

**LINCOLN PLANNING BOARD
REGULAR MEETING MINUTES
WEDNESDAY, DECEMBER 12, 2018 – 6:00PM
LINCOLN TOWN HALL - 148 MAIN STREET, LINCOLN NH**

APPROVED

Present: Chairman Jim Spanos, Vice Chair Joseph Chenard, Selectmen's Representative OJ Robinson, and Alternate Deanne Chrystal

Members Excused: Mark Ehrman, Steve Noseworthy, and Alternates Callum Grant and Paula Strickon

Members Absent: None

Staff Present: Town Planner Carole Bont

Staff Excused: Ellyn Franklin, Recorder

Guests:

- **Susanne (Susan) A. Chenard**, resident, 11 Liberty Road, Lincoln NH 03251 (Map 107, Lot 061) and Realtor for Loon Reservation Service, 264 Main Street, Suite 12, PO Box 785, Lincoln, NH 03251-0785, and owner of 19 Maple Street (Map 118, Lot 069)

I. CALL TO ORDER by the Chairman of Planning Board (PB); announcement of excused absences, if any, and seating of alternates(s), if necessary.

Members Mark Ehrman and Steve Noseworthy, and Alternates Callum Grant and Paula Strickon were excused.

Alternate Deanne Chrystal was seated.

II. CONSIDERATION of meeting minutes from:

- **November 28, 2018**

Present: Chairman Jim Spanos, Vice Chair Joe Chenard, Selectmen's Representative O.J. Robinson, Stephen Noseworthy, and Paula Strickon, Alternate

Motion to approve revised minutes with one change on line 304: Robinson

Second: Chenard

All in favor: 4-0

Motion carries.

III. CONTINUING AND OTHER BUSINESS (Staff and Planning Board Member/Alternates):

None.

IV. NEW BUSINESS

A. Presentation re: how to address Town's obligation to provide opportunities for Workforce Housing.

Stephen Buckley, Esq., Attorney for the NH Municipal Association gave the Planning Board a presentation about the extent of the Town's legal obligation to provide opportunities for workforce housing.

The "Workforce Housing Statute" authorized under the "Innovative Land Use Controls" (RSA 674:21) is a way that the Planning Board might consider proposing that the Town Meeting adopt an "Inclusionary Zoning Ordinance", which would give the Planning Board authority to approve workforce housing in certain areas of the Town, and also the authority needed to relax zoning rules so the Town might be more accommodating to workforce housing.

674:21 Innovative Land Use Controls. –

IV. As used in this section:

(a) "Inclusionary zoning" means land use control regulations which provide a voluntary incentive or benefit to a property owner in order to induce the property owner to produce housing units which are affordable to persons or families of low and moderate income. Inclusionary zoning includes, but is not limited to, density bonuses, growth control exemptions, and a streamlined application process.

Attorney Buckley said his presentation would give the Planning Board a brief introduction to the four (4) state statutes governing workforce housing obligation in municipalities, covering RSA 674:58-674:61. (See Appendix A.) Attorney Buckley said he would also touch on definitions related to workforce housing and things the Planning Board should consider when looking to the future.

Historical Background:

Attorney Buckley said in 2008-2009, members of the state legislature desired to implement more specific obligations and standards for municipalities with regard to providing workforce housing. RSA 674:51-674:61 had a preamble, which included some important legislative objectives.

There seemed to be a serious lack of workforce housing in New Hampshire. In certain aspects of economy, the lack of housing is having a severe impact on businesses in certain areas. One such business had seven hundred (700) open positions that they could not fill due to the lack of housing.

Goals of Revised Statutes:

Attorney Buckley said RSA 670:58 gives a definition of what housing opportunities are supposed to exist. Municipalities are supposed to have the ability to allow workforce housing in most areas zoned for residential purposes in municipalities.

The workforce housing statute does not create statewide zoning in New Hampshire.

The definition of "workforce housing" is as follows:

"Workforce housing" means **housing which is intended for sale** and which is 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 as published annually by the United States Department of Housing and Urban Development.

"Workforce housing" also means **rental housing** which is 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 as published annually by the United States Department of Housing and Urban Development. Housing developments that exclude minor children from more than 20 percent of the units, or in which more than 50 percent of the dwelling units have fewer than two bedrooms, shall not constitute workforce housing for the purposes of this subdivision.

Attorney Buckley said these numbers are different for **rental housing**. The Workforce Housing Statute requires the housing to be affordable for those with no more than sixty percent (60%) of a median income for a three (3) person household. Based on the numbers for the Lincoln community in Grafton County, he calculated that the affordable purchase price for a four (4) person household **buying a home** would be two hundred sixty-nine thousand five hundred dollars (\$269,500). **Affordable monthly rent** for a three (3) person household would be one thousand seventy dollars (\$1,070). There is a prejudice and desire here to permit more **rental** workforce housing.

2018 WORKFORCE HOUSING PURCHASE AND RENT LIMITS, RSA 674:58-61

Ownership

100% of 2018 HUD Median Area Income Family of Four:

County Fair Market Rent Areas (Non-Metro):

Grafton County

Income: \$79,100

Estimated Maximum Affordable Purchase Price ¹: \$269,500

¹ Estimated Maximum price using 30% of income, 5% down payment, 30-year mortgage at 3.99%, 0.5 points, PMI, and estimated taxes and hazard insurance."

Renters

60% of 2018 HUD Median Area Income Adjusted for a Family of Three:

County Fair Market Rent Areas (Non-Metro):

Grafton County

Income: \$42,710

Estimated Maximum Affordable Monthly Rent²: \$1,070

² Estimated maximum gross monthly rental cost (rent + utilities), using 30% of income.

Attorney Buckley said there are certain procedures employed by municipalities to sabotage affordable workforce housing. Attorney Buckley discussed a couple of these, including a situation common in resort communities, where "Workforce Housing" is used for Airbnb or VRBO (Vacation Rentals by Owners) opportunities. The Town of Lincoln may need a line in

the Land Use Plan Ordinance (zoning ordinance) to prohibit this – Attorney Buckley said he would strongly recommend it. Many of the housing units formerly available for long term rental get converted into short term rentals and are no longer available as “workforce housing” units. Municipalities do not have a lot of authority over this right now.

Attorney Buckley said if the Town of Lincoln has already provided adequate housing stock, or its fair share of workforce housing in its region, that is a demonstration of compliance with the statute and the Town of Lincoln would not necessarily be obligated to provide additional opportunities for workforce housing.

Attorney Buckley explained how the State determines a municipality’s obligation to accept workforce housing. In this area, Lincoln’s Regional Planning Commission is the North Country Council, Inc. (NCC). Regional planning commissions are obligated under state statute RSA 36:47 to conduct a “Housing Needs Assessment” every five (5) years. The regional planning commission’s assessment looks at all of the regional need for all types of housing and make a judgment for all the communities in their area. They look at the workforce housing requirements as well. The last report from North Country Council came out in 2014.

Attorney Buckley pointed out that based on the Town of Lincoln’s particular assessment, Lincoln is one of the fastest growing communities in their region of NH, with a 20% increase since the last assessment. Also, the percentage of people living below the poverty level in Lincoln has increased by 20%. Both these statistics would suggest there is a greater need for affordable housing stock.

Attorney Buckley said one thing that was provided in the housing assessment was a series of strategies proposed by the NCC for assessing housing needs and actions that municipalities may want to take.

1. Planning Boards should review local ordinances for opportunities to increase housing choices. Reducing lot sizes, frontages and setbacks in more densely settled areas where water and sewer are available is one possible solution for housing shortages. Also, they should prioritize water and sewer service extensions.
2. Incorporate lot size average at a low density in rural areas to enable smaller lots. Think about eliminating minimum square footage requirements.
3. Identify restrictions needed to ensure safe accessory dwelling units vs. those restrictions that are not necessary
4. Identify lands suitable for multi-family housing units in your community.
5. Eliminate restricted definitions of households and types of residential development.

Buckley brought up a workforce housing mitigation from 2010 in Hooksett:

Attorney Buckley said a developer came to Hooksett looking to build single family workforce housing units on smaller lots. The density that the developer was proposing would have only allowed the developer half as many units as he wanted. The developer wanted the Planning Board to relax that regulation, under the provisions of RSA 16-A [“Workforce Housing” adopted 5/11/2010 as an “Innovative Land Use Control” under RSA 674:21] because it would allow him to build more units. The court determined that the zoning ordinance only allowed the Planning Board to relax the dimensions for rental multi-family workforce housing and not single-family units.

Attorney Buckley said he argued on behalf of the Town of Hooksett in the presentation to the Merrimack County Superior Court that the developer should have stated that his project was “Workforce Housing” in front of the Planning Board. It also happened that the developer’s price point for the proposed units was not even in the “affordable” range as required under the Workforce Housing Statute, so that the proposed project could not qualify as “Workforce Housing”. He was also able to prove that the Town of Hooksett was already providing the region’s reasonable fair share of workforce housing.

Regional Fair Share Calculation

To calculate the “regional fair share” of workforce housing the Town of Lincoln should provide, first the Planning Board should look at all the housing in the region, collectively called the “regional housing stock”. Then the Planning Board should determine the Town of Lincoln’s “affordability number” and look at how many of Lincoln’s total homes are classified as “affordable”.

Then the Planning Board should look at how many people in Lincoln’s region are spending 30% of their household income on housing. The Planning Board can derive this number from the American Community survey and US Census data. That calculation would tell the Planning Board the number of workforce housing units the Town of Lincoln needs.

From the number of workforce housing units Lincoln needs, how many homes in Lincoln are a percentage of that number?

The ultimate determination of Lincoln’s “regional fair share calculation” are derived from the numbers provided from the NH Housing Finance Authority on a regular basis, and the information from the census data and the American Community Survey. This will help the Planning Board make a judgment on Lincoln’s fair share of workforce housing. That is a good place to begin.

The Town of Lincoln’s “Region” is Grafton County. The drawback of being in the Grafton County region is that the southern part of Grafton County includes Hanover, Lebanon and Lyme which are relatively wealthy communities whereas the year-round residents in Lincoln are not wealthy.

Ultimately, the Planning Board may want to think about presenting a proposed zoning amendment; the proposed zoning amendment should include language that gives the Planning Board the ability to modify zoning requirements in certain areas of the Lincoln community.

Transient Workforce

Vice Chair Chenard said most of our “heavy needs for workforce housing” come at two (2) different points of the year. The predominate workforce is very transient. Many people in Lincoln’s tourist and service industry workforce come to Lincoln to work for five (5) months and then leave.

Attorney Buckley replied that maybe Lincoln’s workforce would be happy to stay in your community year-round but possibly can’t afford to stay all year. He encouraged Lincoln to work together with the other towns such as Littleton and Plymouth as well as far as workforce housing. Even with the transient nature of the workforce, he can see only benefits with affordable workforce housing in Town.

Although Attorney Buckley reviewed North Country Council, Inc.'s Regional Plan that includes "Workforce Housing" figures are required by law every five years, NCC's study did not identify specific numbers for the "Workforce Housing" in our region. But the Planning Board could engage a professional planner to do that for them and then make some judgments about how to proceed. Attorney Buckley said members of the Planning Board need to know what the need for workforce housing is. Attorney Buckley said he did read Lincoln's Master Plan, but the Master Plan did not go into great detail on the subject of Workforce Housing.

Attorney Buckley said he would advise not moving too quickly, because without enough information and solid statistics, the Town may not support any forward motion on Workforce Housing. Plan NH has a grant program called Municipal MTAG, where communities can apply to undertake a planning process to develop better housing in their community. He would recommend the Planning Board to see if the Town could raise a certain amount of money for planning and think about applying for this Municipal MTAG grant. The Town of Franconia has received one of these grants, as well as the Town of Littleton. The Planner hired by his Town cost about \$1,500-\$2,000, and it was money well spent.

Vice Chair Chenard asked if the Town of Lincoln could do a Workforce Housing program with Lincoln and Woodstock jointly. Attorney Buckley replied that it would make sense, however the Town of Lincoln's zoning ordinance has to be based on what the Town of Lincoln has and what will work in the Town of Lincoln, not Woodstock.

Robinson said that right now we have our general planning ordinance, which economically prohibits building apartments, as if they do not need to exist. Robinson brought up the Hampton Inn proposal. The future Hampton Inn proposed would have ninety (90) hotel units on it. If the applicant had instead wanted to build apartments, he would have only been able to build five (5) apartment dwelling units. Why is this, and how do we change the zoning requirements?

Chair Spanos said we have under-used structures that could be converted into "Workforce Housing" if the ordinance allowed it.

Robinson said if they had a Town Meeting vote right now for either a ninety (90) room hotel or a forty (40) unit apartment building, he believes that the Town would vote for the apartments. Attorney Buckley said he hopes that Robinson is right, but if they did not vote for the apartment building or workforce housing the residents of the Town would set themselves back as far as presenting any "Workforce Housing". More preparation and statistics might mitigate that.

The Planning Board discussed with Attorney Buckley a hypothetical situation regarding an applicant wanting to put a forty (40) unit apartment building on the property currently under consideration for a Hampton Inn. Density was the biggest issue with this situation. Buckley said that assuming multi-family units are allowed in Lincoln, a developer could go to the ZBA without you changing your ordinance at all, and he could get a variance. If they chose not to grant the variance, the developer may be able to go to Grafton County Superior Court and claim that the Town of Lincoln is not providing its fair share of the regional "workforce housing". This threat alone might prompt the ZBA to grant the variance right away.

What would probably have to happen is the developer would submit his application to the ZBA and say, "I can build multi-family housing in this zone, but I need a variance in dimensional requirements. Then I can meet the affordable price point for affordable housing." If the ZBA

granted the variance due to compelling public need, they would get more affordable housing and the developer could still make money.

Deanne Chrystal asked Attorney Buckley whether many NH towns have had these particular “Workforce Housing” studies done without litigation. Attorney Buckley said that the reports of “Workforce Housing Assessments” he has seen actually include numbers, specifically numbers for each region listed in red when the communities are in need of more “Workforce Housing”.

Attorney Buckley said partnering low- and high-income housing together in one “Workforce Housing” project has worked in some areas of the country, but Buckley is unsure if it would work in Lincoln. Density and land area are the one thing the Town has the most control over: setbacks, frontage, and height restriction are items where the Town can craft opportunities for affordable “Workforce Housing”.

Attorney Buckley said the *Britton v. Chester* case is a helpful resource for more information. RSA 674:58-61 codified the holdings in *Britton v. Chester* in 1991.

Susan Chenard asked whether the statistical “Workforce Housing” information is necessary for the ZBA to grant a variance as discussed, or if they can simply grant a variance because they think it is a good idea. Attorney Buckley replied that all the ZBA needs to do is find a hardship that exists, and see that if this variance is not granted, it will add to deficiency of workforce housing opportunities in the town. One opposing issue may be the abutters, arguing that their home value will go down with the addition of workforce housing.

After Attorney Buckley left, the Planning Board agreed they did want to pursue getting statistics for “Workforce Housing” in their area, possibly sharing the cost with other interested Towns.

- V. PUBLIC PARTICIPATION AND OTHER BUSINESS:** Public comment and opinion are welcome during this open session. However, comments and opinions related to development projects currently being reviewed by the Planning Board will be heard only during a scheduled public hearing when all interested parties have the opportunity to participate.

None.

VI. ADJOURNMENT

Motion to adjourn:

Second:

All in favor (6-0):

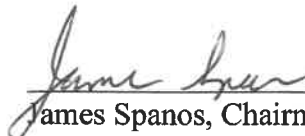
Motion carries.

Respectfully submitted,

Ellyn Franklin
Recorder

January 16, 2019

Date Approved:


James Spanos, Chairman

Appendix A

Workforce Housing

Section 674:58

674:58 Definitions. –

In this subdivision:

- I. "Affordable" means 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.
- II. "Multi-family housing" for the purpose of workforce housing developments, means a building or structure containing 5 or more dwelling units, each designed for occupancy by an individual household.
- III. "Reasonable and realistic opportunities for the development of workforce housing" means opportunities to develop economically viable workforce housing within the framework of a municipality's ordinances and regulations adopted pursuant to this chapter and consistent with RSA 672:1, III-e. The collective impact of all such ordinances and regulations on a proposal for the development of workforce housing shall be considered in determining whether opportunities for the development of workforce housing are reasonable and realistic. If the ordinances and regulations of a municipality make feasible the development of sufficient workforce housing to satisfy the municipality's obligation under RSA 674:59, and such development is not unduly inhibited by natural features, the municipality shall not be in violation of its obligation under RSA 674:59 by virtue of economic conditions beyond the control of the municipality that affect the economic viability of workforce housing development.
- IV. "Workforce housing" means housing which is intended for sale and which is 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 as published annually by the United States Department of Housing and Urban Development. "Workforce housing" also means rental housing which is 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 as published annually by the United States Department of Housing and Urban Development. Housing developments that exclude minor children from more than 20 percent of the units, or in which more than 50 percent of the dwelling units have fewer than two bedrooms, shall not constitute workforce housing for the purposes of this subdivision.

Source. 2008, 299:2, eff. Jan. 1, 2010.

Section 674:59

674:59 Workforce Housing Opportunities. –

- I. In every municipality that exercises the power to adopt land use ordinances and regulations, such ordinances and regulations shall provide reasonable and realistic opportunities for the development of workforce housing, including rental multi-family housing. In order to provide such opportunities, lot size and overall density requirements for workforce housing shall be

reasonable. A municipality that adopts land use ordinances and regulations 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. Such a municipality shall have the discretion to determine what land areas are appropriate to meet this obligation. This obligation may be satisfied by the adoption of inclusionary zoning as defined in RSA 674:21, IV(a). This paragraph shall not be construed to require a municipality to allow for the development of multifamily housing in a majority of its land zoned to permit residential uses.

II. A municipality shall not fulfill the requirements of this section by adopting voluntary inclusionary zoning provisions that rely on inducements that render workforce housing developments economically unviable.

III. A municipality's existing housing stock shall be taken into consideration in determining its compliance with this section. If a municipality's 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 with this subdivision and RSA 672:1, III-e.

IV. Paragraph I shall not be construed to require municipalities to allow workforce housing that does not meet reasonable standards or conditions of approval related to environmental protection, water supply, sanitary disposal, traffic safety, and fire and life safety protection.

Source. 2008, 299:2, eff. Jan. 1, 2010.

Section 674:60

674:60 Procedure. –

I. Any person who applies to a land use board for approval of a development that is intended to qualify as workforce housing under this subdivision shall file a written statement of such intent as part of the application. The failure to file such a statement shall constitute a waiver of the applicant's rights under RSA 674:61, but shall not preclude an appeal under other applicable laws. In any appeal where the applicant has failed to file the statement required by this paragraph, the applicant shall not be entitled to a judgment on appeal that allows construction of the proposed development, or otherwise permits the proposed workforce housing development to proceed despite its nonconformance with the municipality's ordinances or regulations.

II. If a land use board approves an application to develop workforce housing subject to conditions or restrictions, it shall notify the applicant in writing of such conditions and restrictions and give the applicant an opportunity to establish the cost of complying with the conditions and restrictions and the effect of compliance on the economic viability of the proposed development. The board's notice to the applicant of the conditions and restrictions shall constitute a conditional approval solely for the purpose of complying with the requirements of RSA 676:4, I(c)(1). It shall not constitute a final decision for any other purpose, including the commencement of any applicable appeal period.

III. Upon receiving notice of conditions and restrictions under paragraph II, the applicant may submit evidence to establish the cost of complying with the conditions and restrictions and the effect on economic viability within the period directed by the board, which shall not be less than 30 days.

(a) Upon receipt of such evidence from the applicant, the board shall allow the applicant to review the evidence at the board's next meeting for which 10 days' notice can be given, and shall

give written notice of the meeting to the applicant at least 10 days in advance. At such meeting, the board may also receive and consider evidence from other sources.

(b) The board may affirm, alter, or rescind any or all of the conditions or restrictions of approval after such meeting.

(c) Subject to subparagraph (d), the board shall not issue its final decision on the application before such meeting, unless the applicant fails to submit the required evidence within the period designated by the board, in which case it may issue its final decision any time after the expiration of the period.

(d) If an applicant notifies the board in writing at any time that the applicant accepts the conditions and restrictions of approval, the board may issue its final decision without further action under this paragraph.

IV. A municipality may require that an applicant record restrictive covenants acceptable to the land use board that the workforce housing may not be rented to or sold to any household whose income is greater than that specified in RSA 674:58, IV. The covenant shall be for the term specified in the regulations of the land use board. The municipality may adopt regulations to insure compliance with the covenants, which regulations may include requirements for the monitoring of the project by the municipality or by a suitable third-party agency qualified to carry out such requirements, including but not limited to requiring the production of annual income verification for renters and non-owner occupiers. The land use board may consider the existence of recorded covenants or income qualification and occupancy criteria as satisfying the purpose of this paragraph if such covenants or criteria are administered by a state or federal entity.

Source. 2008, 299:2. 2010, 150:1, eff. June 14, 2010.

Section 674:61

674:61 Appeals. –

I. Any person who has filed the written notice required by RSA 674:60, and whose application to develop workforce housing is denied or is approved with conditions or restrictions which have a substantial adverse effect on the viability of the proposed workforce housing development may appeal the municipal action to the superior court under RSA 677:4 or RSA 677:15 seeking permission to develop the proposed workforce housing. The petition to the court shall set forth how the denial is due to the municipality's failure to comply with the workforce housing requirements of RSA 674:59 or how the conditions or restrictions of approval otherwise violate such requirements.

II. A hearing on the merits of the appeal shall be held within 6 months of the date on which the action was filed unless counsel for the parties agree to a later date, or the court so orders for good cause. If the court determines that it will be unable to meet this requirement, at the request of either party it shall promptly appoint a referee to hear the appeal within 6 months. Referees shall be impartial, and shall be chosen on the basis of qualifications and experience in planning and zoning law.

III. In the event the decision of the court or referee grants the petitioner a judgment that allows construction of the proposed development or otherwise orders that the proposed development may proceed despite its nonconformance with local regulations, conditions, or restrictions, the court or referee shall direct the parties to negotiate in good faith over assurances that the project

will be maintained for the long term as workforce housing. The court or referee shall retain jurisdiction and upon motion of either party affirming that negotiations are deadlocked; the court or referee shall hold a further hearing on the appropriate term and form of use restrictions to be applied to the project.

Source. 2008, 299:2, eff. Jan. 1, 2010.

Appendix B

HOUSING NEEDS ASSESSMENT AND FAIR HOUSING EQUITY ASSESSMENT A PLAN FOR NEW HAMPSHIRE'S NORTH COUNTRY DECEMBER 2014

**STRATEGY – ENSURE THAT APPROPRIATE HOUSING CHOICES ARE AVAILABLE
FOR ALL AGES AND INCOME LEVELS**

NCC Role

- Assist planning boards in reviewing their local zoning ordinances for opportunities to increase housing choices, such as:
 - Reduce minimum lot sizes, frontage requirements and setbacks in more densely settled areas where water and sewer are available
 - Prioritize extensions of water and sewer service to those areas which will support expansion of the downtown or village area, while ensuring adequate capacity for infill and redevelopment
 - Incorporate lot size averaging in low density rural areas to enable smaller lots
 - Eliminate minimum square footage requirements for dwelling units
 - Identify restrictions needed to ensure safe accessory dwelling units vs. those restrictions that are not necessary
 - Identify land suitable for multifamily or multifamily housing
 - Eliminate restrictive definitions of households and types of residential development
- Prioritize technical assistance that will lead to an increase in the supply of housing in and adjacent to existing downtowns.
- When providing input on priorities for state and federal infrastructure or other community development funds, prioritize those that facilitate an increase in the supply of housing in and adjacent to existing downtowns.
- Consider the long-term benefits of partnering with a developer to redevelop tax lien property for low-moderate income housing in downtown areas.

Recommendations to State and Federal Policy Makers and Funders

- Consider the need to increase housing choices, including housing in existing downtowns and villages, when determining infrastructure and other community development funding priorities
- Administer programs in an integrated manner to reduce social isolation and segregation on the housing development level. For example, consider the benefits of mixed-age mixed-income apartment complexes.
- Ensure that the state's zoning enabling laws give municipal planning boards the flexibility necessary to offer the most appropriate housing choices for their communities.
- Continue the approach begun with the Federal Partnership for Sustainable Communities to ensure federal funds offered to municipalities further coherent local and regional plans.

- Continue tax credit programs that can be used for affordable housing and other community development projects, including Low Income Housing Tax Credit Program (LIHTC), New Markets Tax Credit Program, and NH Community Development Investment Program.
- Increase supportive services to those at high risk for homelessness, such as youth, veterans, and the mentally ill. Recommendations for Housing and Social Service Organizations
- Continue to focus on the region's downtowns when developing new housing units or rehabilitating existing buildings for housing.
- To the extent feasible, develop mixed-age mixed-income neighborhoods to reduce social isolation and segregation on the housing development level.
- Explore a "barn-raising" approach to help low-moderate income households increase accessibility. Tools for Communities
- Zoning can be used to encourage housing choices, including, e. g, accessory apartments; denser development in areas where smaller lots and water and sewer infrastructure lower the cost; creative living arrangements such as co-housing; new energy efficient manufactured or modular homes.
- Sharing a code enforcement officer with other communities helps keep the cost down while ensuring that flexibility in housing arrangements does not threaten health or safety.
- Capital improvement programming provides a systematic way for local leaders to evaluate proposed infrastructure improvements against a variety of local goals.
- Partnerships with housing organizations can lead to win-win situations such as redevelopment of tax delinquent properties, thereby increasing housing opportunities and neighboring property values.
- Community support for the efforts of owners and managers of subsidized housing to maintain rental properties in an attractive and efficient manner can help facilitate long-term availability.

STRATEGY - AFFIRMATIVELY FURTHER FAIR HOUSING

NCC Role

- Provide training to municipalities on fair housing laws.
- Advocate for zoning amendments that increase housing near areas of opportunity.
- Discourage minimum lot sizes that are larger than necessary to protect health and safety or further other master plan goals such as maintaining the working landscape.

Recommendations to State and Federal Policy Makers and Funders

- Consider the need to increase housing near areas of opportunity when determining infrastructure and other community development funding priorities.
- Promptly investigate and address as appropriate all fair housing complaints.

Fair Housing Resources for New Hampshire Communities On-line

- New Hampshire Legal Aid

- New Hampshire Legal Assistance
- New Hampshire Commission for Human Rights
- Governor's Commission on Disability
- New Hampshire Fair Housing Laws
- New Hampshire Landlord Tenant Law
- Attorney General's Office
- New Hampshire Board of Manufactured Housing
- U.S. Department of Housing and Urban Development