



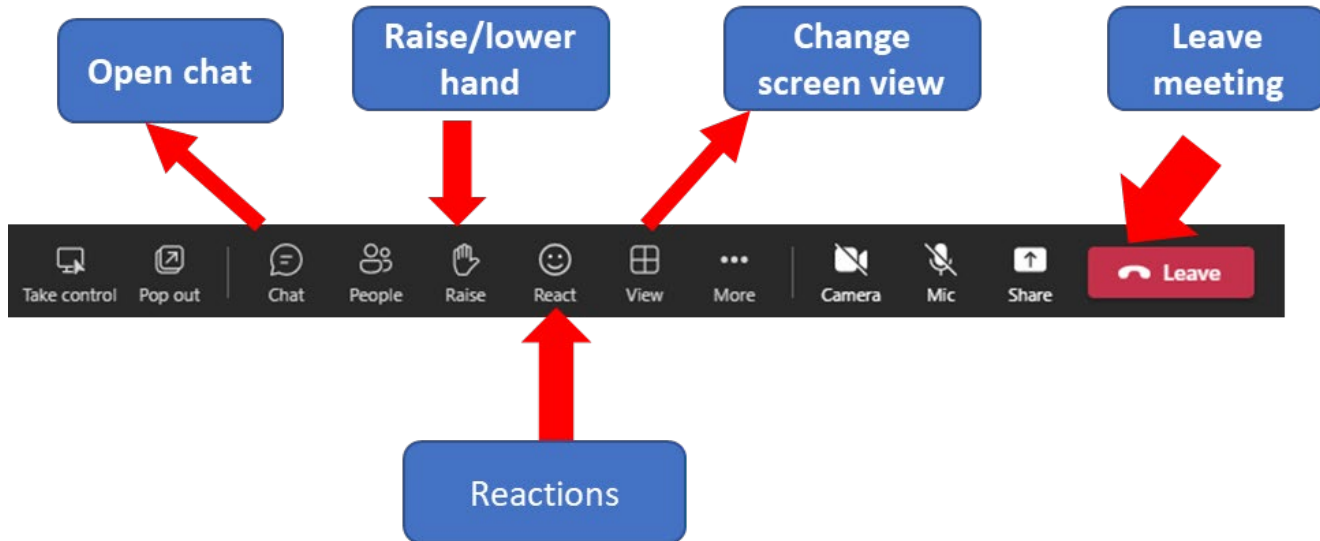
## Training Sessions: Toolbox Overview June 1, 2023

June McCartin, Outwith Studio  
Michael Tardiff, Central NH RPC  
Matt Monahan, Central NH RPC

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# Logistics

- Format: Presentation then Q+A
- During Q+A, raise your hand via Teams
- Feel free to ask questions in the chat as they come to you





# ABOUT





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)



courthouse in 2021 (above) and a development (below). (Images via

SA 162-K. These law. There are additional best access.

Master plan goals, such as in downtown and village revitalation.

TIF housing as a

and development development. Use this

in potential TIF districts. development opportunities with

and build support for the (by) and specific potential TIF goals and the general public to should be a public outreach development committee many

develop a TIF plan, which program, and a finance

"Municipal Economic at legally do that before for the initial adoption of rict may be held concurrently. stemen, etc.) must hold a

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

162-K, the hearing can be

in, with examples, should be for to a vote.

#### Tax Increment Financing (TIF)

## Community Zones



#### SING OPPORTUNITY ZONE



Outdated value on new development savings for up to 10 years





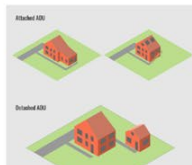
# NEW HAMPSHIRE HOUSING TOOLBOX PLANNING AND ZONING STRATEGIES FOR HOUSING PRODUCTION IN NEW HAMPSHIRE COMMUNITIES.



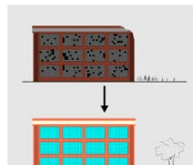
## HOUSING STRATEGIES

FILTER BY ISSUES ADDRESSED

- All
- Affordable Housing
- Housing Costs
- Housing Options
- Infrastructure
- Multigenerational
- Redevelopment
- Sustainable Housing



**Accessory Dwelling Units (ADUs)**  
Secondary homes or apartments on an existing single family lot.



**Adaptive Reuse**  
The practice of reusing old buildings for new purposes



**Age Friendly Neighborhoods**  
Places that address the needs of younger and older adults.



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# Background

- Part of the RHNA process
- Funded through ARPA
- Led by a subcommittee of staff from RPCs and NH Housing; facilitated by OPD staff
- Consultant team:



Outwith Studio  
(planning content and  
visual identity)



Bocoup  
(web design and  
development)

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# The toolbox tries to answer these questions

- What is the tool?
- How can it help your community?
- How has it been used elsewhere?
- What does implementation look like?
- Where can you learn more?





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# Audience

- People working in and around local government
- Local government staff, Planning Board members, Select Board members, legislative body members, local advocates, etc.
- Save time on up-front research

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# Structure of each tool

- What is it?
- How can it help?
- Getting Started
- Considerations
- Resources
- Issues Addressed
- Related Tools
- State Law
- Case Studies

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# Sorting Tools by Issues Addressed

- Housing Options
- Housing Costs
- Affordable Housing
- Sustainable Housing
- Multigenerational
- Infrastructure
- Redevelopment



# TOOLS

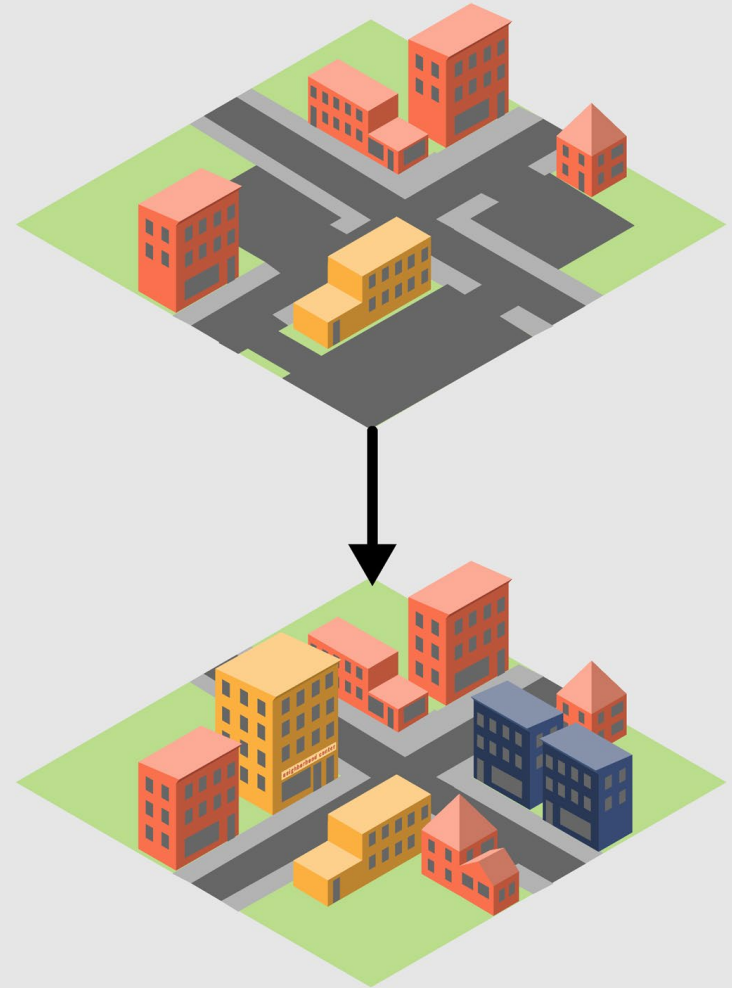
In the slides below, an **Orange** title indicates there will be a dedicated training session for this tool



# Development Approaches

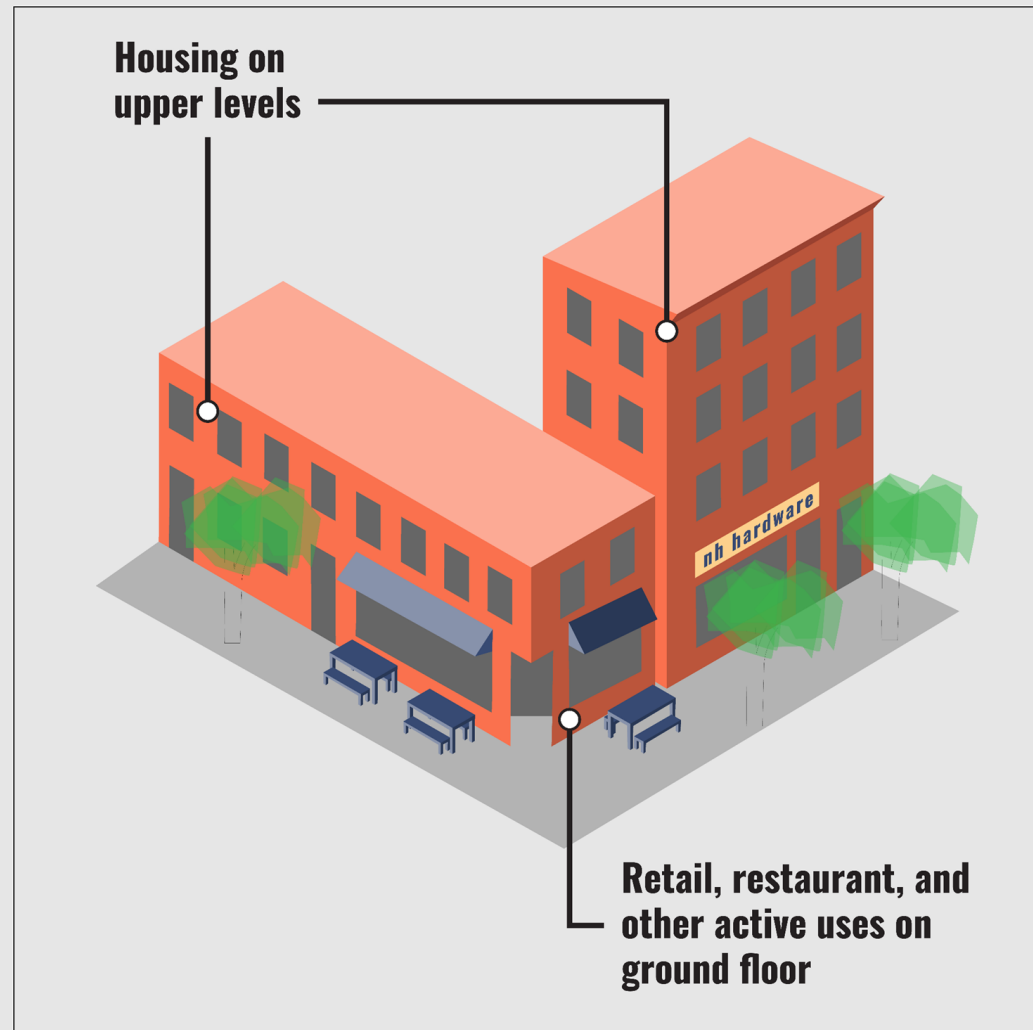
# Infill Development

- 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



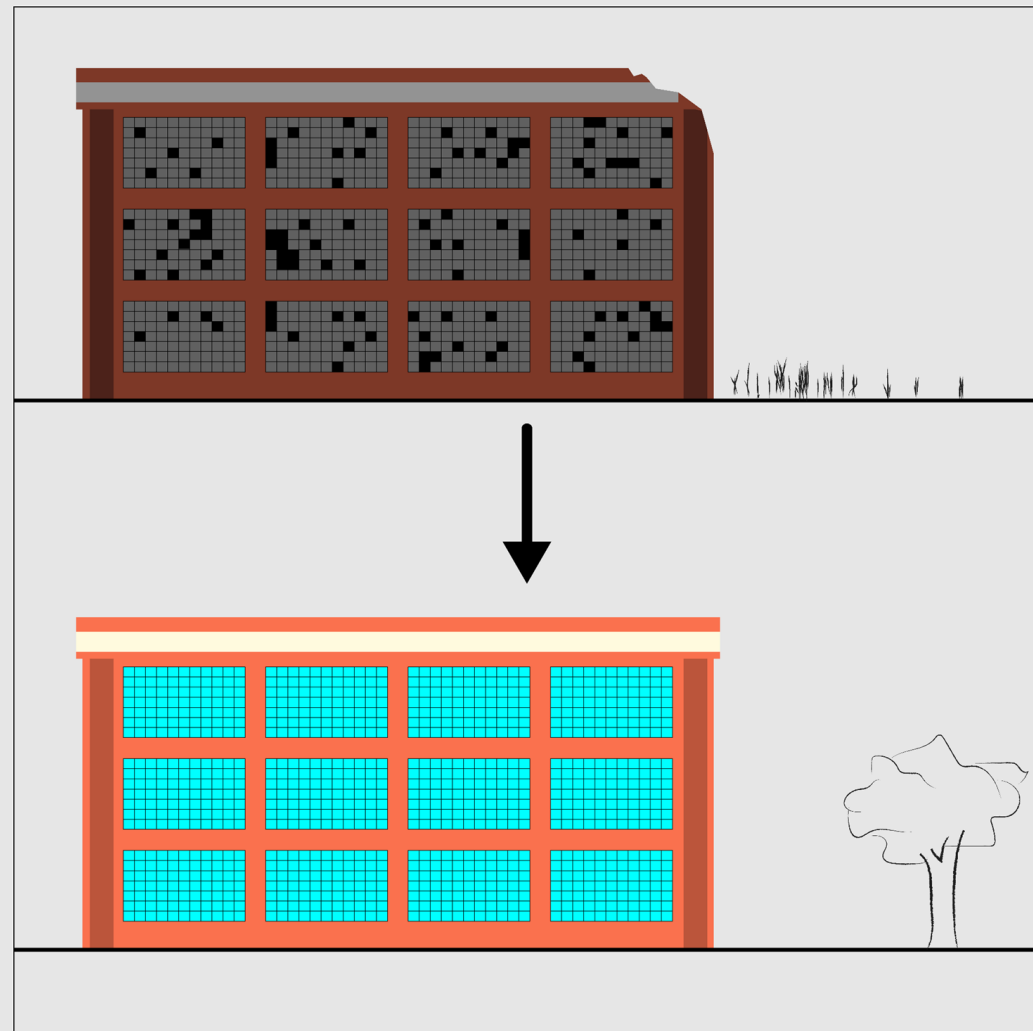
# Mixed-Use Development

- 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

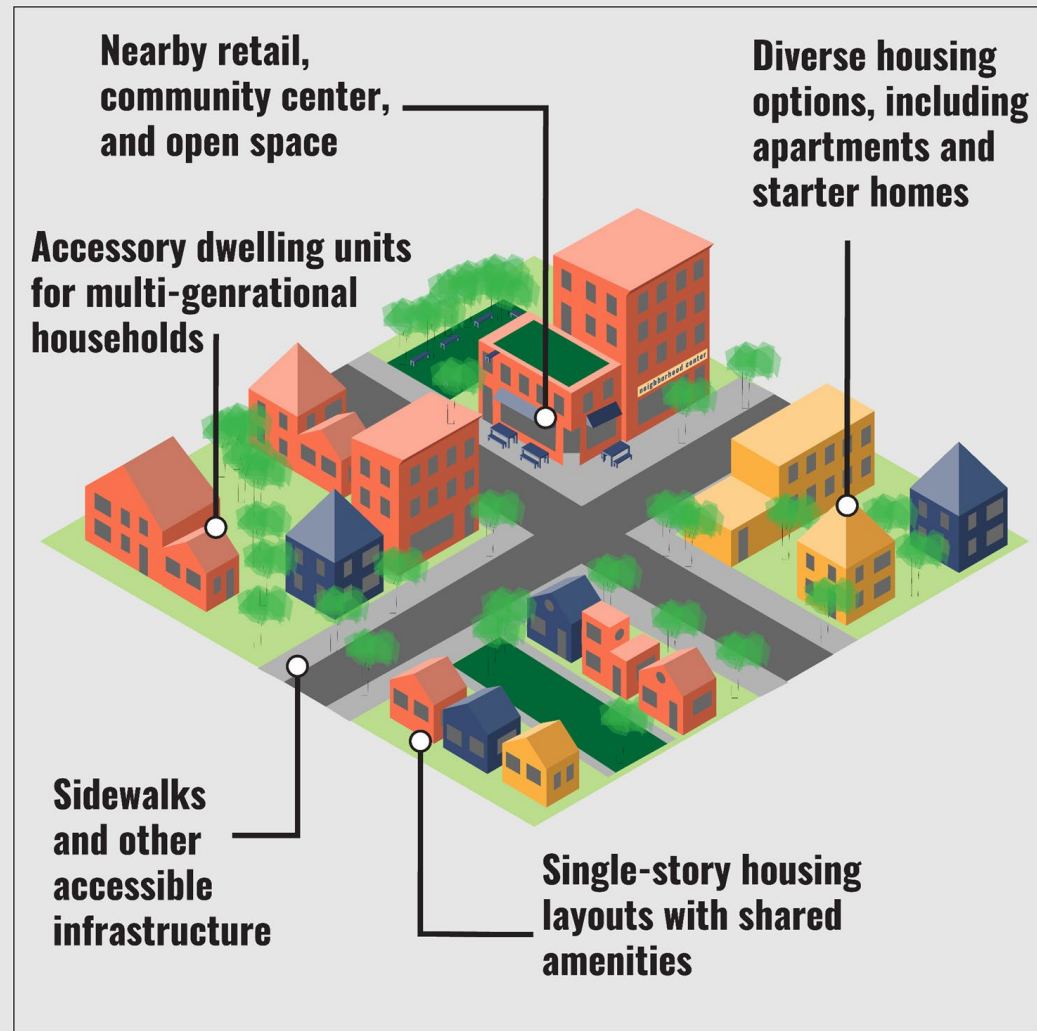
- Adaptation of existing non-residential buildings for housing
- Often requires public investment for environmental remediation or infrastructure to make sites viable (NH DES and US EPA grants/loans are available)
- Large projects benefit from mixed-use and by-right permitting
- RSA 79-E can help spur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

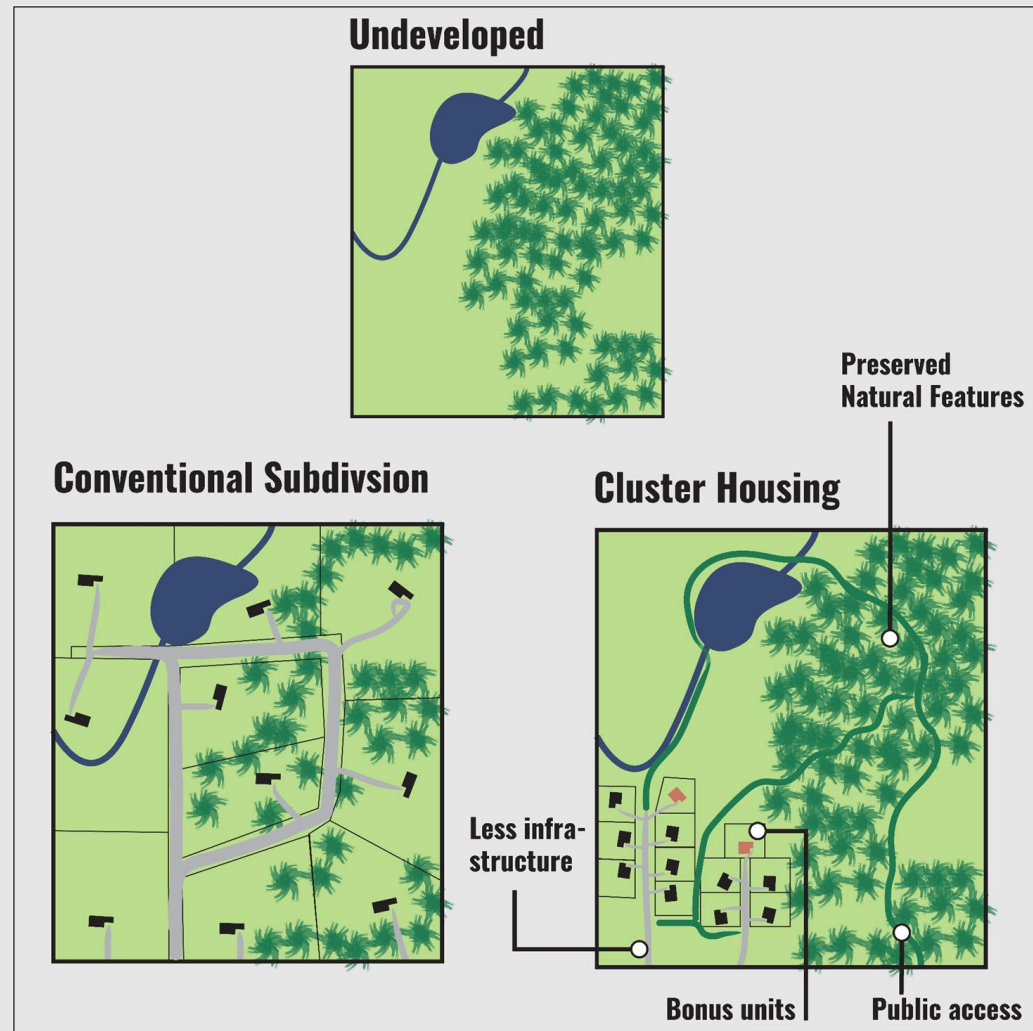


# Zoning Tools



# Cluster Housing

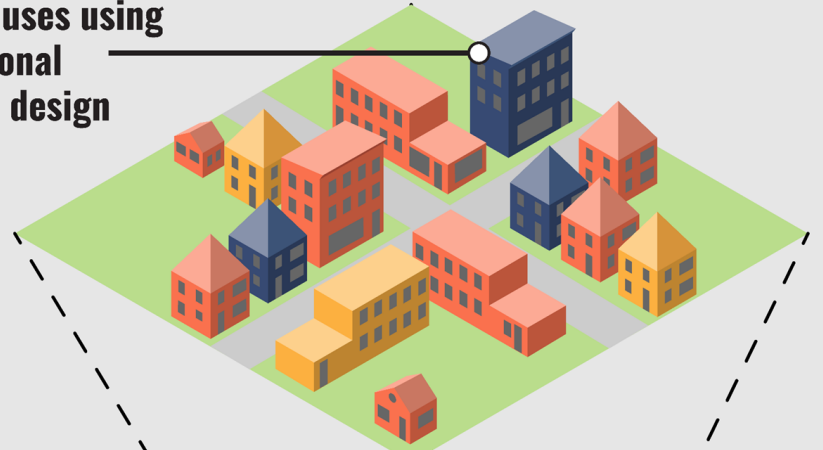
- AKA “Conservation Housing,” “Open Space Development,” etc.
- Subdivisions where homes are clustered on small lots and large swathes of open space are preserved for conservation and common use
- Increase adoption through: Density bonuses, reduced infrastructure req’s, reduced development site req’s,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



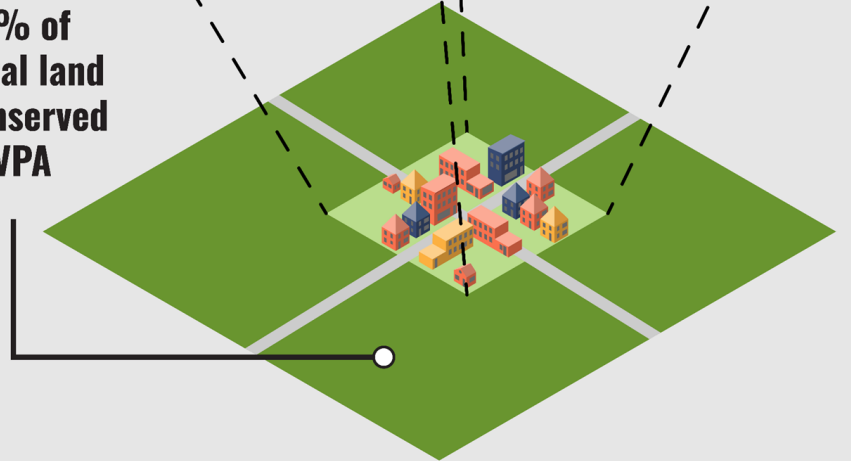
# Village Plan Alternative

- 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

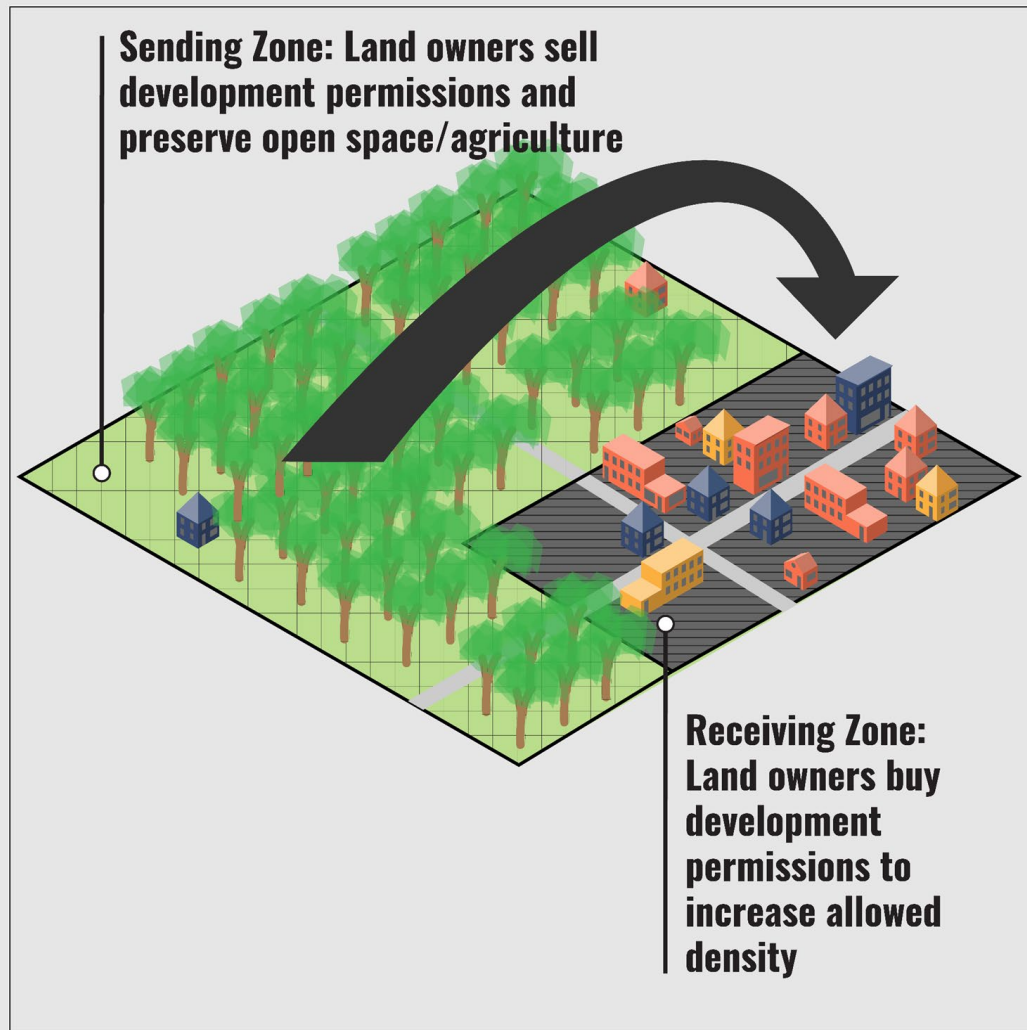


80% of rural land conserved in VPA



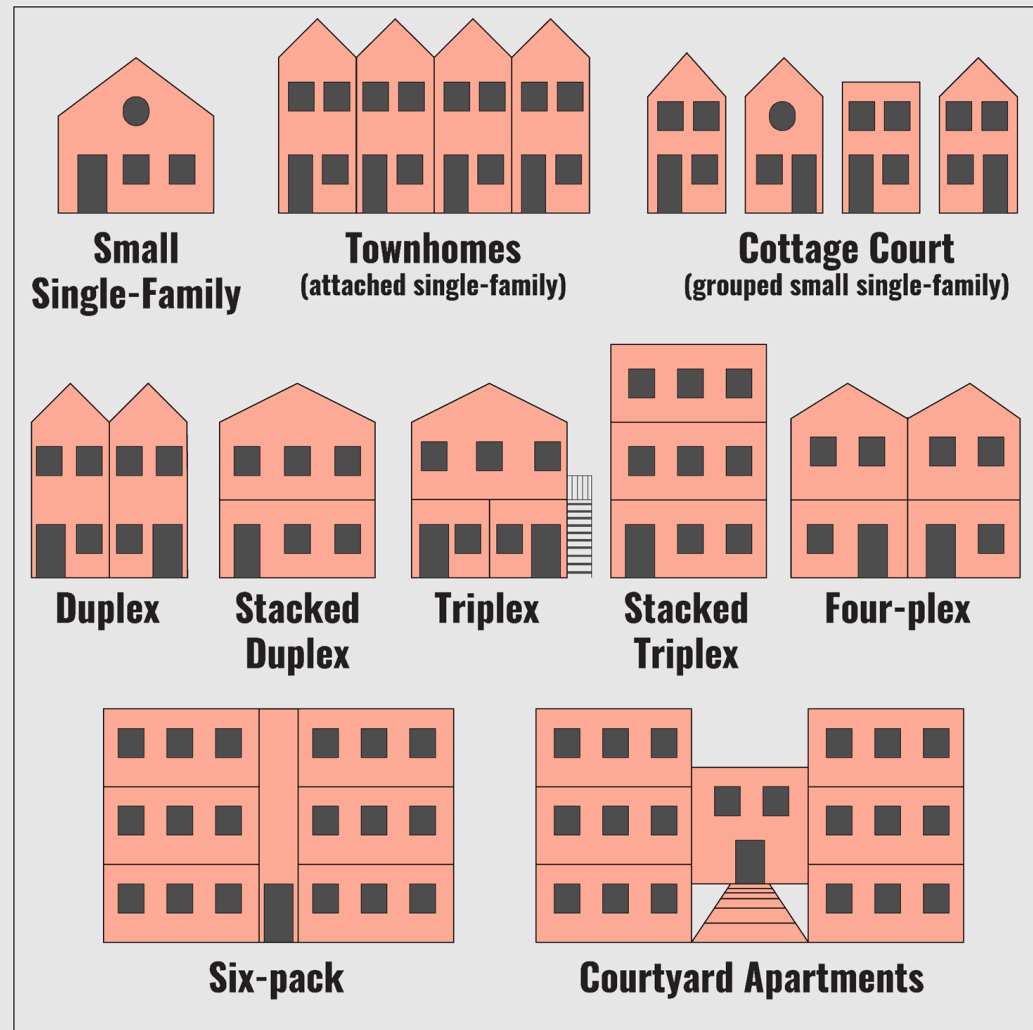
# Transfer of Development Rights

- 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



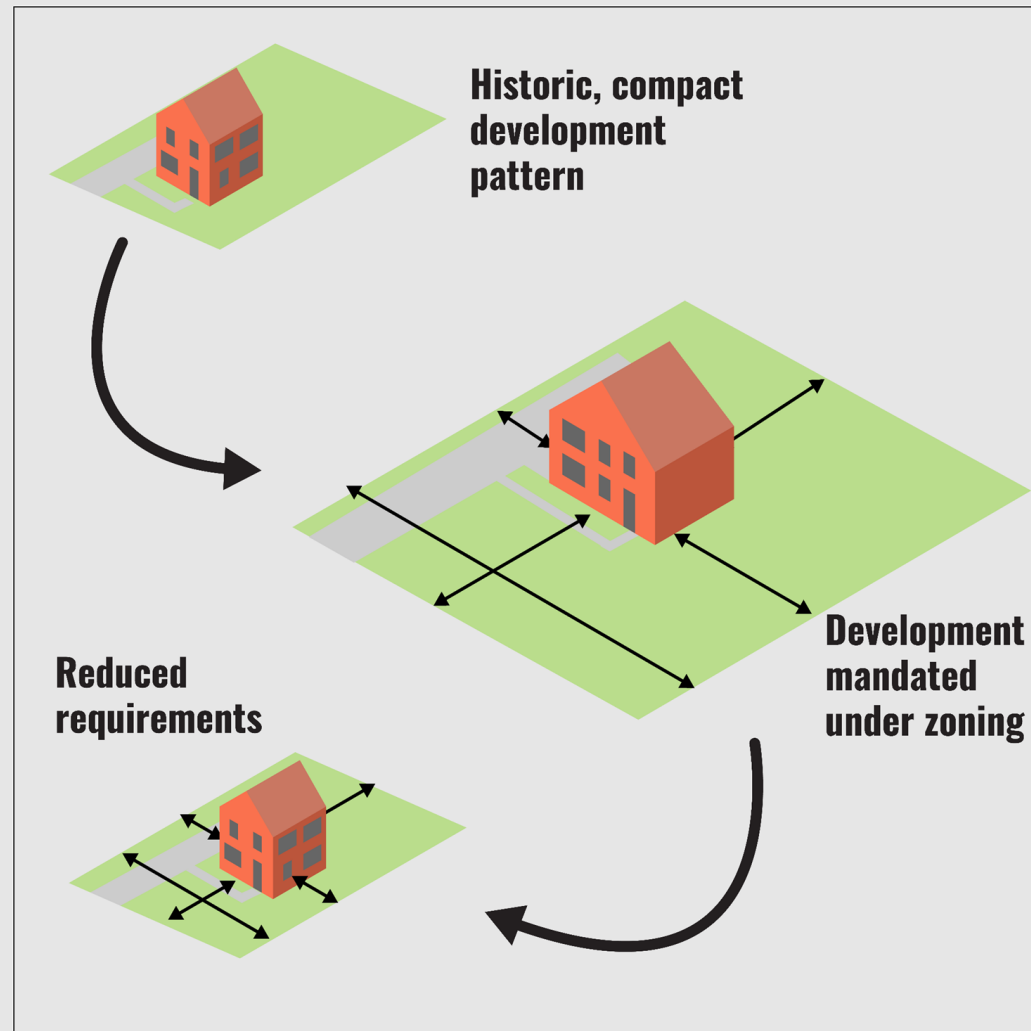
# Missing Middle Housing Types

- 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



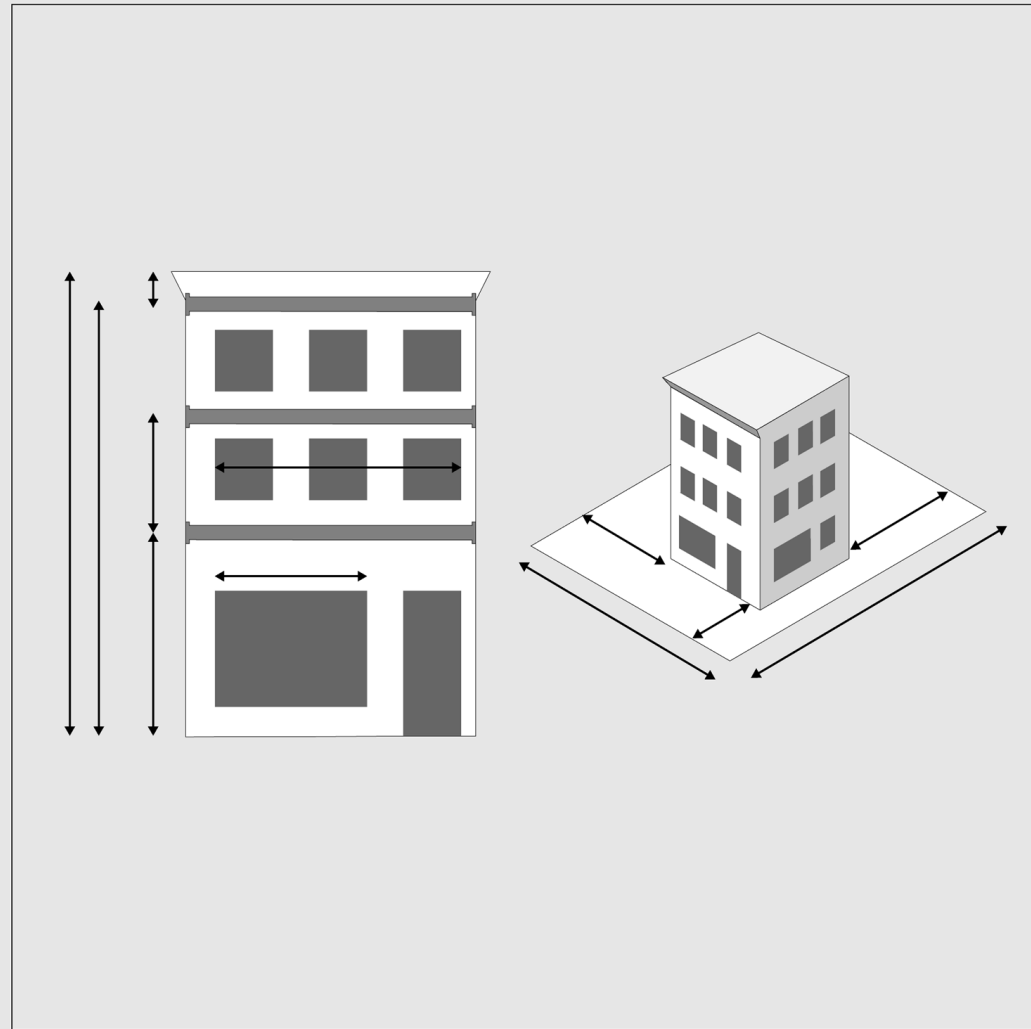
# Reduced Zoning + Subdivision Requirements

- 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

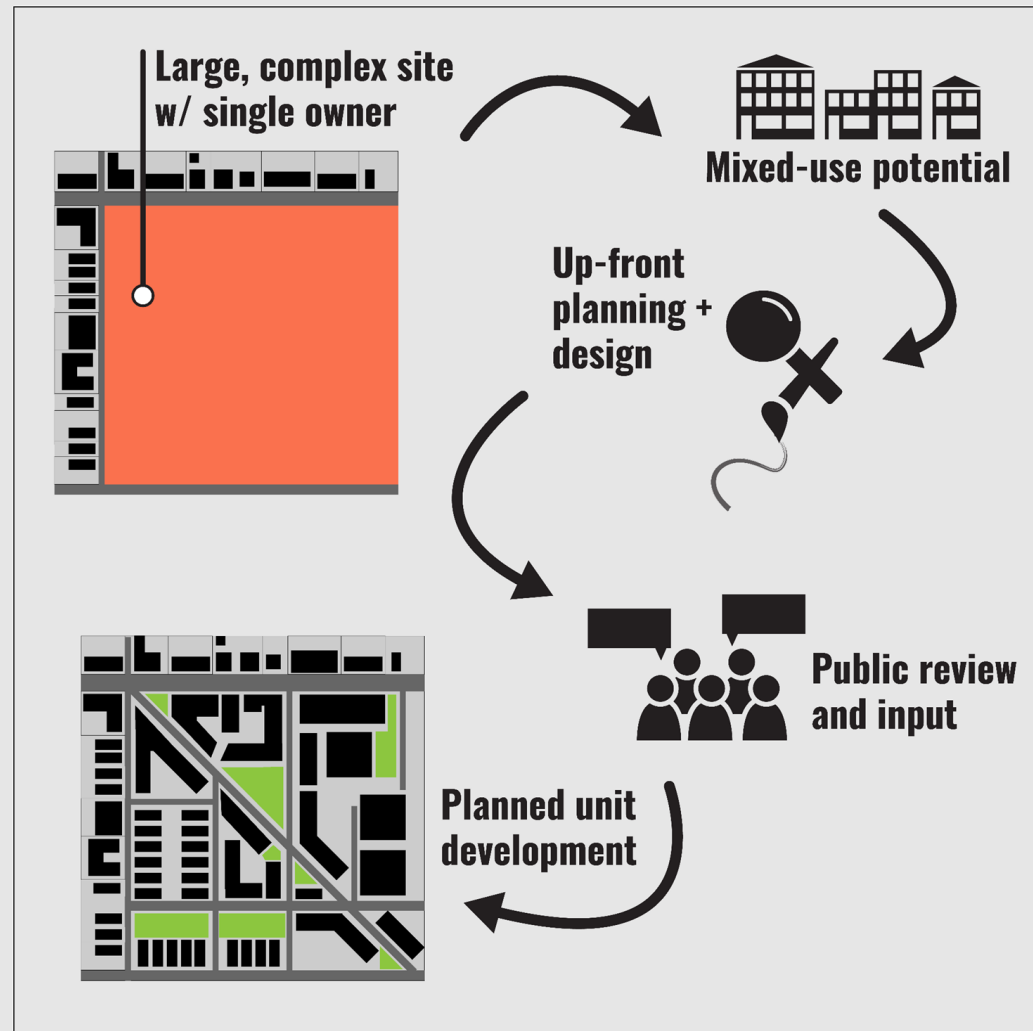
- Zoning rules that start with building types and design elements that community wants, and then allows those types and elements in certain areas
- Often used in Downtown or Village areas to complement historic character
- Can reduce zoning complexity for everyone, speed up housing production, and minimize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





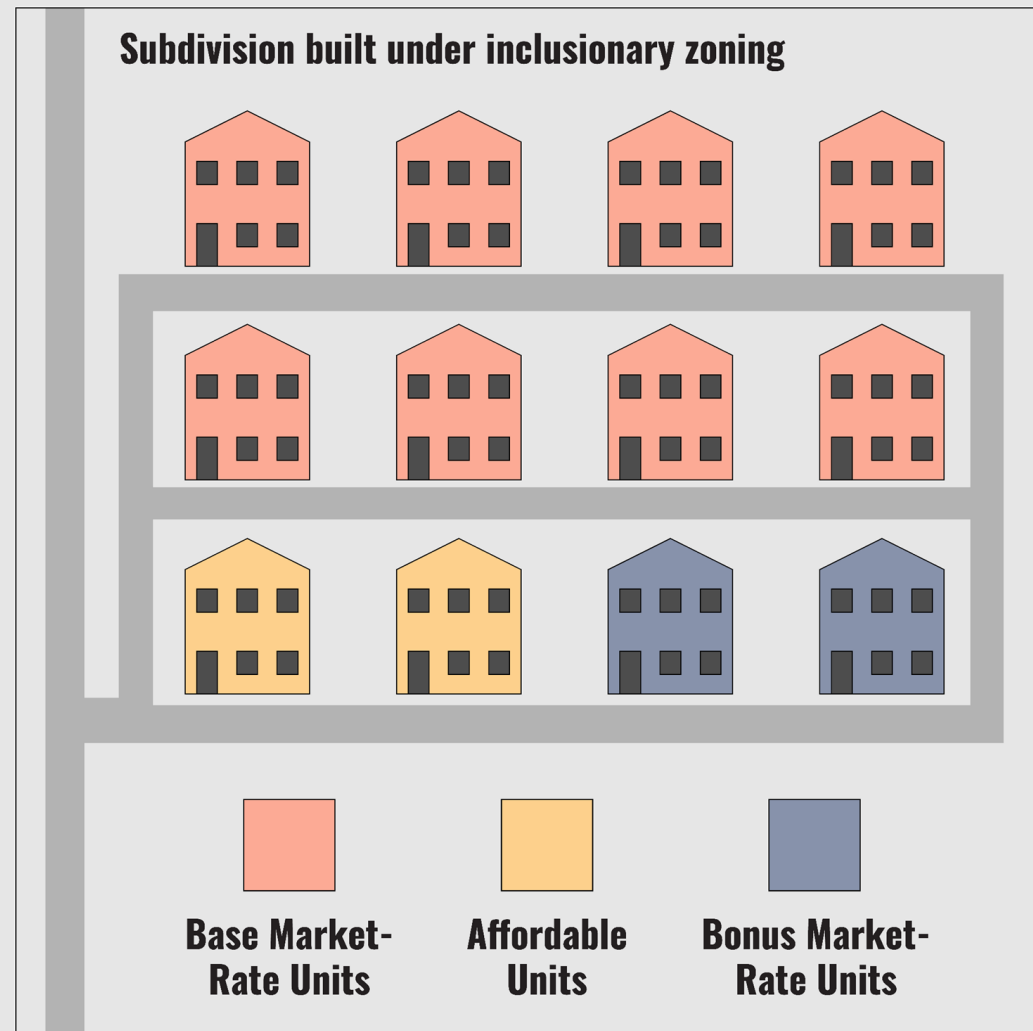
# Planned Unit Developments (PUDs)

- 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

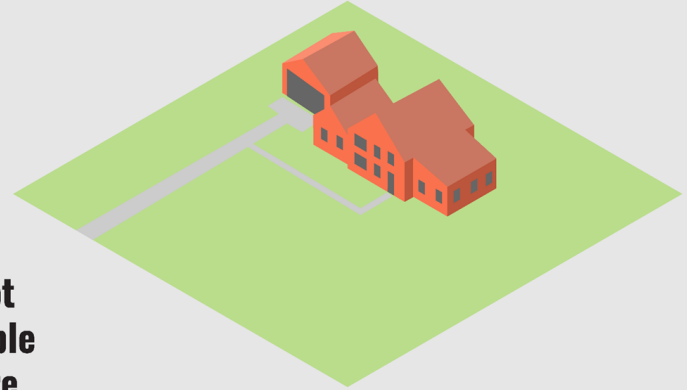


# Workforce Housing Ordinance

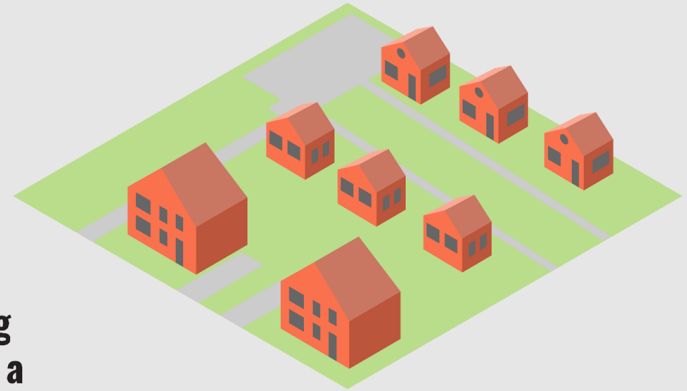
- An ordinance (typically in zoning) that is specifically designed to help meet the state's workforce housing requirement
- Ordinances *could* include any changes that make workforce housing development easier
- Typically includes some mix of cluster housing and/or inclusionary zoning provisions



**Regulations cannot mandate unaffordable housing everywhere**



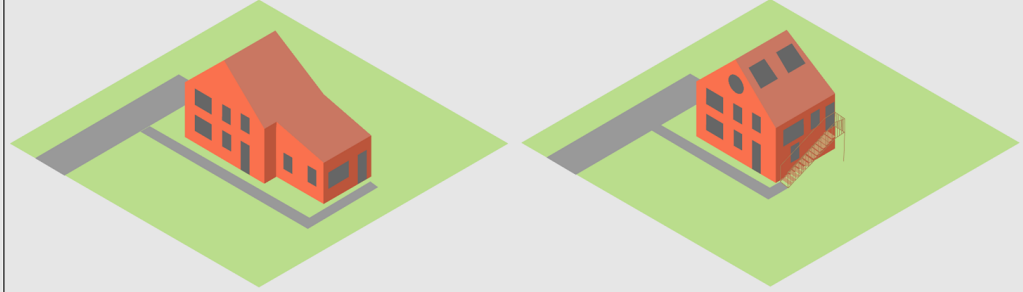
**Workforce housing must be allowed in a majority of residential areas**



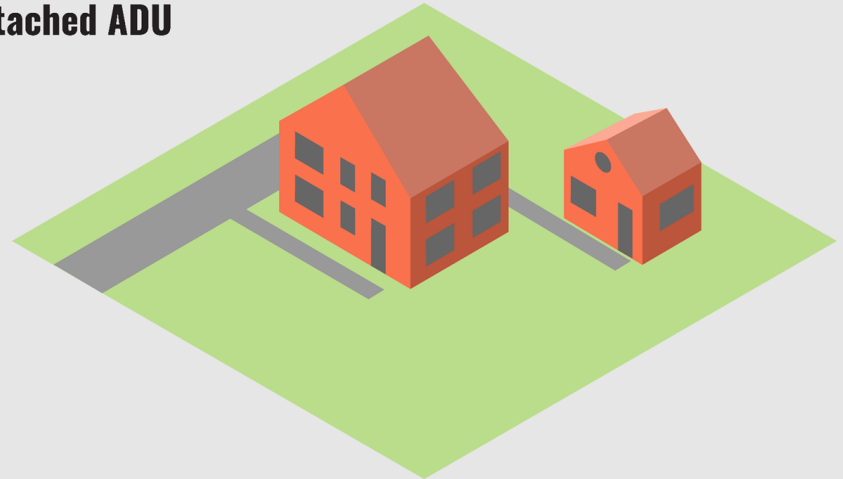
# Accessory Dwelling Unit (ADU)

- 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

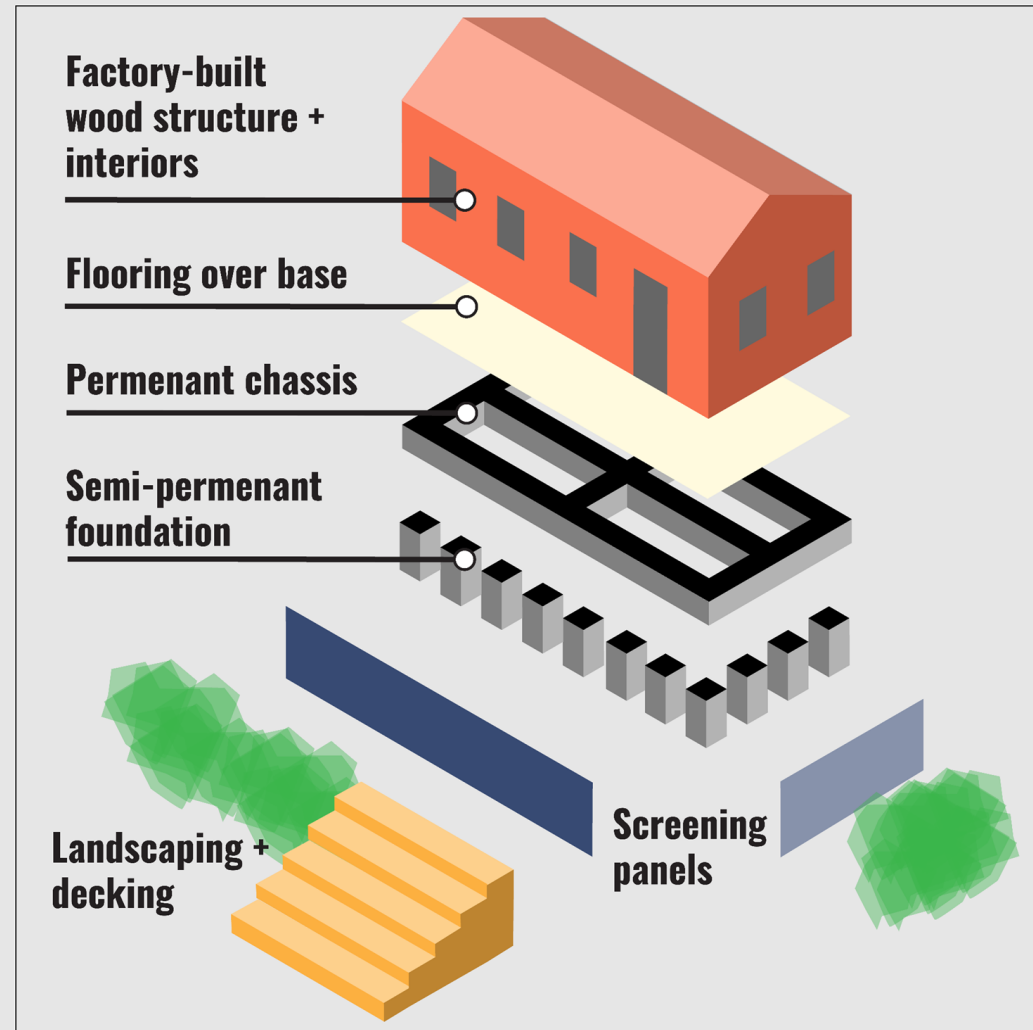


## Detached ADU



# Manufactured Housing

- Buildings constructed off-site and placed on a semi-permanent foundation that meet HUD building standards (rather than state/local building codes)
- State law requires communities allow reasonable opportunities for manufactured housing
- Manufactured housing communities can be resident-owned, which can be financed through the NH Community Loan Fund ROC-NH

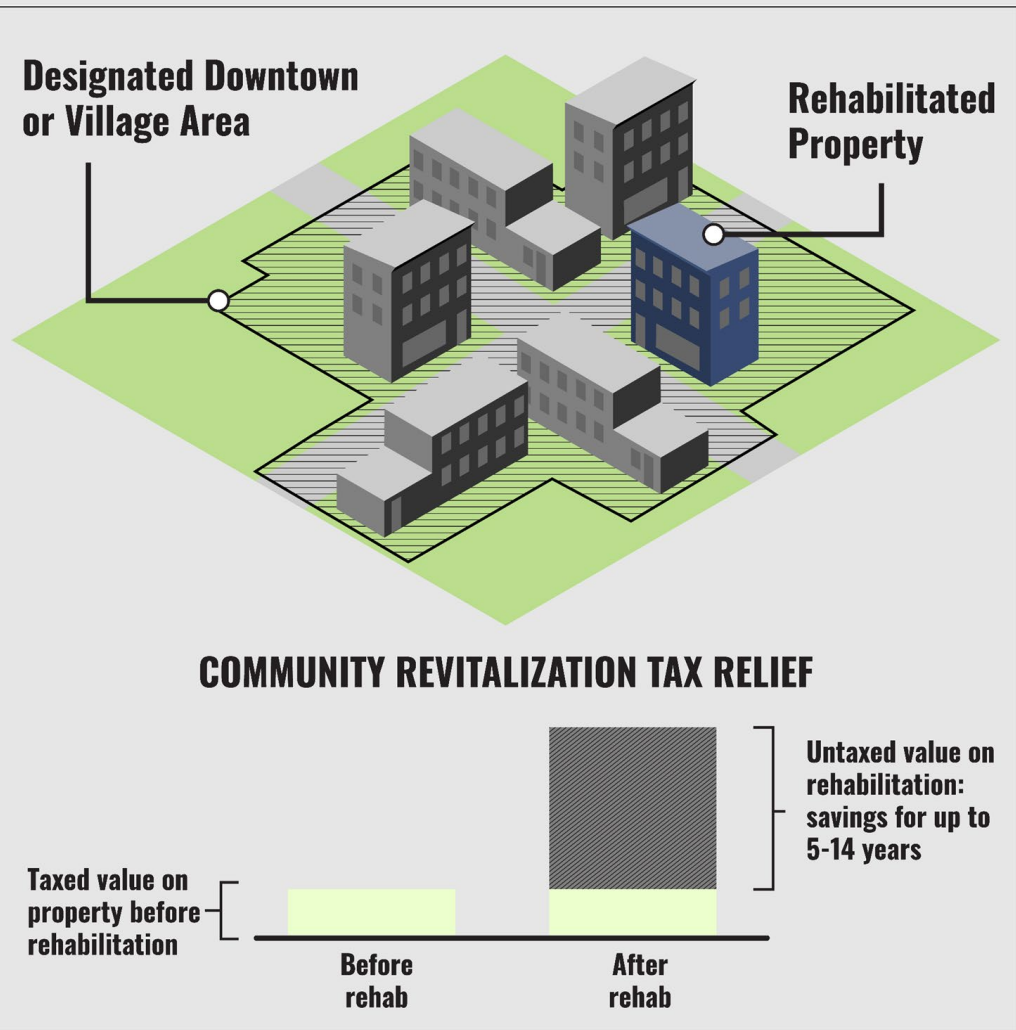


# Funding Tools



# 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

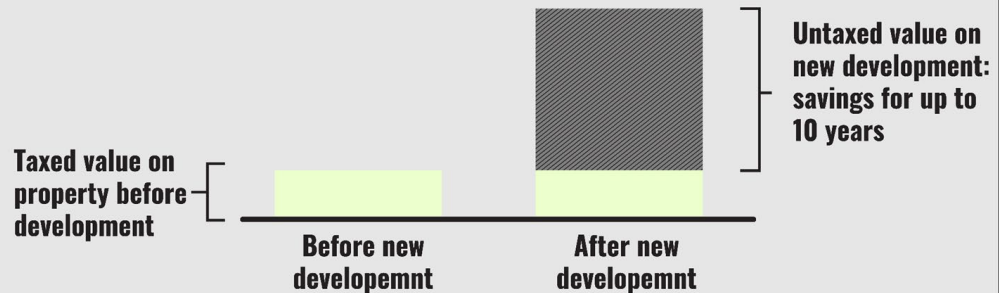
- A new part of RSA 79-E (in section 4-c)
- Instead of targeting redevelopment projects in downtowns, HOZs encourage housing generally in community-specified areas
- 30% of homes in a project must be deed-restricted affordable units to qualify for up to 10 years of tax relief



## Designated Housing Opportunity Zone



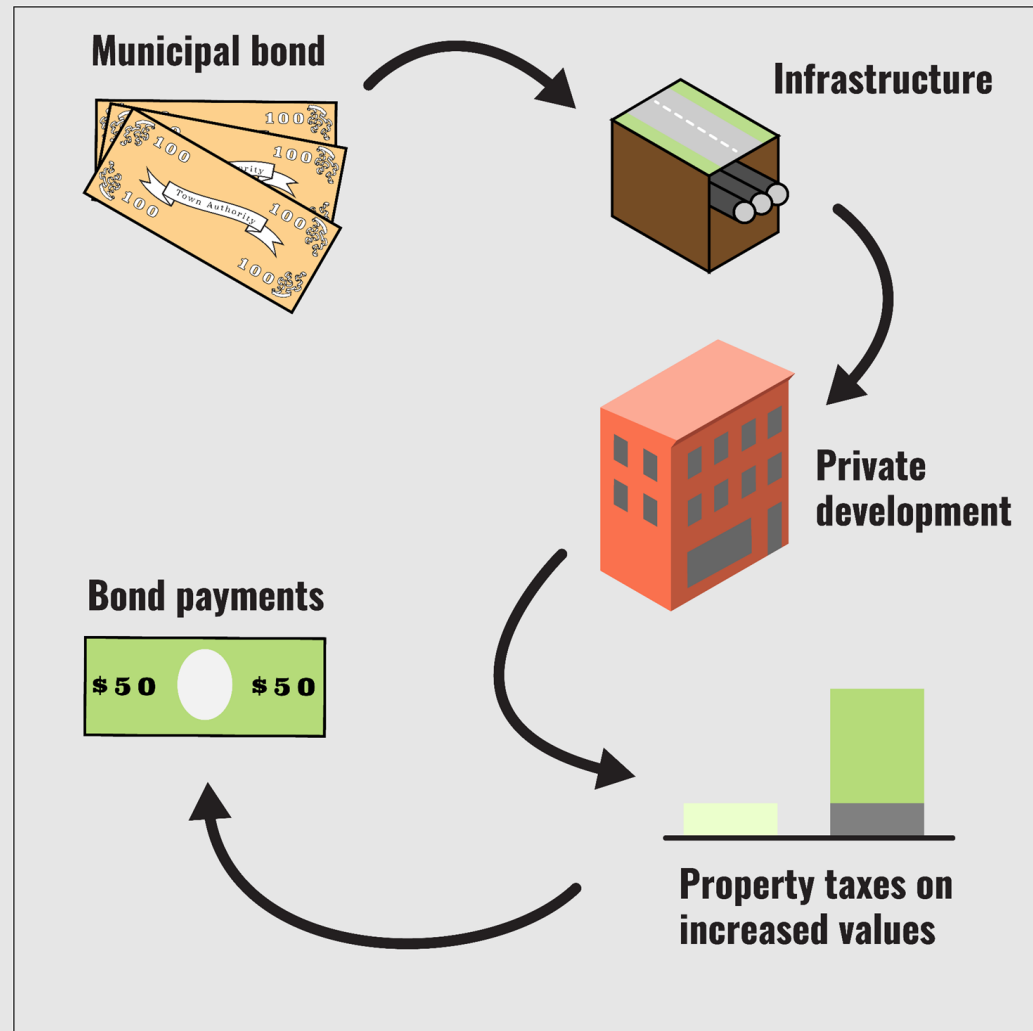
## TAXES IN HOUSING OPPORUNITY ZONE





# Tax Increment Financing (TIF)

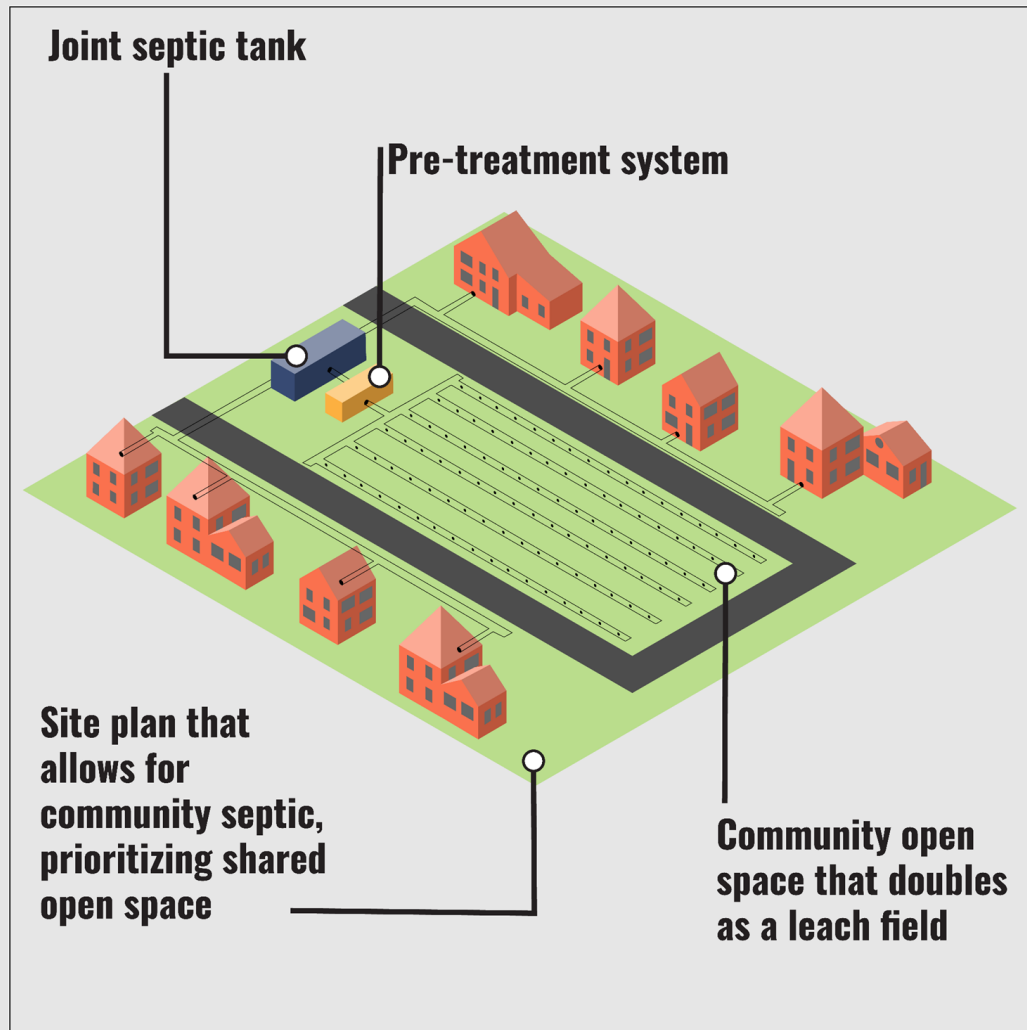
- A way for local government to raise money for infrastructure investment and unlock development by allocating development-related revenue gains to pay off infrastructure-related debt
- Must be calibrated and phased to minimize risk to local government
- State law requires a sequence of implementation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



# Other

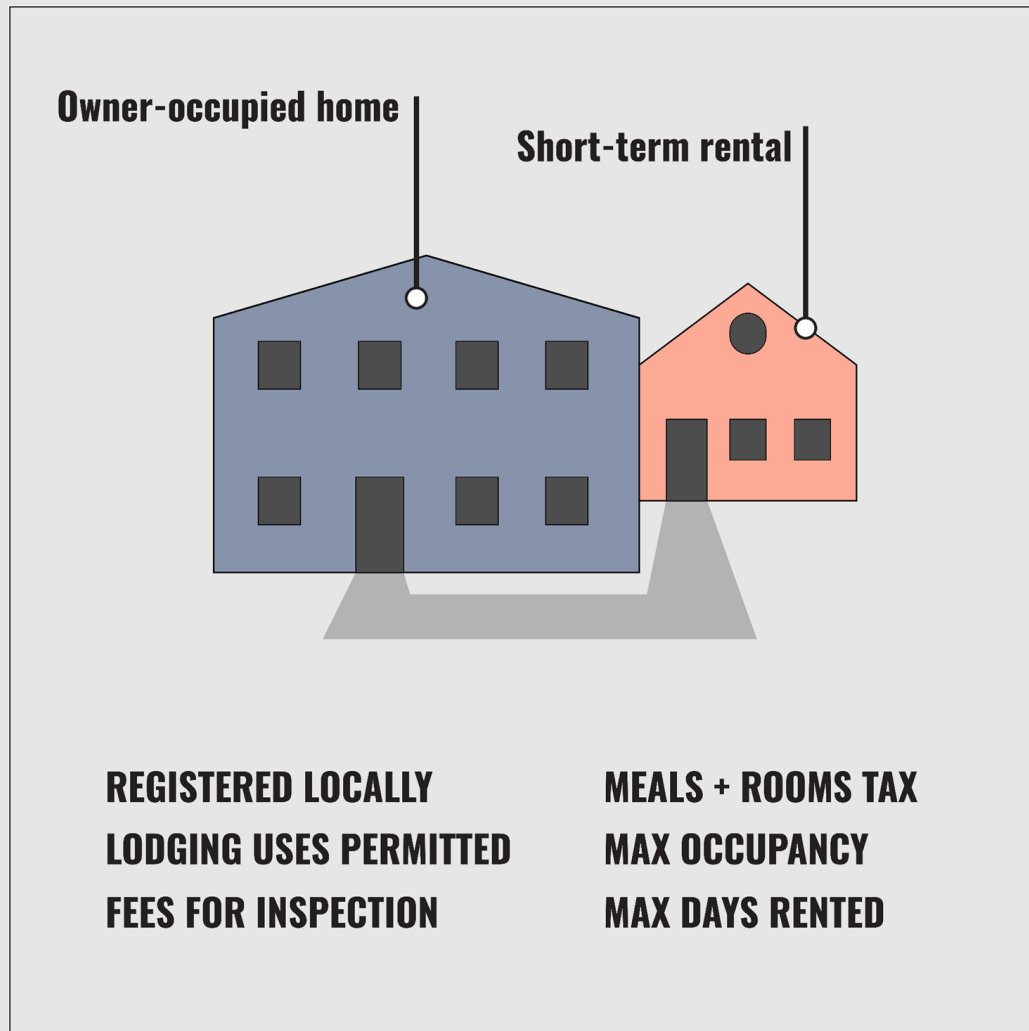
# Wastewater System Alternatives

- 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





# QUESTION + ANSWER





# UPCOMING TRAININGS



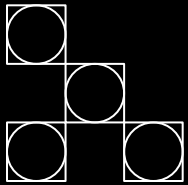
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# Training Schedule

- June 1 – Toolbox Overview
- June 8 – Housing in Nature: Open Space/Cluster Housing Ordinances
- June 15 – Shifting Housing Potential: Transfer of Development Rights
- June 22 – Tax Relief for Housing: RSA 79-E
- June 29 – Intuitive Zoning for Housing: Form-Based Codes

Register at [nhhousingtoolbox.org/training](https://nhhousingtoolbox.org/training)





thanks!

