



ZONED OUT



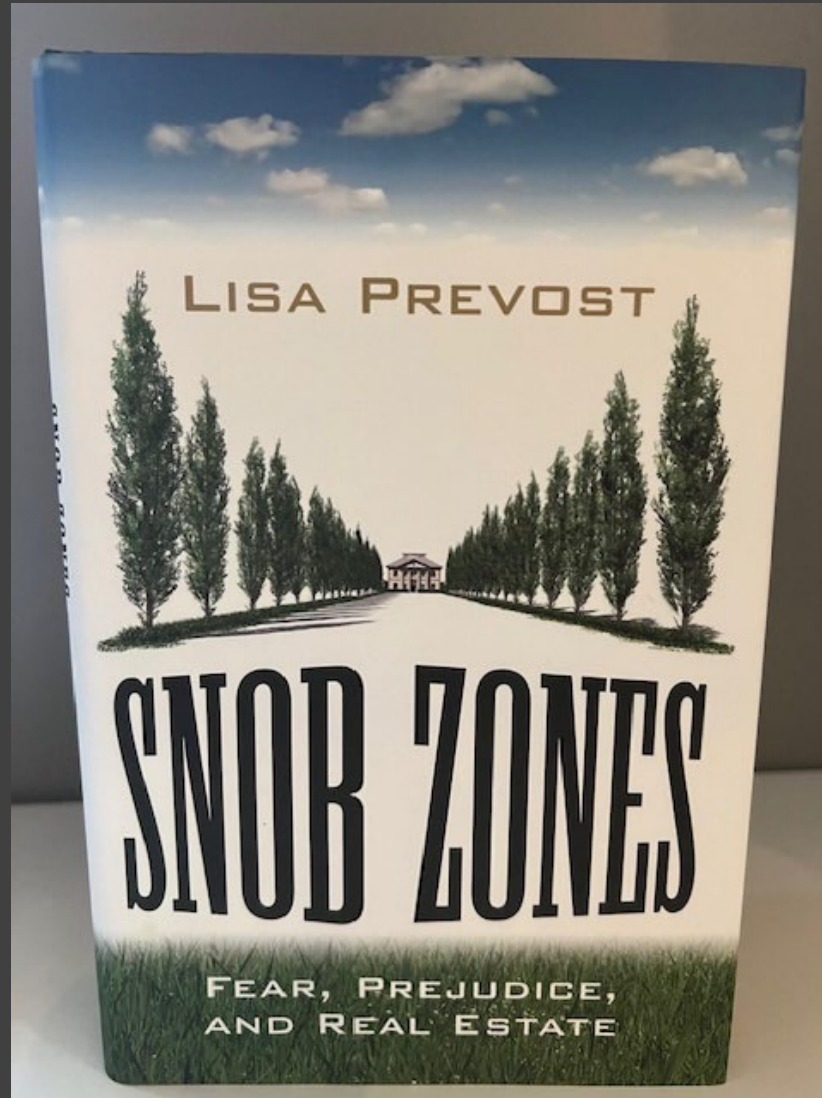
What Needs to
Change to Bring
Affordable
Housing to the
Granite State?



GROWING UP ON THE HEIGHTS

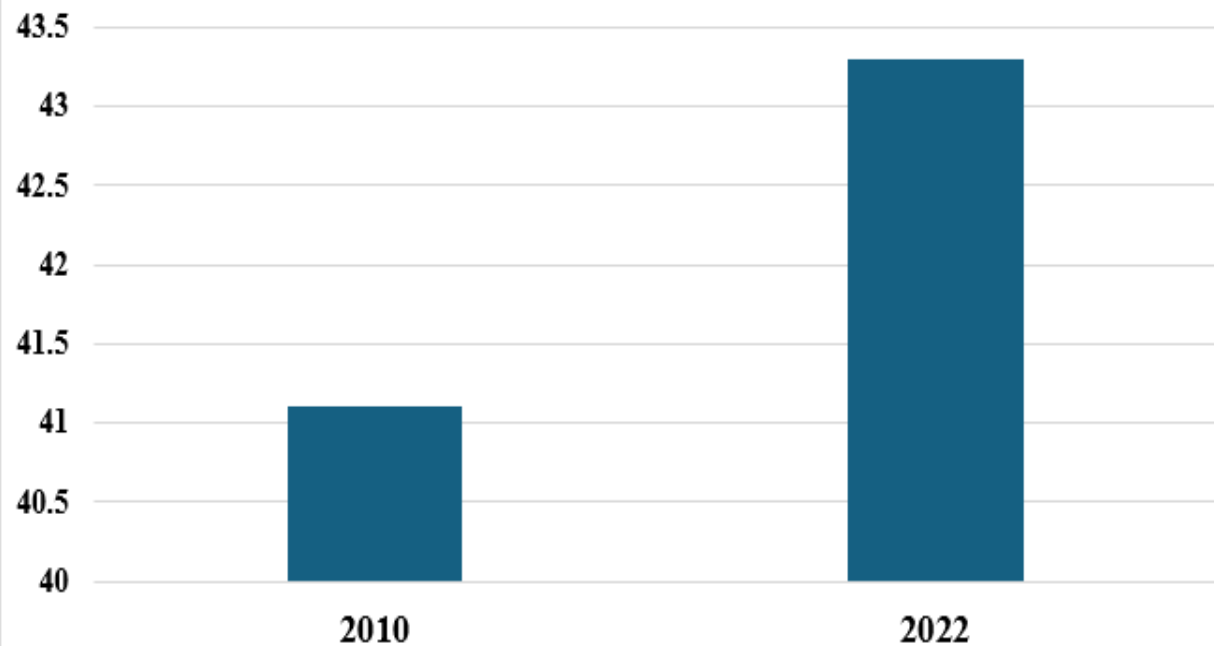
- 3-Bedroom Ranch
- One bathroom
- \$30,000
- Priceless!





THE SILVER TSUNAMI

Median Age in NH





*BRITTON V.
CHESTER, 1991*

“Municipalities are not isolated enclaves, far removed from the concerns of the area in which they are situated. As subdivisions of the State, they do not exist solely to serve their own residents, and their regulations should promote the **general welfare**, both within and without their boundaries.”

ZONING OBSTACLES TO AFFORDABLE HOUSING



LARGE MINIMUM LOT SIZES;
STRINGENT MAXIMUM LOT
COVERAGE; EXTENSIVE
FRONTAGE REQUIREMENTS,
INFLEXIBLE PARKING SPACE
REQUIREMENTS.



MINIMAL RESIDENTIAL LAND
ZONED FOR ANYTHING OTHER
THAN SINGLE-FAMILY HOMES.



ORDINANCES THAT APPEAR
TO INVITE AFFORDABLE
HOUSING BUT HAVE TOO
MANY CONDITIONS AND
REQUIREMENTS TO BE
EFFECTIVE.



ZERO DISTRICTS ZONED FOR
CONSTRUCTION OF NEW
MULTIFAMILY HOUSING!





OSSIPEE VILLAGE APARTMENTS



LIKE IT OR NOT, NIMBYISM IS THE NORM

**SAVE
WEED
STREET**

**STOP OVER SIZED
DEVELOPMENT**

**SAVE THE HISTORIC
★ 4th WARD ★**

PAID FOR BY GREENWICH PRESERVATION TRUST



WHO LIVES IN WORKFORCE HOUSING?

FOR-SALE HOUSING

Four-person HH earning no more than:
\$79,500 to \$115,100

Maximum sale price must be \$236,500
to \$335,000 to qualify as affordable

RENTAL HOUSING

Three-person HH earning up to:
\$42,930 to \$62,150

Maximum monthly rent must be \$1,070
to \$1,550 to qualify as affordable





THE COTTAGES AT BACK RIVER ROAD IN DOVER

44 homes

544 square feet each

1 BR plus a loft

Clustered on 4 of 7 acres

Developed by owners of Harmony
Homes Assisted Living, partly due to
their own workers' struggles finding
housing.

