

SAINT ANSELM COLLEGE

CENTER FOR ETHICS IN BUSINESS AND GOVERNANCE

The Housing We Need: 24 Priority Recommendations

1. Amend local zoning ordinances and subdivision/site plan regulations to help promote/incentivize housing development.
2. Increase density allowance for housing development.
3. Remove incentives for age-restricted housing and/or provide the same incentives for workforce housing.
4. Increase the speed with which local boards review housing proposals.
5. Engage younger people to serve on local planning and zoning boards.
6. Conduct NH-based research that evaluates the benefits of housing to communities.
7. Develop a marketing campaign on the benefits of housing and the impact of regulation that links housing to economic growth, and that underscores the needs of different population sectors.
8. Create and share messaging that counters the myths associated with affordable housing.
9. Engage major business leaders to advocate for housing at the local level.
10. Engage leadership of higher education and student groups to advocate for workforce housing.
11. Require (and fund) training of local officials on housing issues.
12. Create a state-level housing appeals board as an alternative to court trials on local decisions.

13. Establish a standing committee or caucus on housing in the NH House and Senate.
14. Allow municipalities to require that a portion of new housing development must be affordable.
15. Legislatively mandate a maximum time for local boards to review housing proposals.
16. Audit municipal compliance with the workforce housing law and work with those that don't comply.
17. Pass legislation to establish a state-chartered real estate investment trust to finance housing development with private investor resources.
18. Restructure tax policy to assist with workforce housing development.
19. Fund the Affordable Housing Fund (AHF) at the level necessary to address the statewide shortage of workforce housing.
20. Increase or set aside a portion of the Real Estate Transfer Tax to fund AHF.
21. Provide additional funding for AHF through the NH State Lottery.
22. Exempt first-time homebuyers and affordable housing from the Real Estate Transfer Tax.
23. Establish incentives for employers to develop reduced-cost housing for their employees or to provide subsidies for employee housing.
24. Provide funding to regional planning commissions to conduct regional housing needs assessments, educate local officials, and to create messaging campaigns to promote findings.