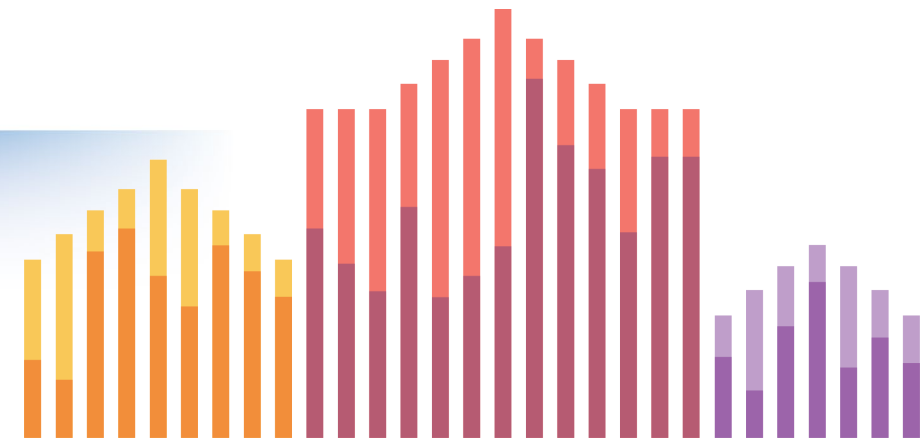


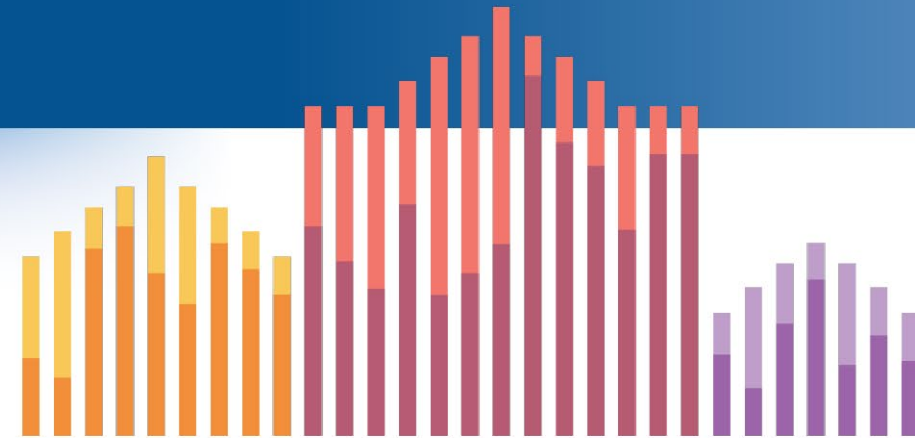
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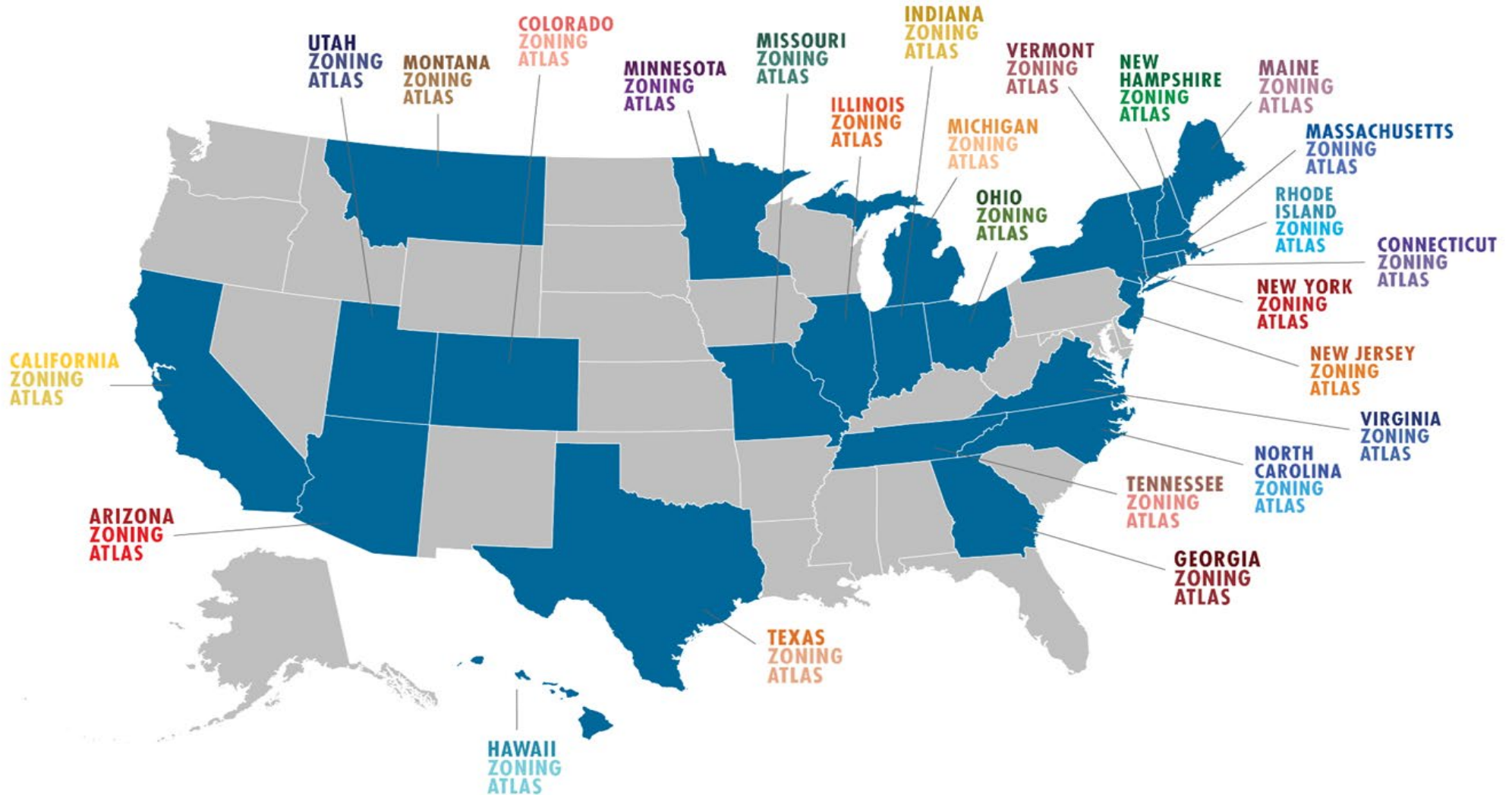
October 4, 2023



Trends in Use of the NH Zoning Atlas



NATIONAL ZONING ATLAS



NH LEADERSHIP TEAM



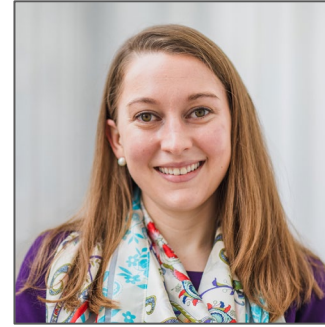
Max Latona

Director, NH Zoning Atlas,
Executive Director,
Center for Ethics in Society



Ben Frost

Deputy Executive Director,
Chief Legal Officer,
NH Housing



Emily Hamilton

Senior Research Fellow,
Director of Urbanity Project,
Mercatus Center



Noah Hodgetts

Principal Planner,
*NH Office of Planning
& Development*



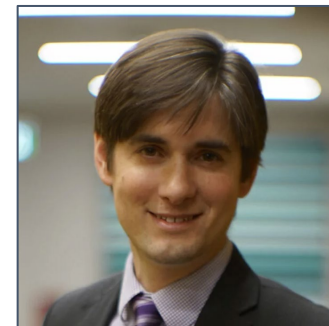
Rick Lederer-Barnes

GIS Specialist &
Environmental Planner,
Upstate GIS



Sarah Marchant

Chief of Staff and Vice-
President of ROC-NH,
Community Loan Fund



Jason Sorens

Senior Research Faculty,
*American Institute for
Economic Research*

ATLAS SCOPE

We collected data from over **23,000** pages of zoning, subdivision, & site plan review ordinances (& zoning maps) as of **June 1, 2022**.

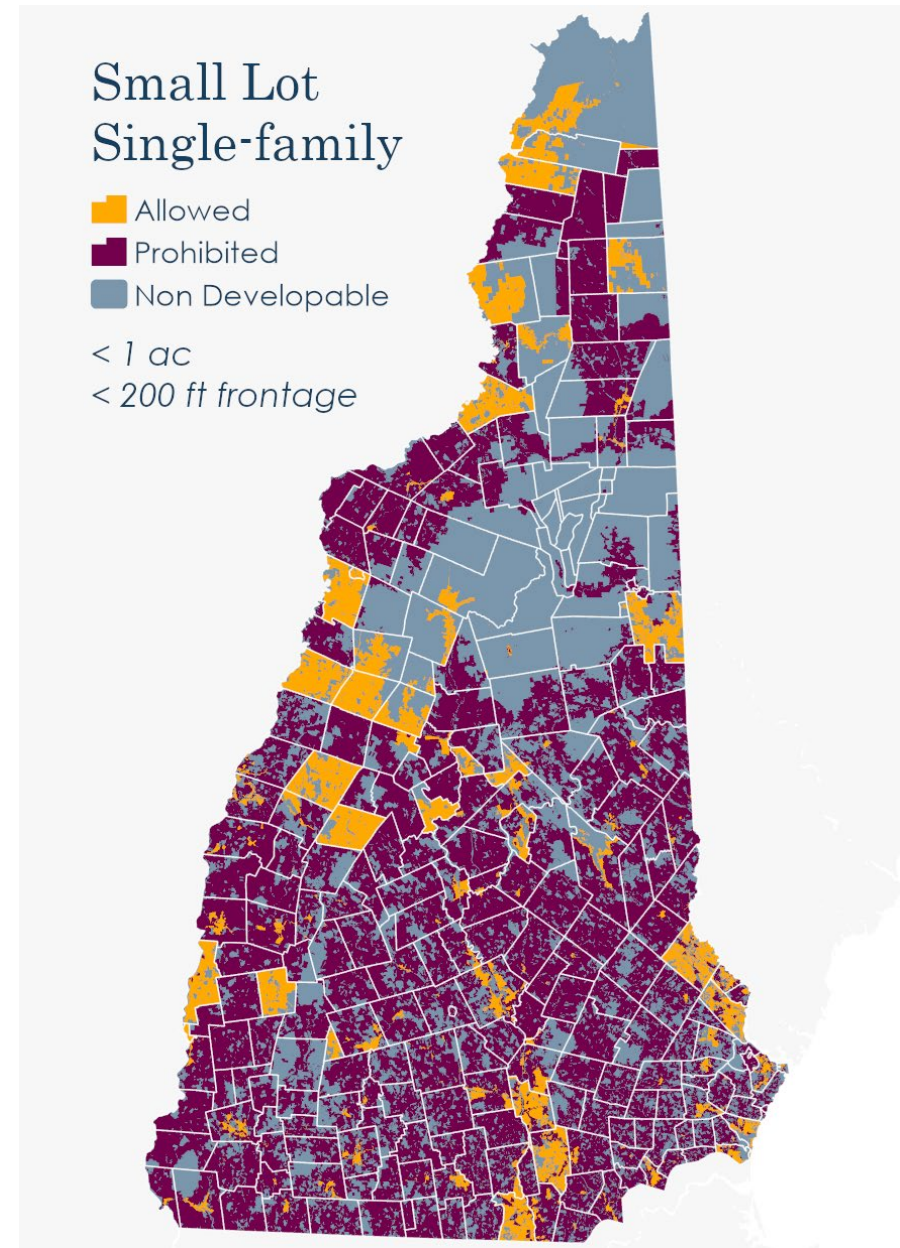
269 jurisdictions, **2139** districts

- Residential vs. non-residential
- **1-** to **5-**family, affordable, accessory dwelling units, manufactured housing
- Dimensional regulations including min. lot size, setback requirements, lot coverage and height restrictions, and more
- Parking requirements

FINDING #1

In NH, it is hard to find land to build small homes or starter homes in an economically viable way.

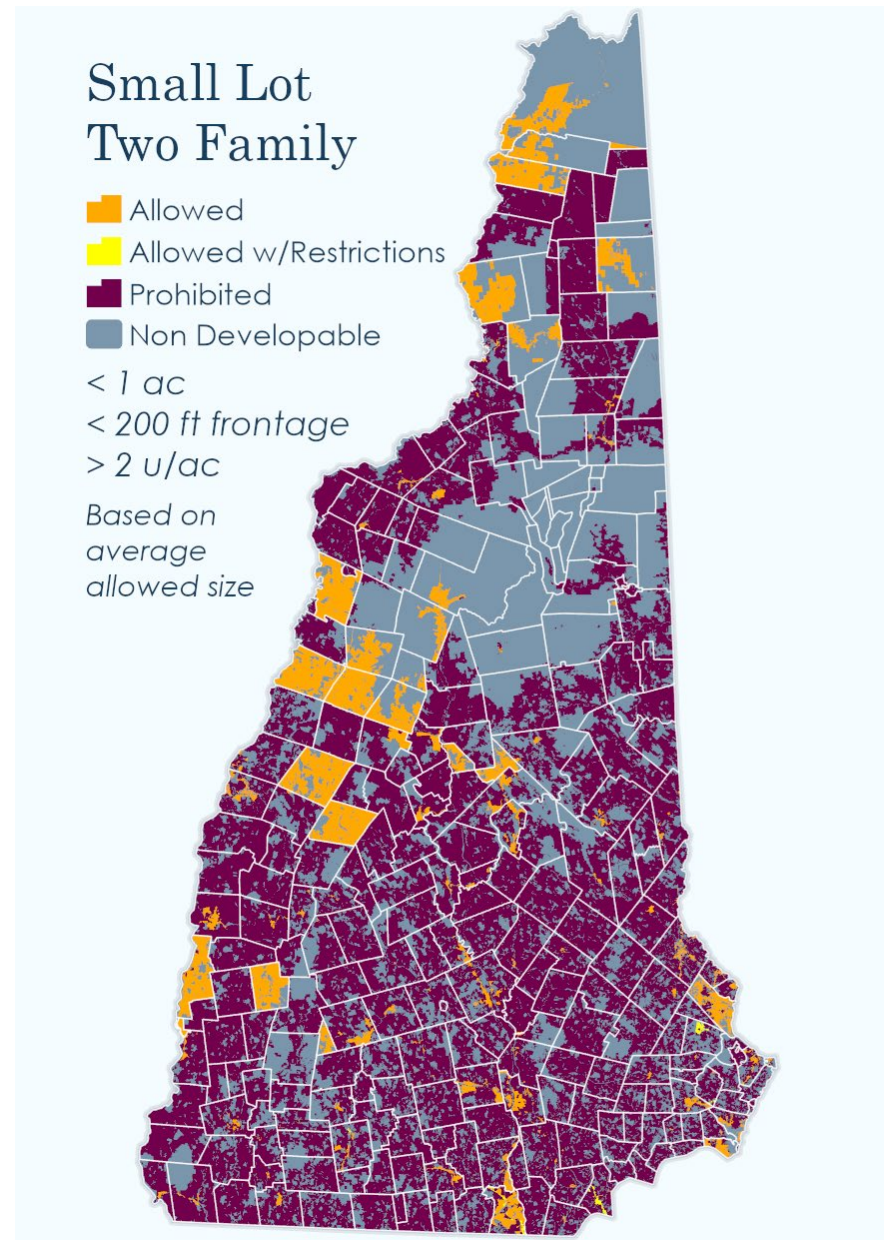
Most communities have prohibited single family homes on small lots over most or all of their territory.



FINDING #2

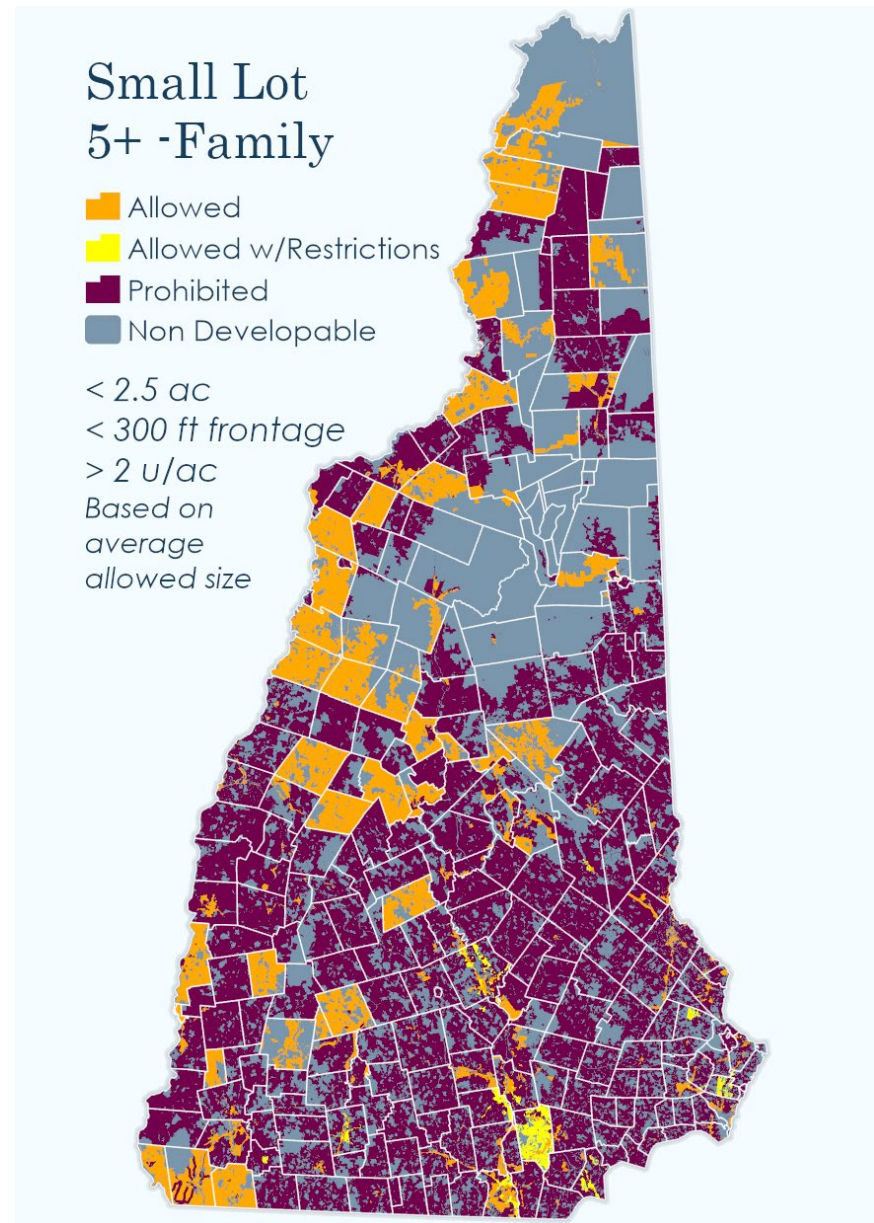
In New Hampshire, there is less area zoned for small lot two-family homes than there is for any other type of housing.

There are also 70 jurisdictions that do not allow two-family by right anywhere.



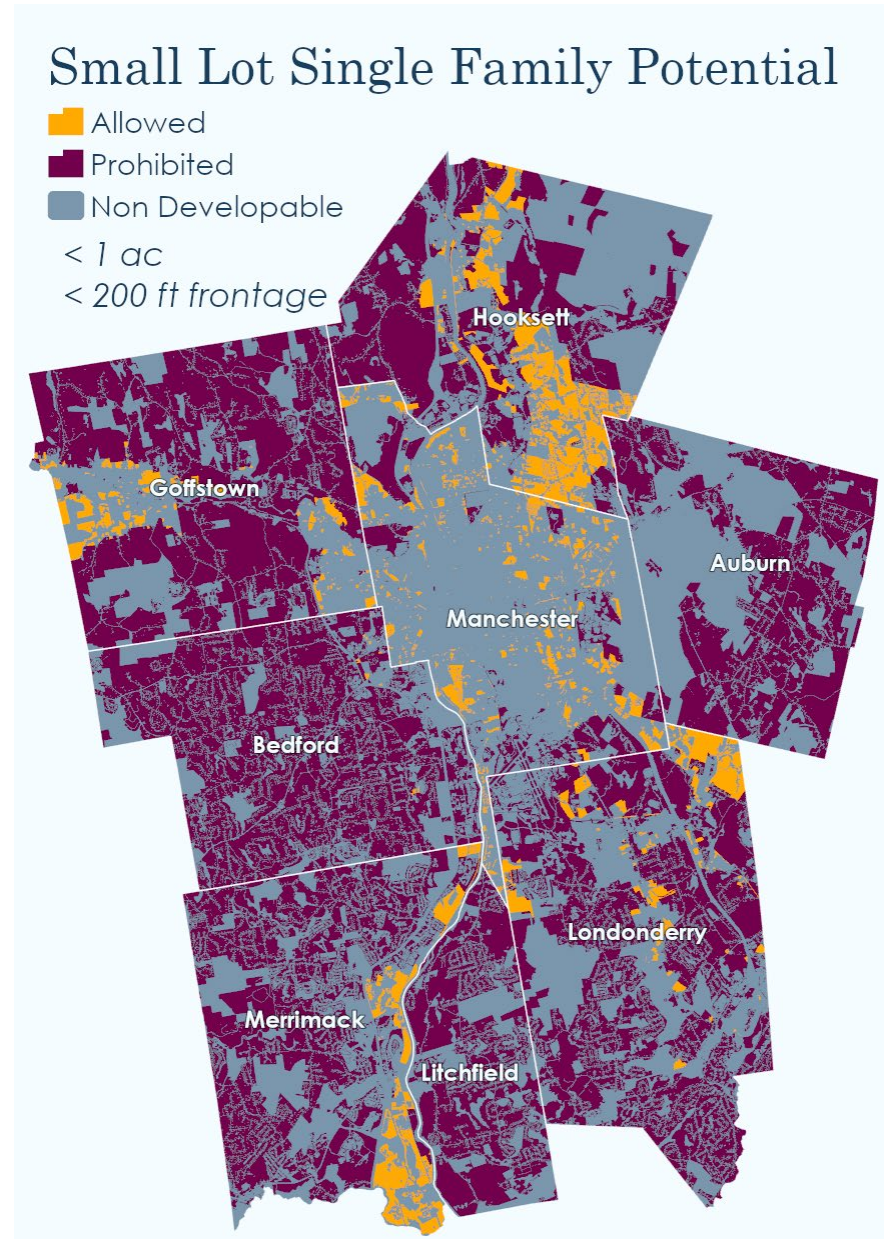
FINDING #3

Many of New Hampshire's communities, including those close to job markets, require larger lots for multifamily housing, thereby driving up the cost of these homes and making them unaffordable to residents.



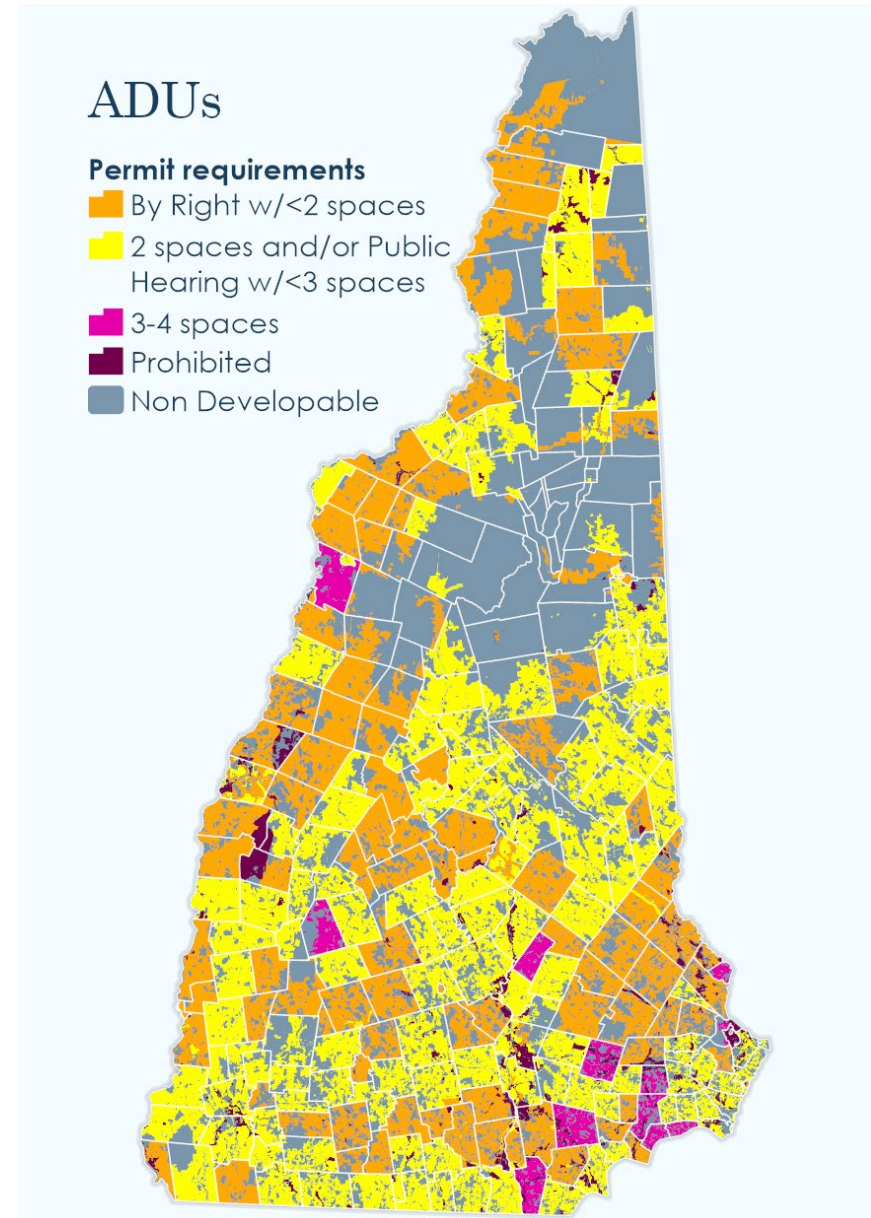
FINDING #4

An analysis of New Hampshire's largest metropolitan area (Manchester & contiguous communities) shows that once existing development and land use restrictions are taken into account, the percentage of by-right buildable small lots for single family homes shrinks from 21% to 7.8%.



FINDING #5

Under NH law communities are required to allow attached ADUs, but various local barriers remain and make them difficult for many homeowners to add.



FINDING #6

NH law requires communities to allow manufactured homes, but they can choose how to meet that requirement.

Manufactured homes on small lots and in parks are allowed on only 9.9% of developable land statewide.

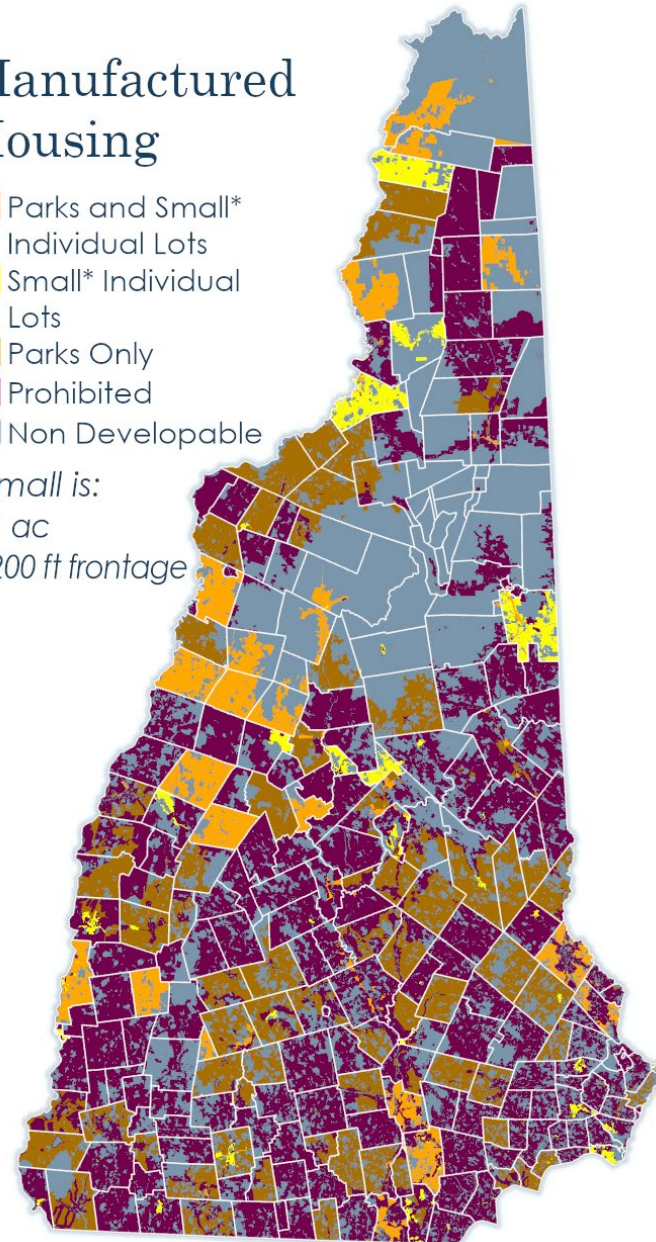
Manufactured Housing

-  Parks and Small* Individual Lots
-  Small* Individual Lots
-  Parks Only
-  Prohibited
-  Non Developable

*Small is:

< 1 ac

< 200 ft frontage



MAINTAINING MOMENTUM

Phase II Initiatives

- 2023 updates
- Public and legislative education
- Community dashboards
- Water and sewer
- Building permit review and analysis



NHZoningAtlas.org



NEW HAMPSHIRE
HOUSING

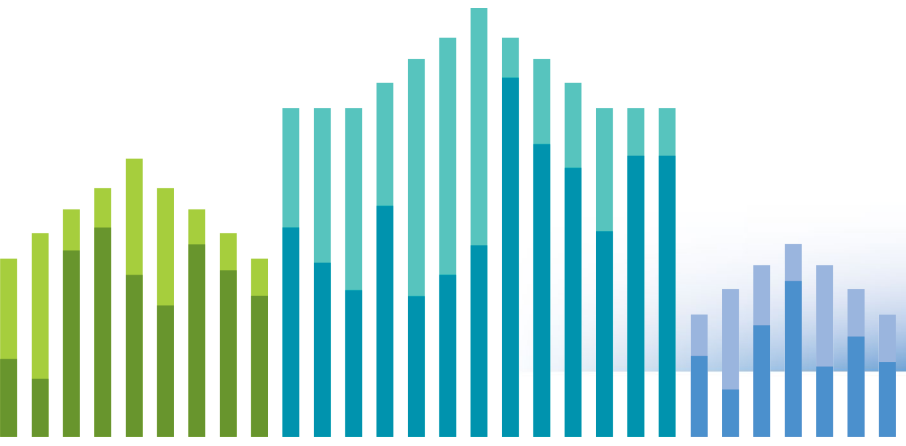
Housing Development & School Enrollment in NH Study

NHHousing.org





Housing Fact or Fiction: “What Is Workforce Housing?”



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