measuring the impact



Data tables provided by the City of Manchester  
Planning & Community Development Department

- The building boom is also becoming increasingly visible in official city data
- Still, we have a long ways to go to reach a balanced housing market

Active Construction of New Dwelling Units	
Building Permit Issued	Dwelling Units
2021	9
2022	144
2023	758
<b>Total</b>	<b>911</b>

Certificates of Occupancy for New Dwelling Units and Nonresidential Square Footage			
Year	New Dwelling Units	New Single-Room-Occupancy Units	New Nonresidential Square Feet
2019	100	10	48,924
2020	223	0	16,911
2021	178	8	86,968
2022	242	14	142,309
2023	284	37	17,150
<b>Total</b>	<b>1027</b>	<b>69</b>	<b>312,262</b>
<b>Average Per Year</b>	<b>205.4</b>	<b>13.8</b>	<b>62,452</b>

# More action is needed

On the Planning Board side:

- Reconsideration of mandatory parking minimums (public input requested [here](#))
- Continued review and approval of 110+ housing units thus far in 2024 (meeting agendas available [here](#))
- Unanimously supported the recently drafted targeted zoning amendments



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Hanover Street, Manchester NH  
43 market rate units

# More action is needed

## Other efforts:

- PCD is writing a [Land Use Code](#) to replace our current zoning ordinance, with a draft to be released this spring
- Developers continue to build under both for-profit and nonprofit models
- Civic groups like the Manchester Housing Alliance continue to advocate for improved housing supply and affordability



Sundial Avenue, Manchester NH  
160 market rate units

# How you can help

- Advocate for pro-housing policies in your own community
- Revise your zoning ordinances
- Support infill development
- Encourage adaptive reuse



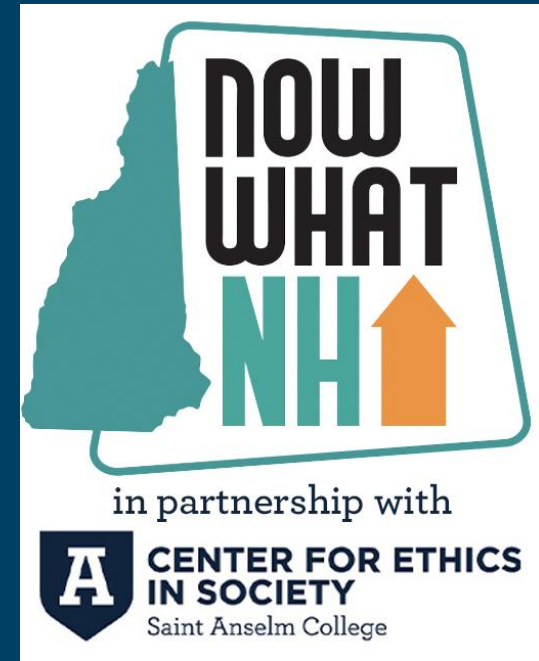
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Elm Street, Manchester NH  
20 market rate units, 15 affordable units



# How you can help

- Diversify your land use boards so that they are more representative of your community as a whole
- [NowWhatNH](#) is a great resource for learning how and why having more perspectives at the table is beneficial



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The NowWhatNH coalition includes Saint Anselm College, NH Housing, NHOPD, NHMA, NH Planners Association, and more

# How you can help

- Push for state-level support for communities who choose to be part of the solution
- Sewer, water, electrical, transportation, and school district upgrades are costly but worthwhile
- Talk with your State Representatives and State Senators about pending legislation, e.g. the [HOMEnibus bill](#)



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Elm Street, Manchester NH  
200 market rate units



Elm Street  
90 market rate units



Hartnett Lot  
196 market rate units

# Thank you!

## Any questions?

South Willow Street  
42 market rate units



Arthur Avenue  
18 market rate units



# 1

# Planning and Zoning Tools To Enable YIMBYism

NH Office of Planning and Development

Noah Hodgetts

[Noah.D.Hodgetts@livefree.nh.gov](mailto:Noah.D.Hodgetts@livefree.nh.gov)

(603) 271-2157



A collection of twenty **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

43



#### Tax Increment Financing (TIF)

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

master plan goals, such as revitalization in downtowns and village preservation.

TIF housing as a

and development strategy. Use this

in potential TIF districts. Development opportunities with

s, and build support for the city and specific potential TIF districts and the general public to

should be a public outreach effort. A development committee may

t, develop a TIF plan, which includes a financing program, and a finance

"Municipal Economic Development Act" legally do that before the hearing for the initial adoption of a TIF district may be held concurrently.

ectmen, etc.) must hold a

2-K, the hearing should be held locally, and a specific TIF

A 162-K, the hearing can be held

an, with examples, should be held prior to a vote.

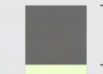
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## g Community Zones



#### SING OPPORTUNITY ZONE



Untaxed value on new development: savings for up to 10 years

development

After new development

51

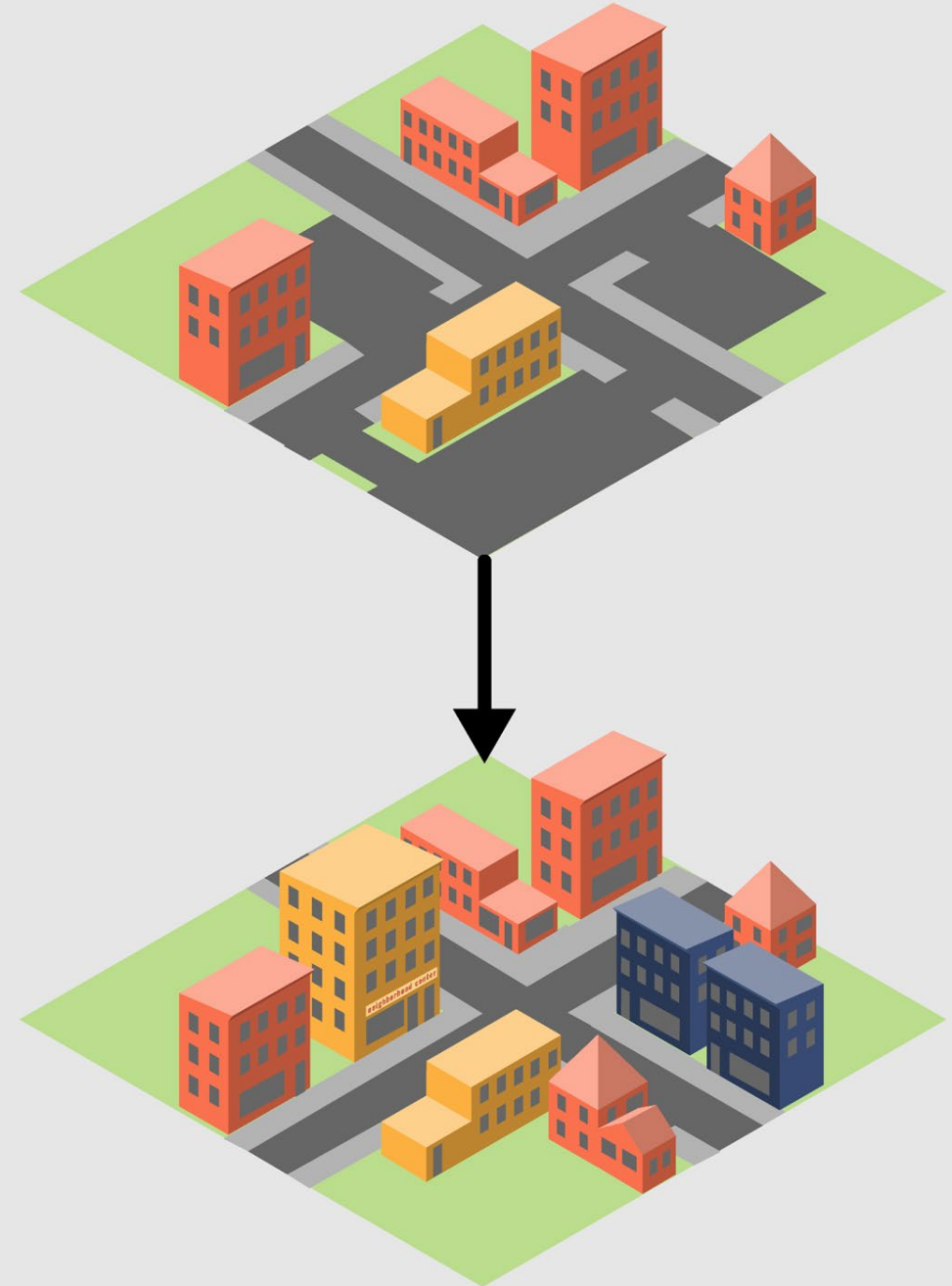


<https://nhhousingtoolbox.org/>

# Development Approaches

# Infill Development

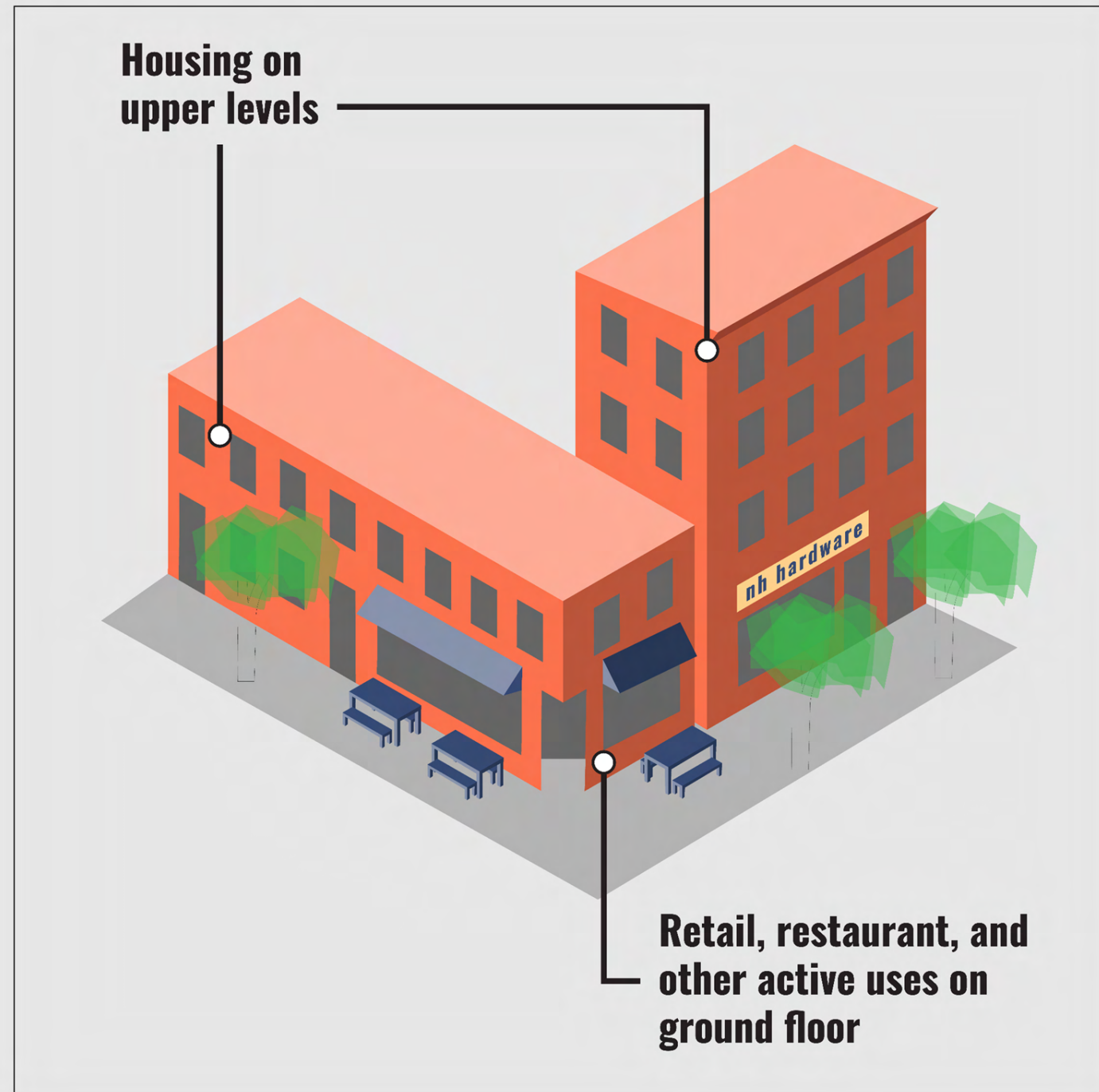
- New construction in already built-up areas by activating vacant parcels and/or underutilized buildings
- Can take advantage of existing infrastructure
- May require zoning changes (uses, dimensional/parking req's)
- May involve complex land assembly





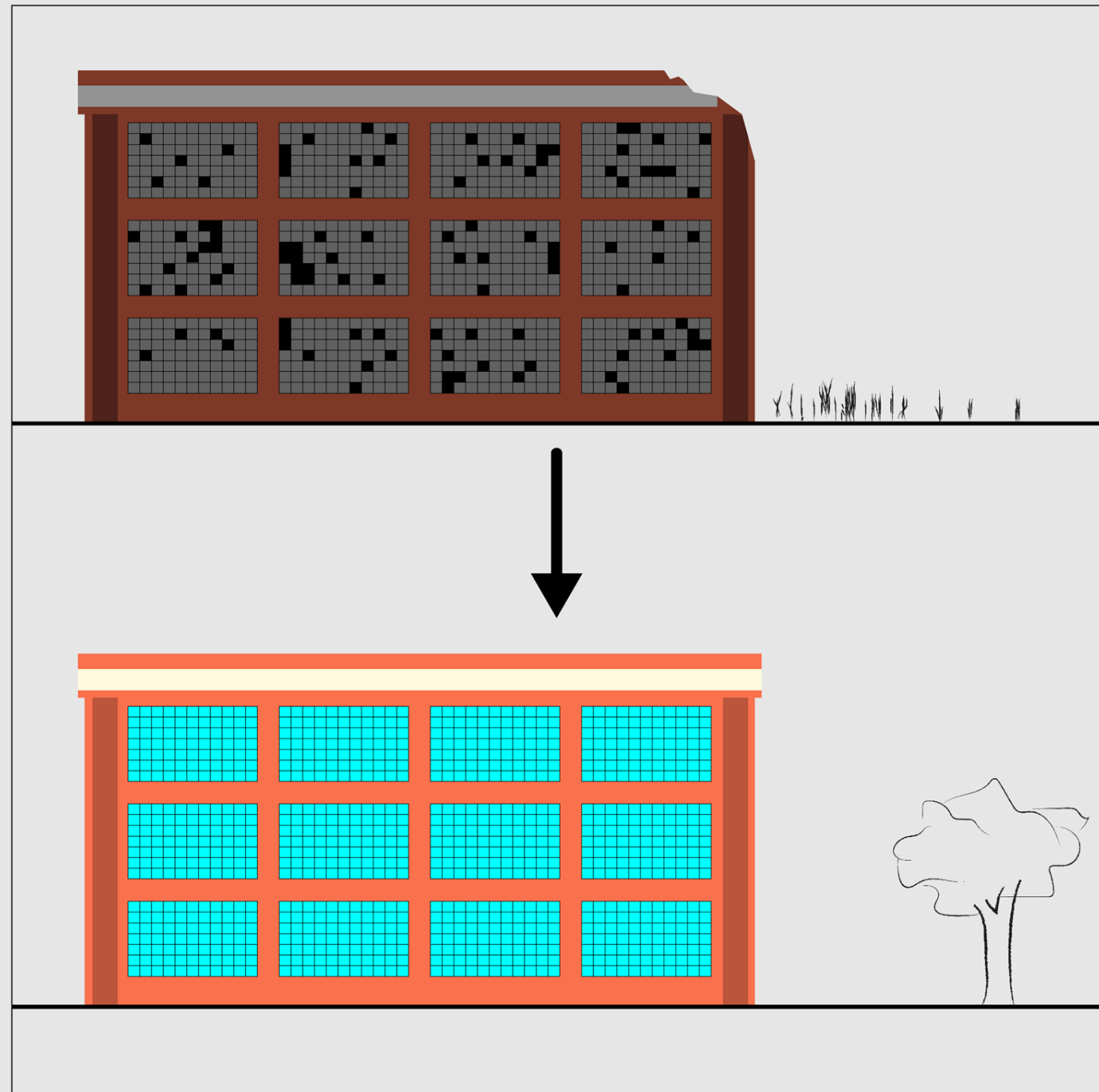
# Mixed-Use Development

- Development that contains residential and other uses
- Often residential above retail and restaurant uses
- Typically a component of downtown/village infill and large scale projects
- Often functionally prohibited through use, dimensional, and parking rules
- On a large scale, can be managed through FBCs, PUDs, or VPAs



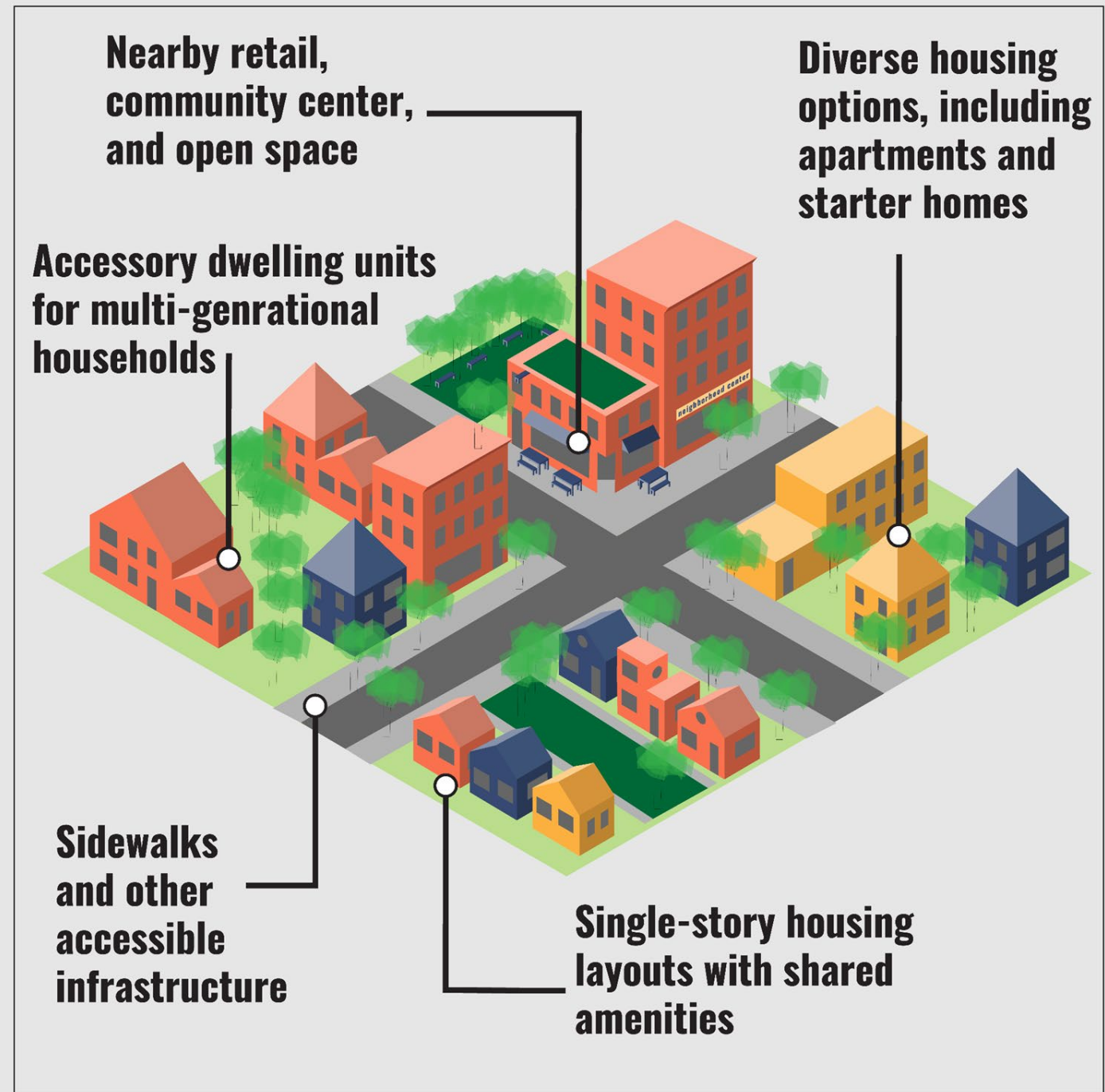
# Adaptive Reuse

- Adaptation of existing non-residential buildings for housing
- Often requires public investment for environmental remediation or infrastructure to make sites viable (NH DES and US EPA grants/loans are available)
- Large projects benefit from mixed-use and by-right permitting
- RSA 79-E can help spur investment



# Age-Friendly Neighborhoods

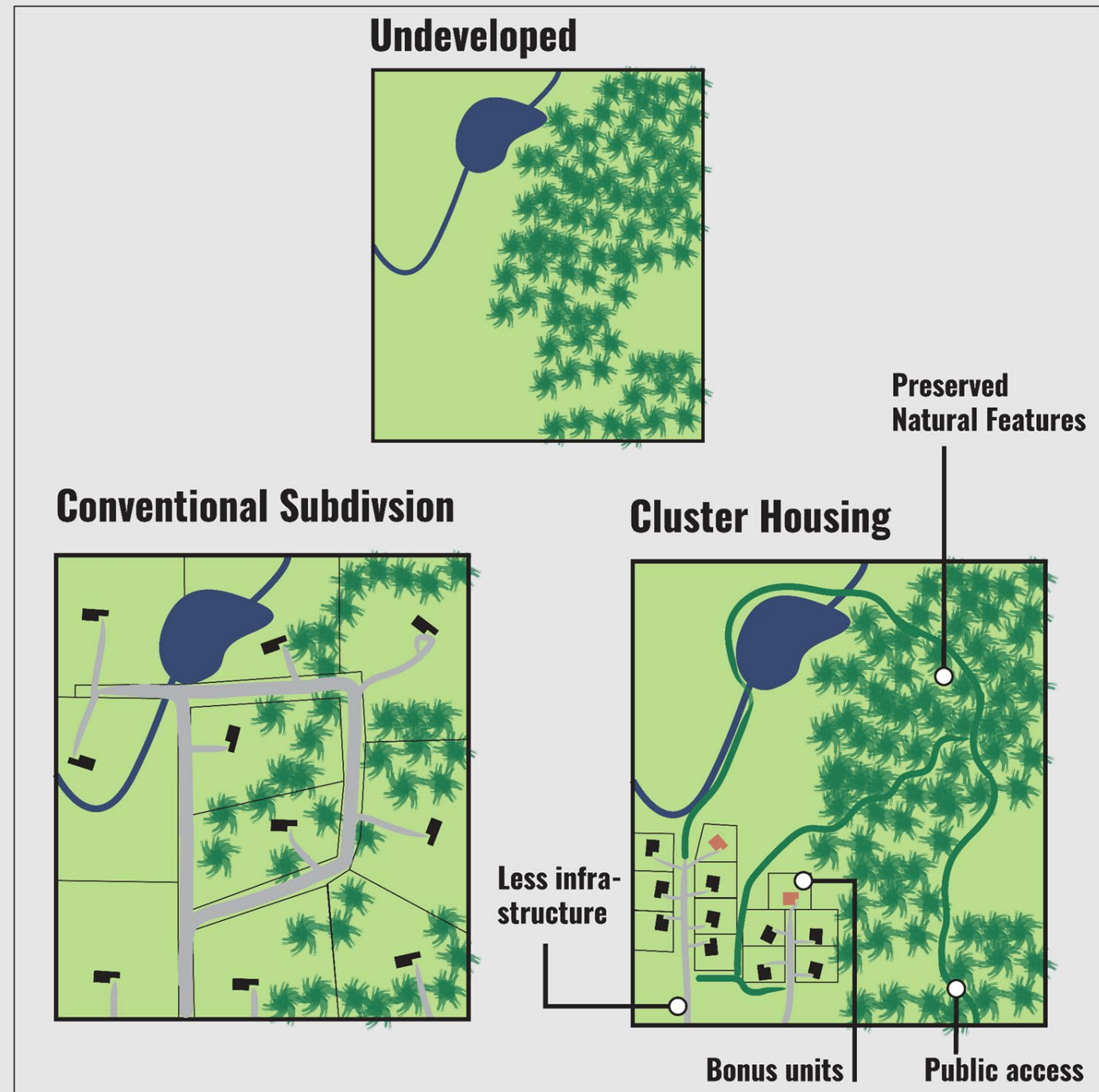
- Communities that can meet the needs of older and younger households
- Smaller, accessible, affordable homes with social spaces and amenities nearby
- Ordinances can encourage age-friendly neighborhoods through density incentives and design requirements



# Zoning Tools

# Cluster Housing

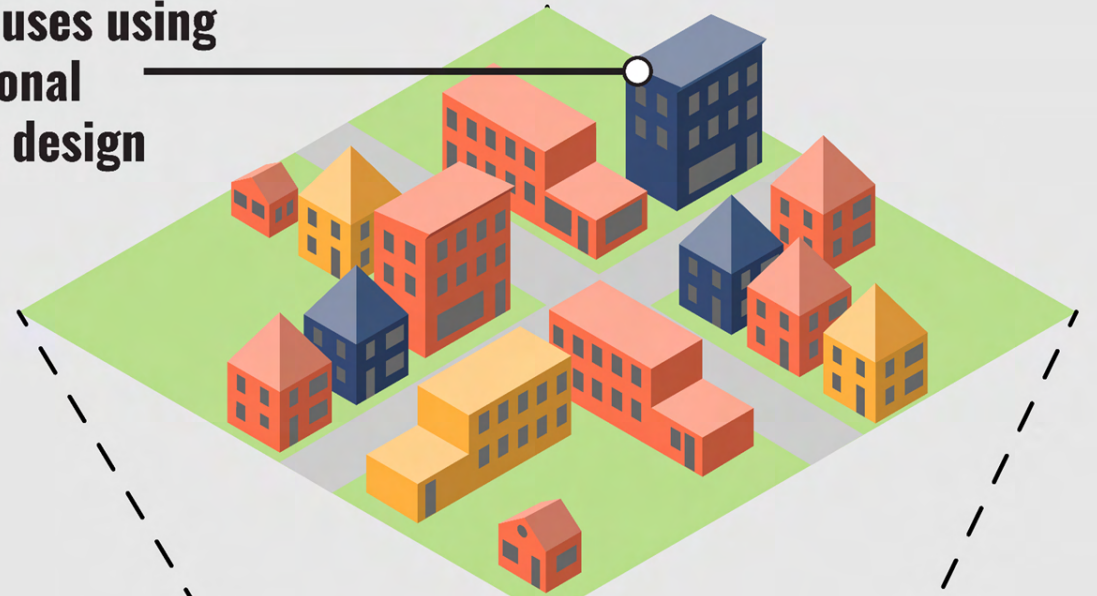
- AKA “Conservation Housing,” “Open Space Development,” etc.
- Subdivisions where homes are clustered on small lots and large swathes of open space are preserved for conservation and common use
- Increase adoption through: Density bonuses, reduced infrastructure req’s, reduced development site req’s, and streamlined permitting



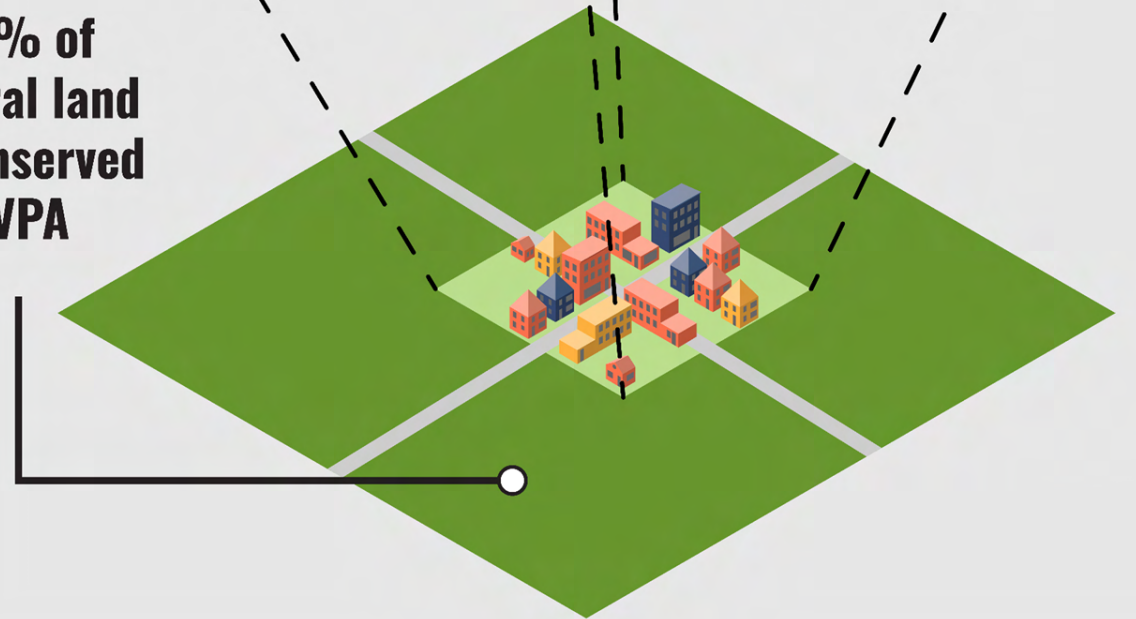
# Village Plan Alternative

- A zoning tool to create new mixed-use villages by concentrating development capacity on 20% of a given area
- Reduces infrastructure costs while preserving open space
- Few communities and developers have used this tool

Mix of uses using traditional village design

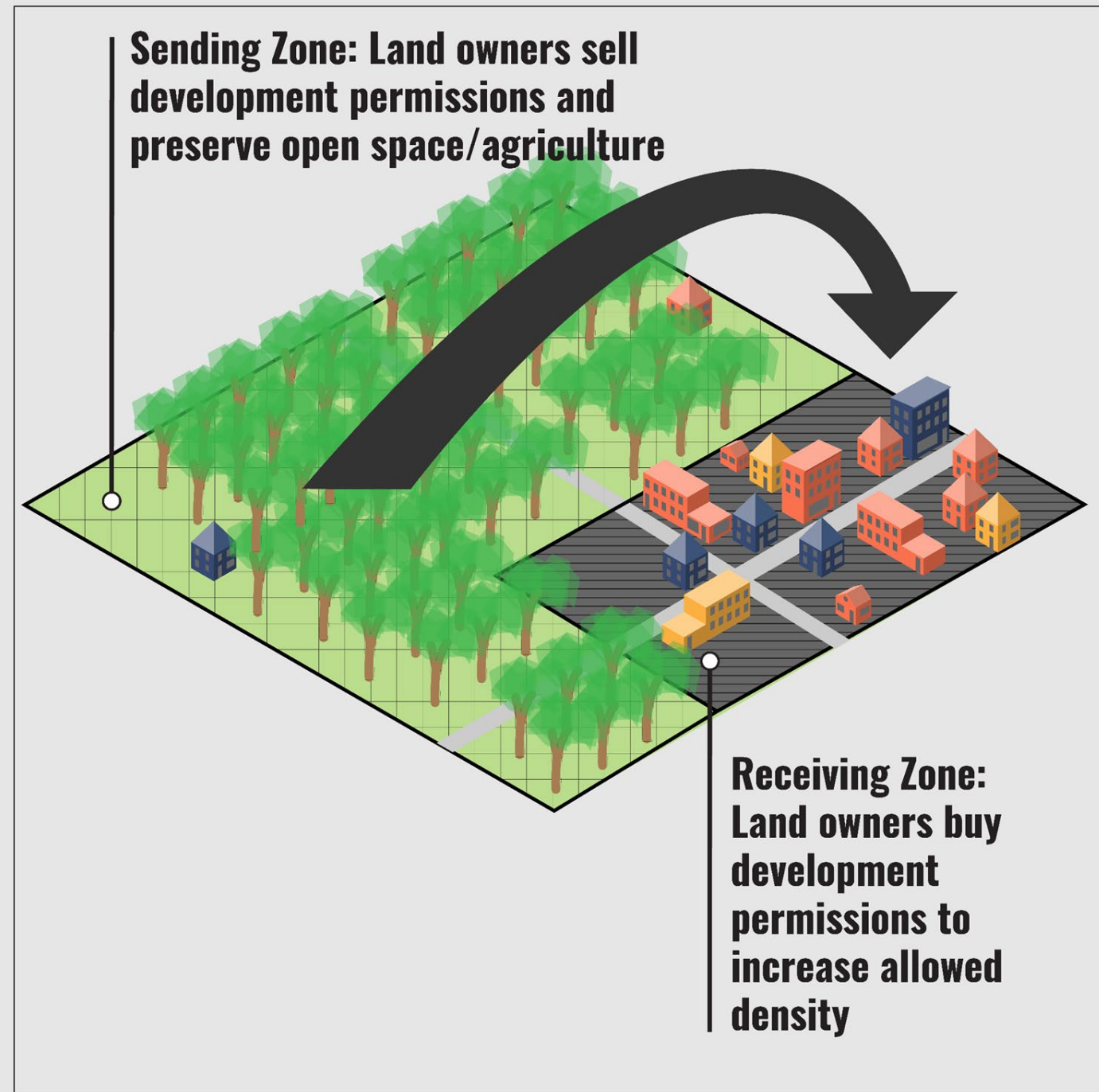


80% of rural land conserved in VPA



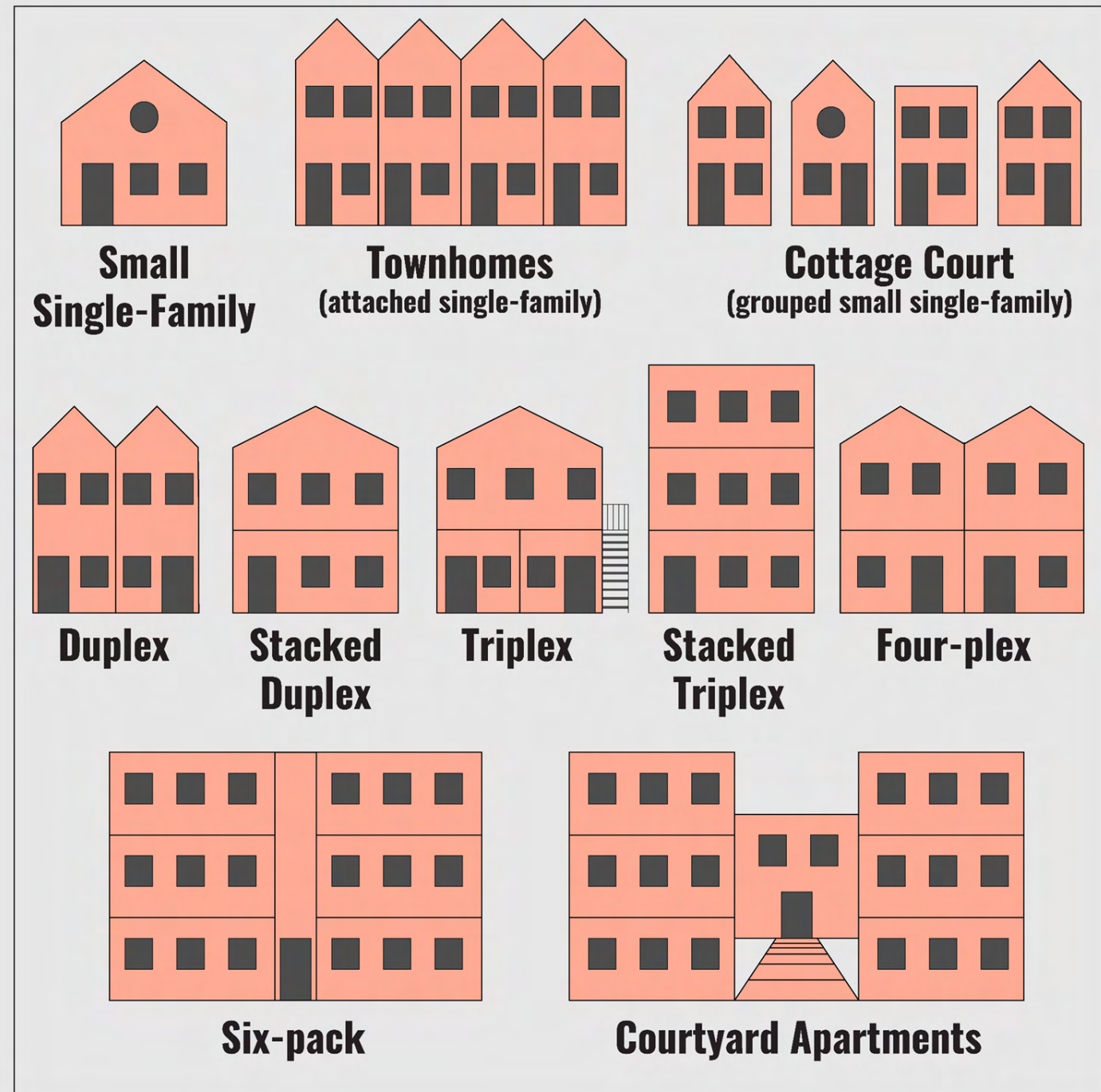
# Transfer of Development Rights

- Laws and processes that allow landowners to buy/sell allowed development capacity, concentrating housing where there is capacity
- Typically there is a (more rural) sending zone and (more developed) receiving zoning
- Must be calibrated to ensure use
- Requires administrative capacity and predictable permitting practices



# Missing Middle Housing Types

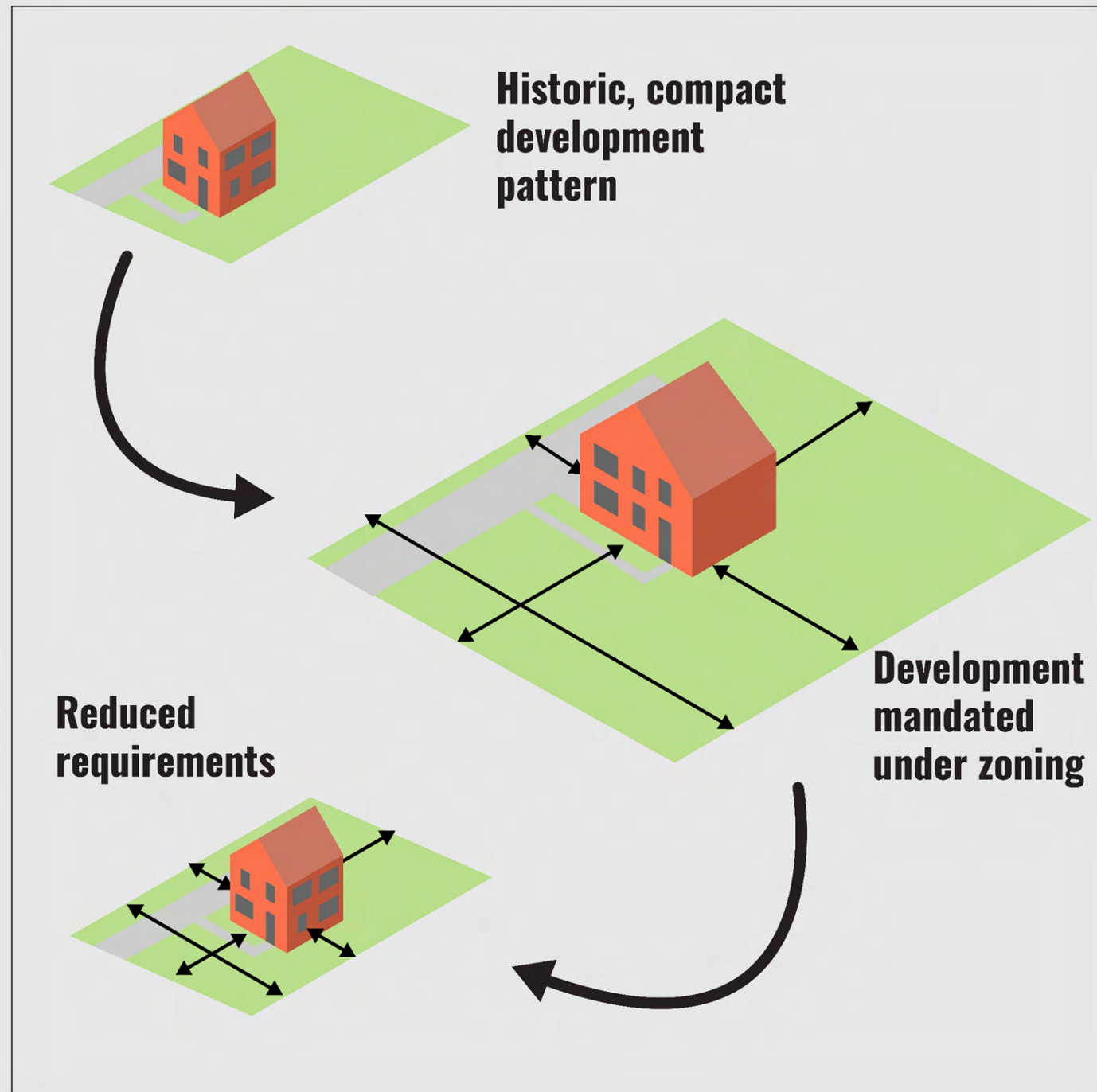
- A range of housing types that are neither large single-family homes nor large (corridor) apartment buildings
- Often already present in older communities and around downtowns
- New construction is banned explicitly through use rules or implicitly through dimensional or subdivision rules





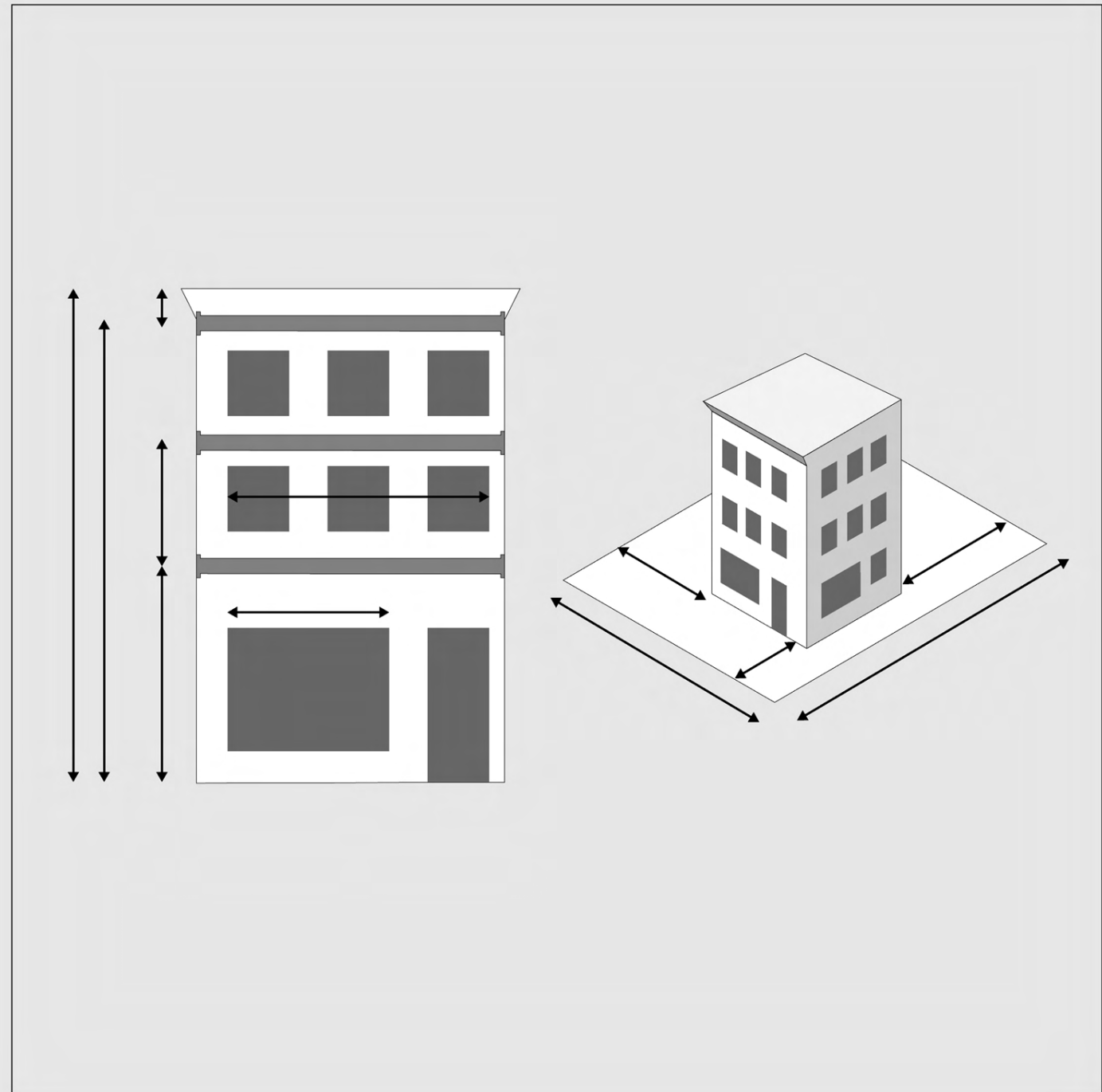
# Reduced Zoning + Subdivision Requirements

- Mid-20th-century zoning created rules that made development larger than existing buildings, parcel sizes, and infrastructure
- Dimensional, parking, and subdivision rules can be reduced to create more housing and more contextually appropriate homes



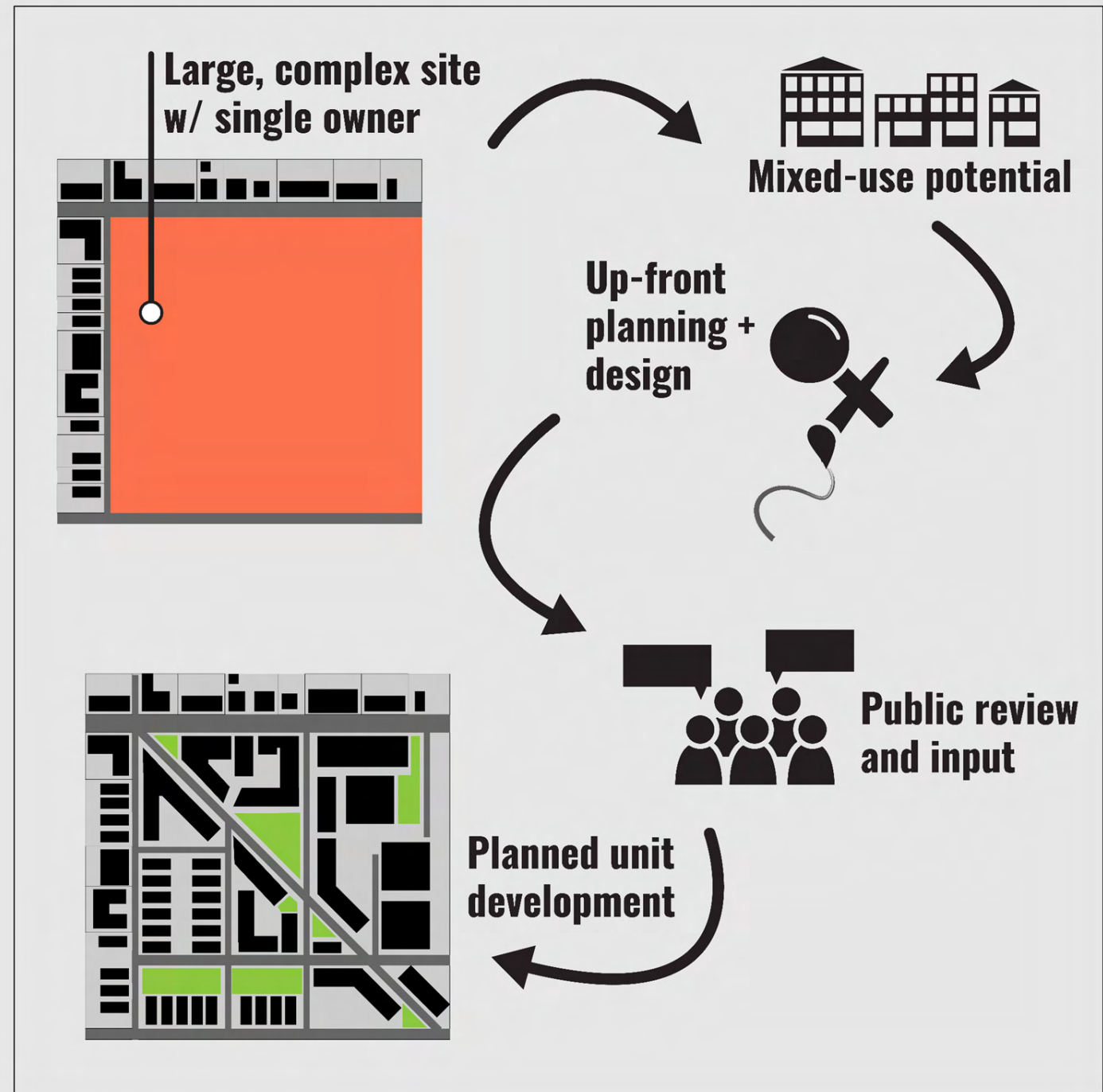
# Form-Based Codes

- Zoning rules that start with building types and design elements that community wants, and then allows those types and elements in certain areas
- Often used in Downtown or Village areas to complement historic character
- Can reduce zoning complexity for everyone, speed up housing production, and minimize unintended built outcomes



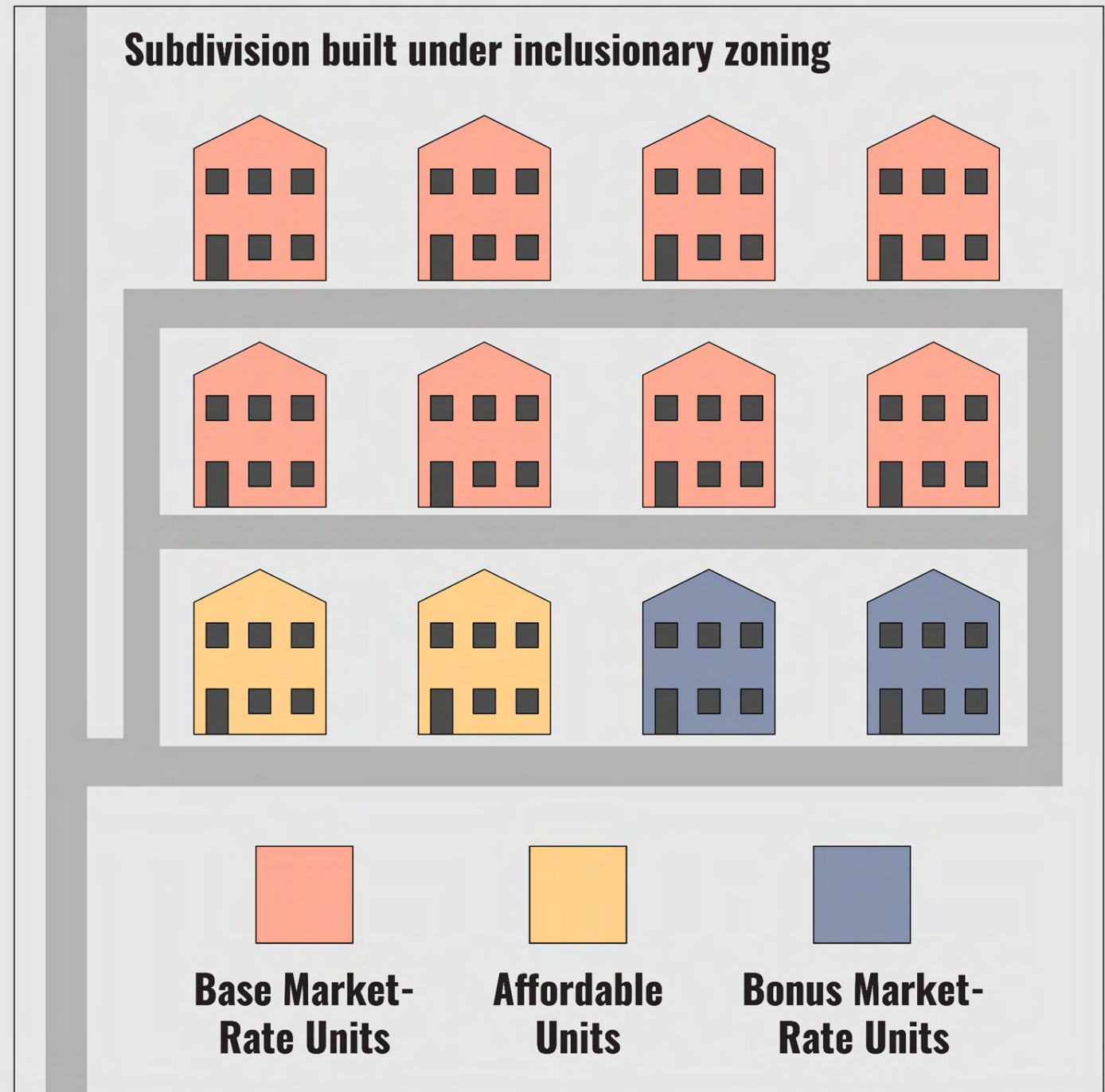
# Planned Unit Developments (PUDs)

- A zoning/permitting tool for large-scale, typically mixed-use projects that involves up-front design and public input
- Good to ensure precise outcomes for complex/abnormal sites where flexibility is required
- Should be preceded by community visioning for the site



# Inclusionary Zoning

- Local zoning law that encourages the production of deed-restricted affordable units within market-rate developments
- Typical local IZ law specifies rules (setbacks, minimum lot sizes, etc.) that can be relaxed if affordable units are added
- Under NH law, IZ must be voluntary
- Usually bonus market-rate units must be given to encourage adoption

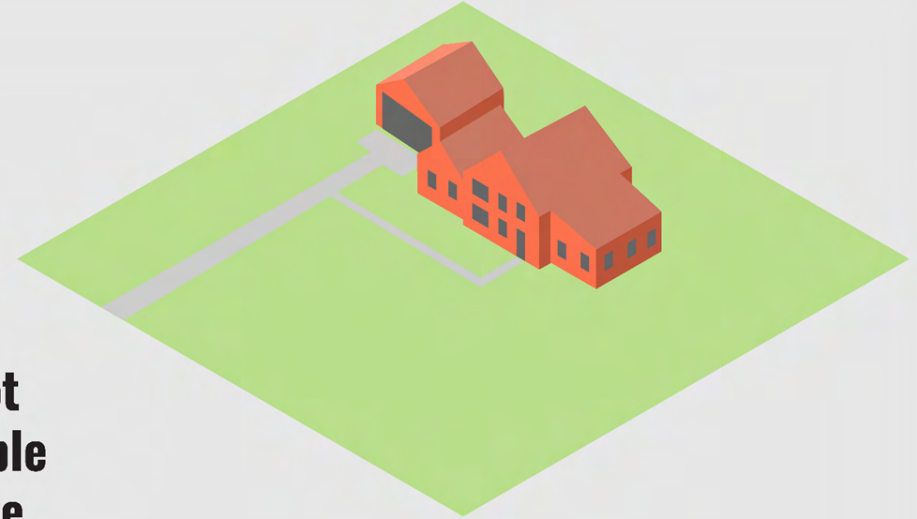


# Workforce Housing Ordinance

- An ordinance (typically in zoning) that is specifically designed to help meet the state's workforce housing law
- Ordinances *could* include any changes that make workforce housing development easier
- Typically includes some mix of cluster housing and/or inclusionary zoning provisions



**Regulations cannot mandate unaffordable housing everywhere**



**Workforce housing must be allowed in a majority of residential areas**



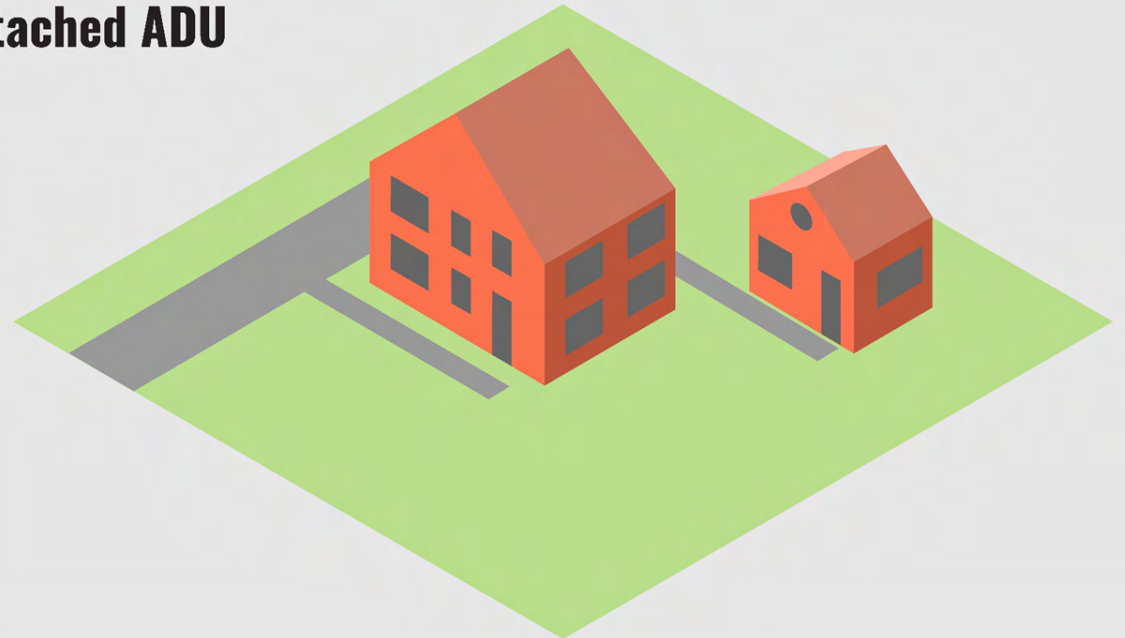
# Accessory Dwelling Unit (ADU)

- An additional, secondary home on a single-family lot
- Attached ADUs must be allowed (and are allowed by default) under RSA 674:71–73
- Towns and cities can adopt specific terms for attached and detached ADUs

## Attached ADU



## Detached ADU





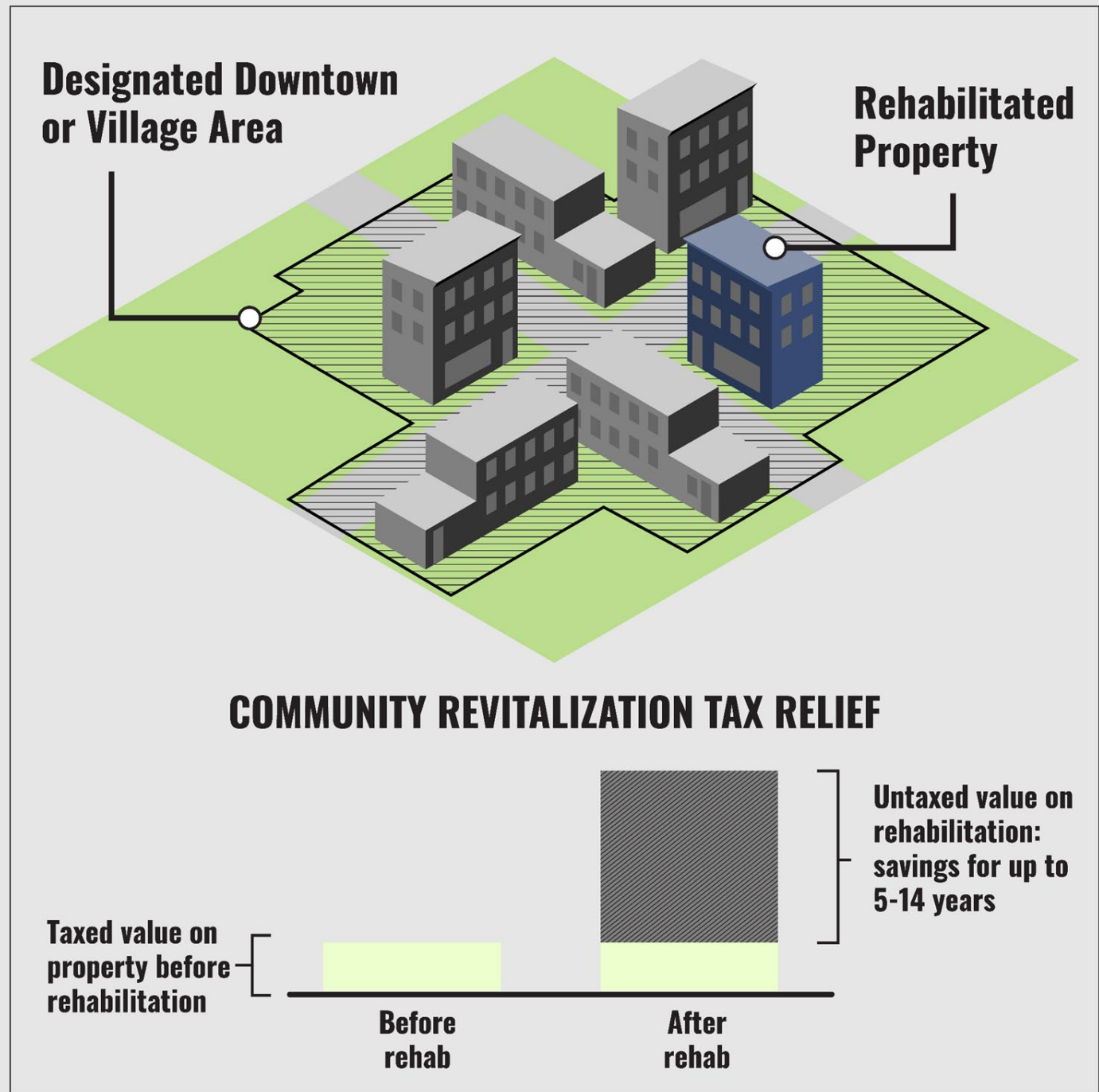
# Funding Tools





# Community Revitalization Tax Relief Incentive (79-E)

- State-enabled, locally implemented relief from *increased* taxes resulting from redevelopment in a Downtown or Village Area.
- Tax relief for up to 5 years + up to 4 for listed historic structures + up to 2 for market-rate housing or 4 for affordable
- Approved by local GB on a project basis

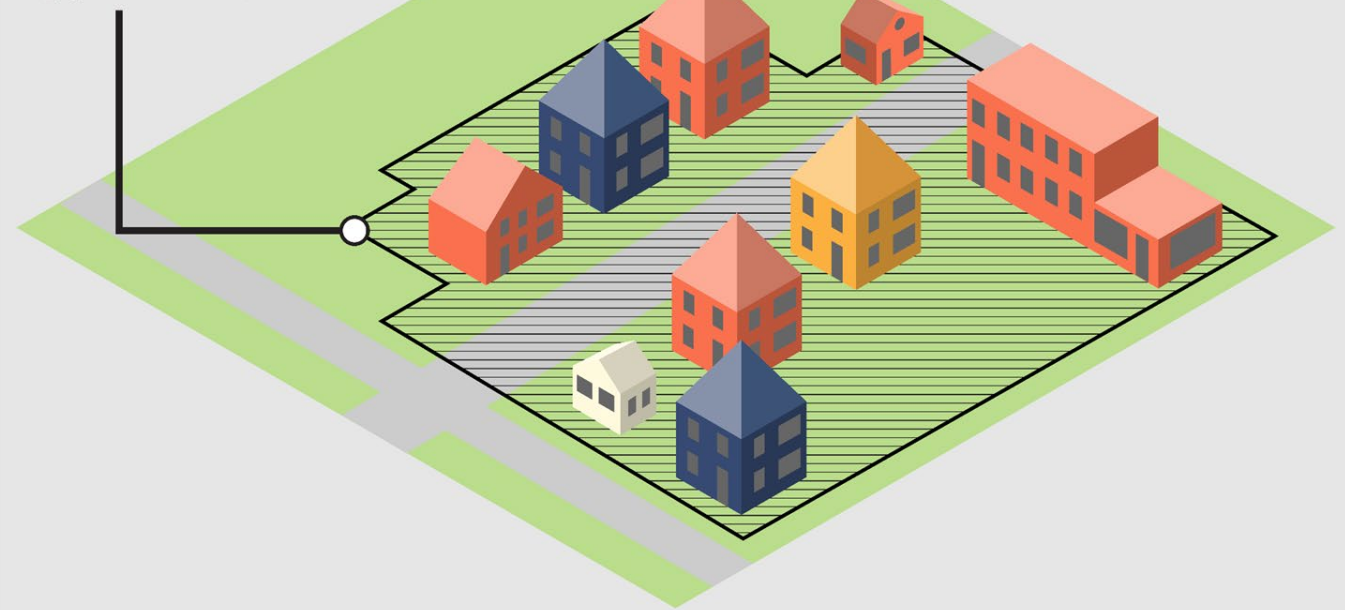


# Housing Opportunity Zones

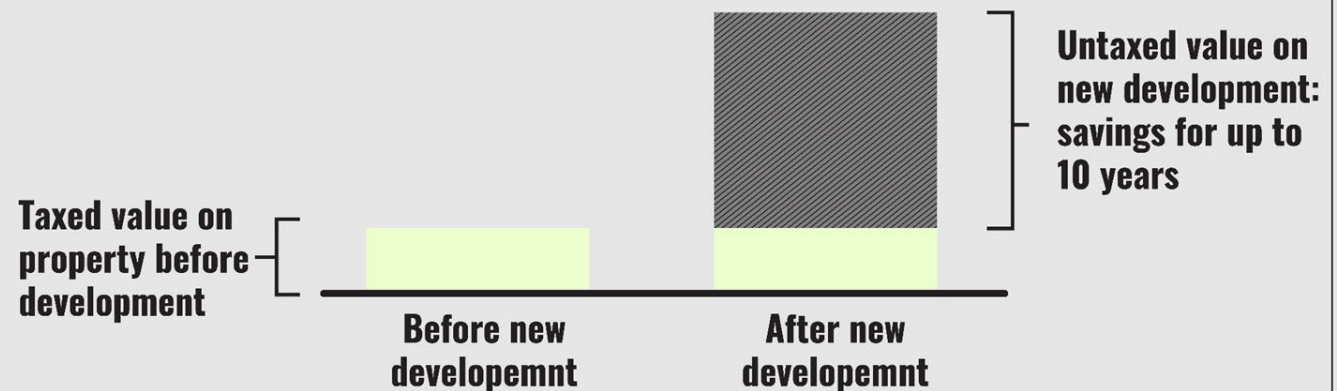
- A new part of RSA 79-E (in section 4-c)
- Instead of targeting redevelopment projects in downtowns, HOZs encourage housing generally in community-specified areas
- 30% of homes in a project must be deed-restricted affordable units to qualify for up to 10 years of tax relief



## Designated Housing Opportunity Zone

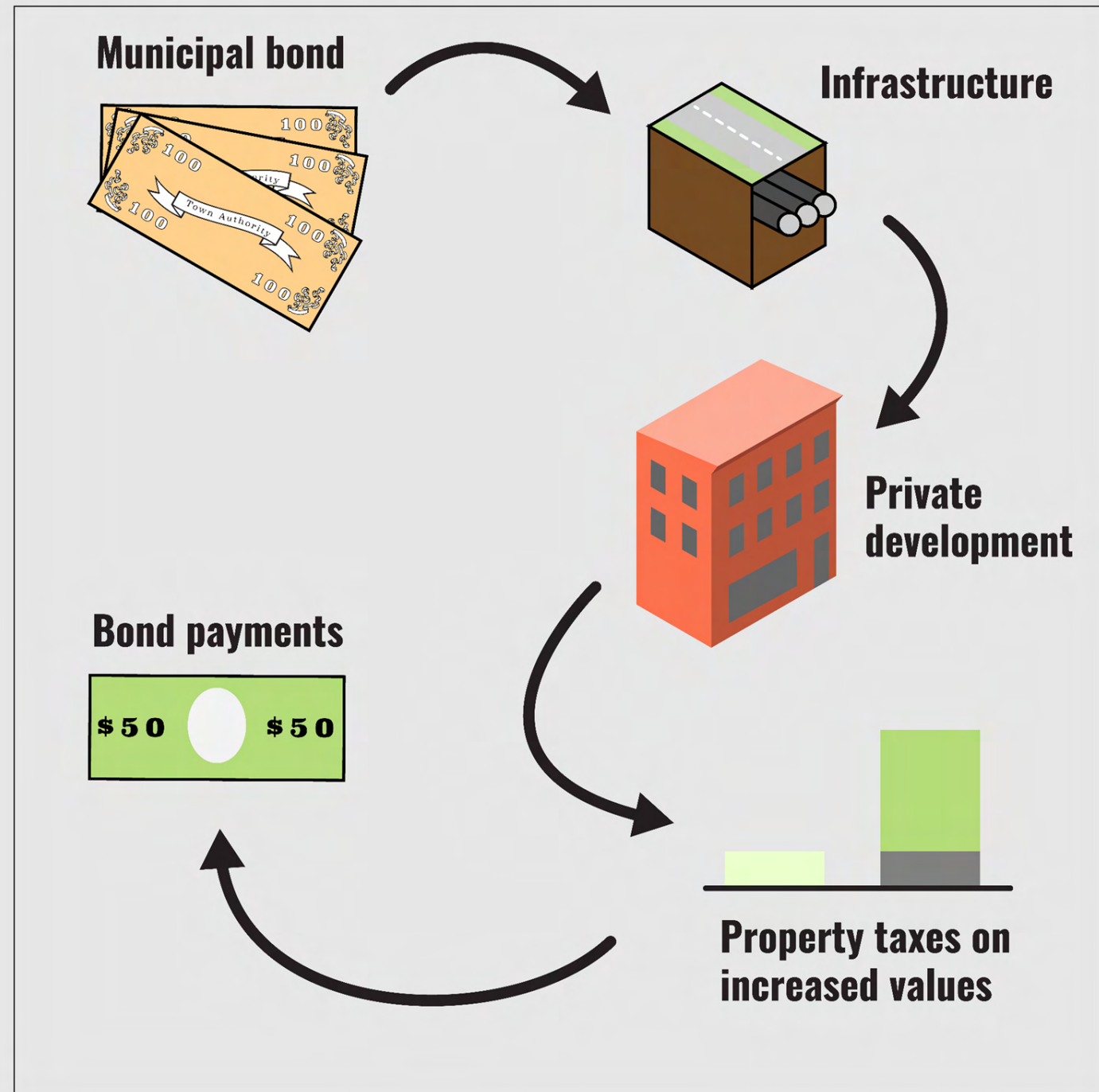


## TAXES IN HOUSING OPPORUNITY ZONE



# Tax Increment Financing (TIF)

- A way for local government to raise money for infrastructure investment and unlock development by allocating development-related revenue gains to pay off infrastructure-related debt
- Must be calibrated and phased to minimize risk to local government
- State law requires a sequence of implementation steps, plus ongoing financial reporting

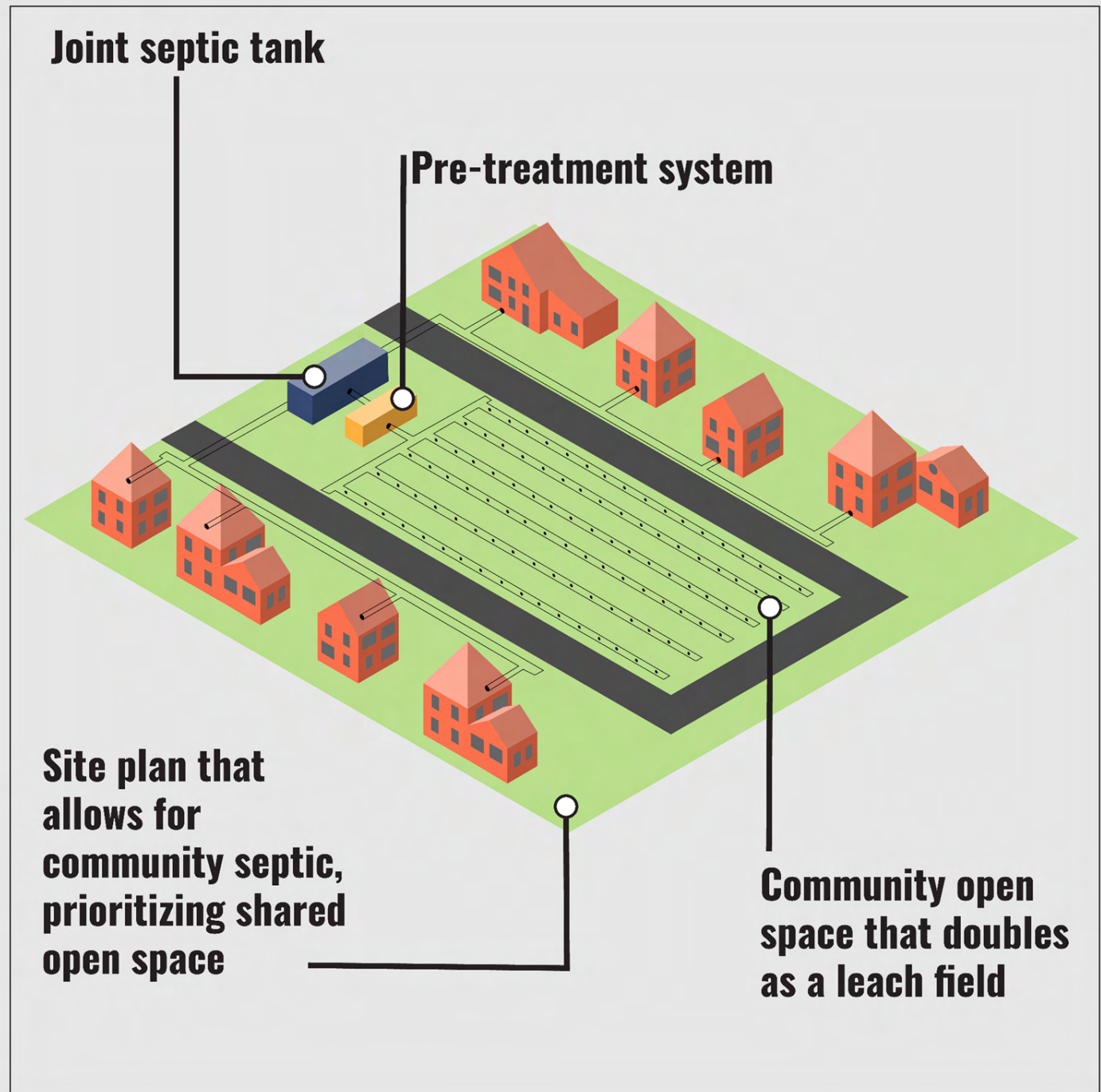


# Other



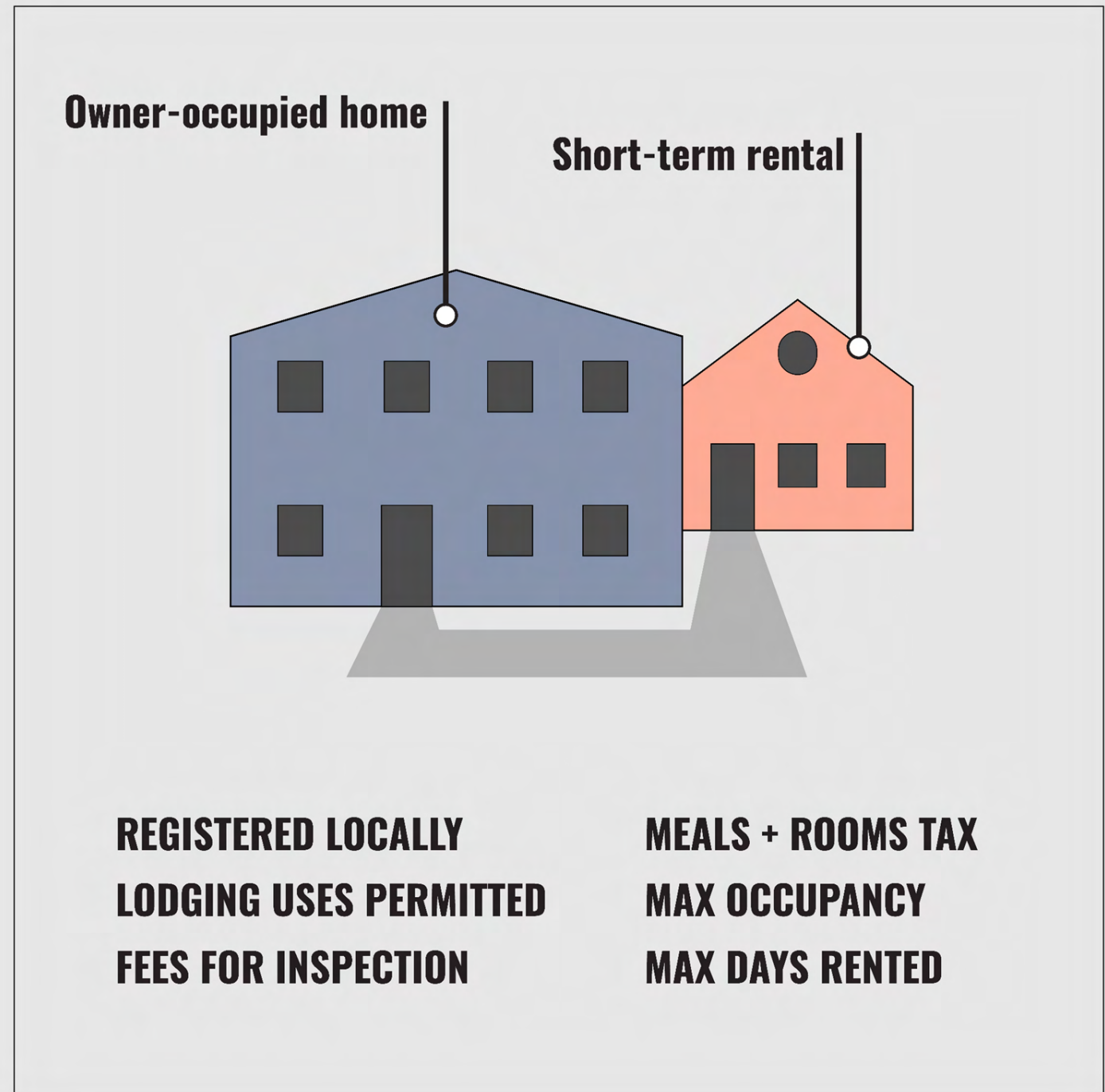
# Wastewater System Alternatives

- Options for wastewater treatment beyond sewer and single-property septic systems
- Often some mix of shared facilities, pretreatment, and siting
- Typically depends on clustered siting and decentralized wastewater treatment
- NH DES oversees what is possible



# Short-Term Rental Regulations

- Short-term rentals (STRs) (like those facilitated through AirBnB) can impact the wider housing market in certain types of communities
- Regulations can manage location and management of STRs
- Many communities using zoning (use regulations) to specify available locations, but non-zoning rules are also possible



# Examples of Housing-Friendly Zoning Adopted in 2023

# Single Family Opportunities & Examples

Can minimum lot sizes be reduced to enable smaller, more affordable single family homes to be built?

**Keene** recently reduced minimum lot size from 5 to 2 acres in its low density rural district

**Lebanon** now allows 1,500 SF cottage-style homes in clusters on lots as small as 20,000 sq. ft. via CUP

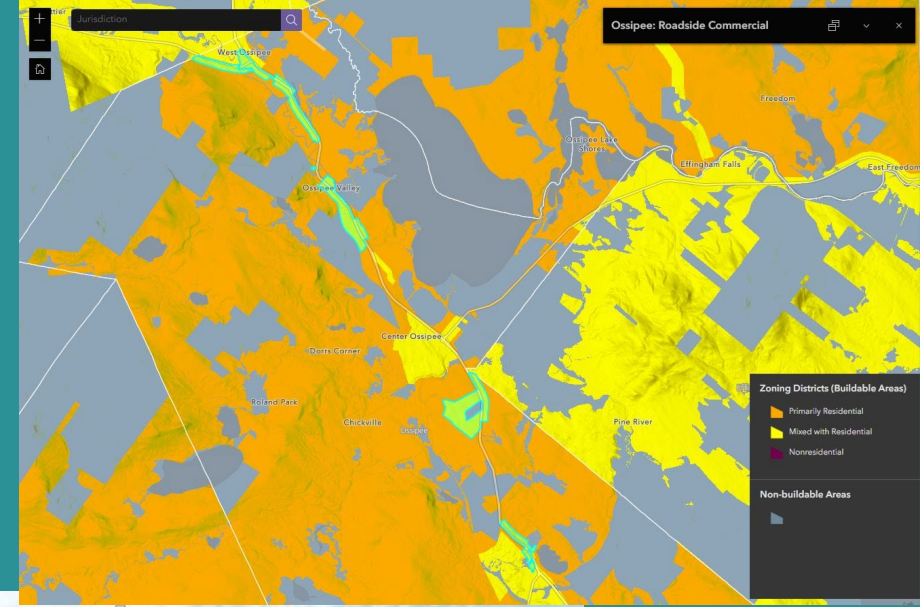




# Two Family Opportunities & Examples

Are duplexes permitted in my community and region? Are they permitted by right? Can the min. lot sizes be reduced to enable smaller more affordable duplexes to be built? Can we allow single family lots to be subdivided into two lots?

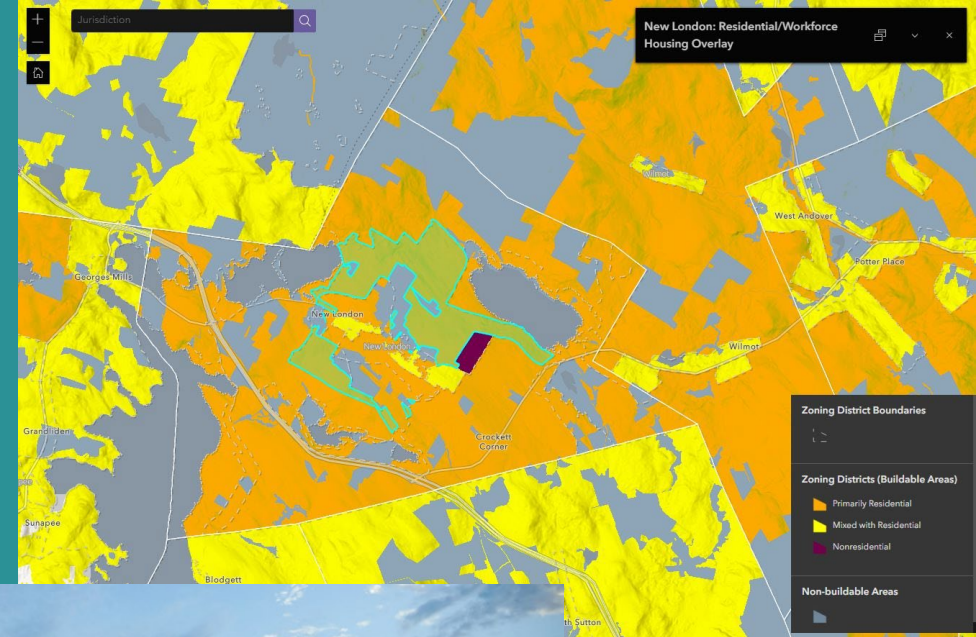
**Ossipee** now allows duplexes by-right in the Commercial and Roadside Commercial districts, where previously prohibited



# Multi-Family Opportunities & Examples

Can we increase the area zoned for multifamily homes? Where it is already permitted, can we reduce restrictions, including minimum lot size, density limits (number of units per acre) etc.?

**New London's** Workforce Housing Overlay District provides density bonuses, permits a greater range of multi-family housing by CUP, and reduces dimensional regulations including minimum lot size.

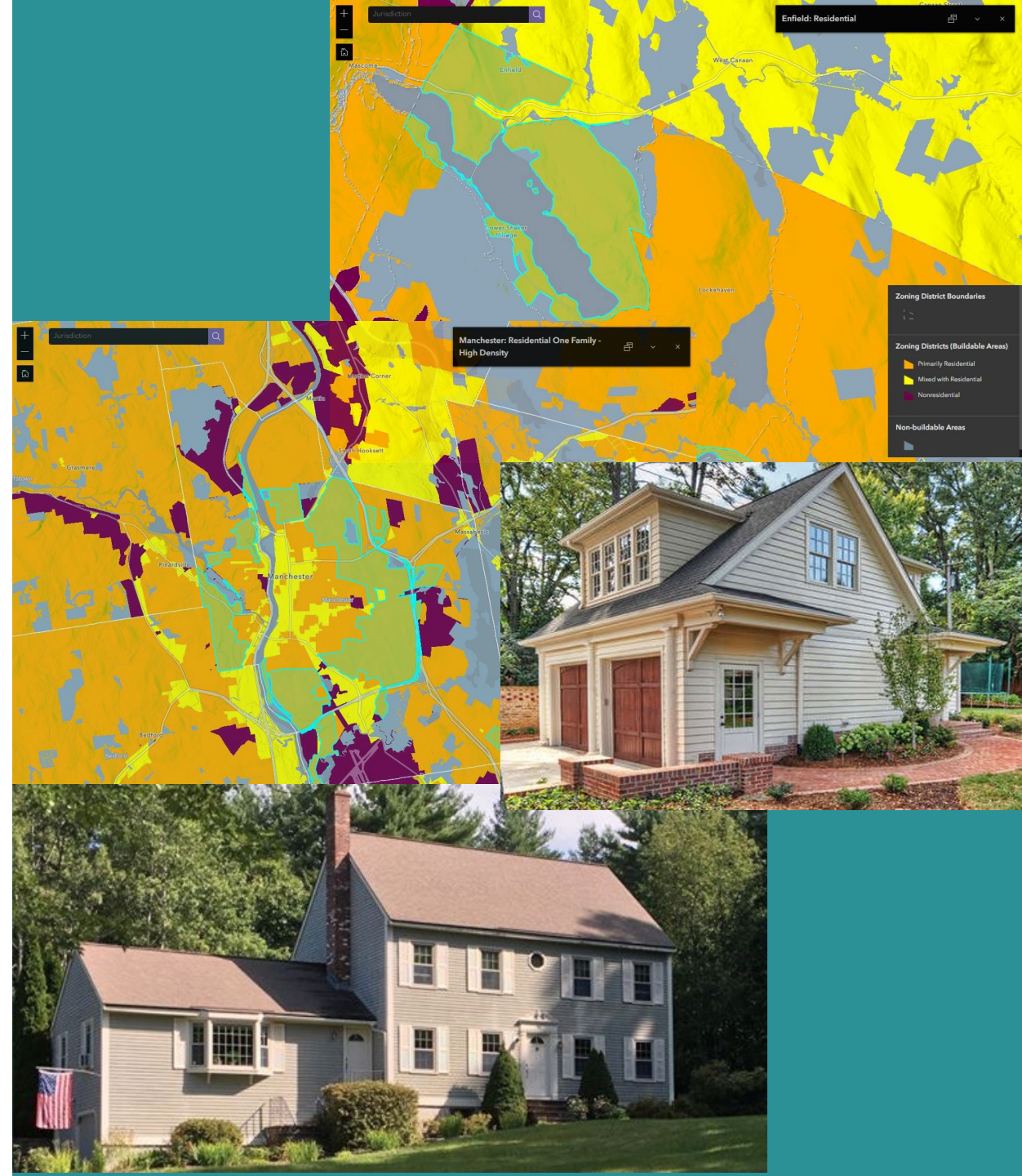


# ADU Opportunities & Examples

Can we reduce parking requirements?  
Can we permit detached ADU's? Can we eliminate the owner-occupancy requirement?  
Can we eliminate the public hearing requirement?

**Enfield** now allows two ADUs, including one detached.

**Manchester** increased the allowed size, expanded permitted locations on lots, reduced parking requirements, and more.



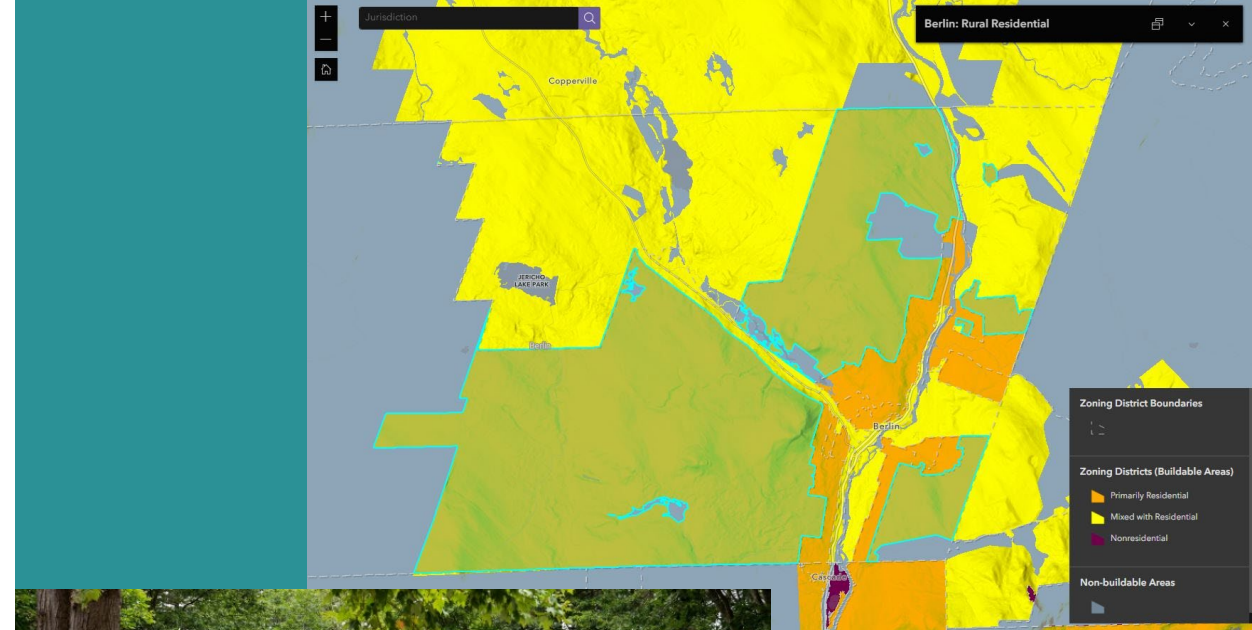
# Manufactured Housing Opportunities & Examples

Does my community permit manufactured housing on both individual lots and in housing parks?

Can the minimum lot size for individual lots for manufactured homes be reduced?

**Berlin** now allows Manufactured Housing on any residential lot.

**Lebanon's** Manufactured Housing Park ordinance now allows for neighborhoods with 5,000 SF lots and reduced paved road widths.



# Wrap Up and Questions

# **Local Solutions to the State's Housing Crisis Webinar Series**

**Please Join Us for these Upcoming Webinars**

[March 7 - Transfer of Development Rights 101: A Primer](#)

[March 14 - Attracting Developers](#)

[WEBINAR DESCRIPTIONS AND LINKS](#)