**Proposed Amendment To**

**Create Workforce Housing Regulations**

**Background** Workforce Housing has been described as housing intended for middle-income people such as school teachers, firefighters, police officers, store clerks, wait staff, and other individuals and families with different needs and income levels. The types of housing can include starter homes, townhouses, condominiums, and apartments. In 2022 the NH Legislature amended RSA 674:17, IV. to require that “incentives established for housing for older persons shall be deemed applicable to workforce housing development”. In the spirit of that requirement, this amendment proposes to incorporate Workforce Housing regulations in the Town’s existing Senior Housing ordinance. It allows both uses in the same zones at the same density with the same building configurations. The primary differences would be different definitions of the two uses and slightly higher parking required for Workforce Housing. The amendments also propose allowing one, two, and three bedroom units for both Senior and Workforce Housing where only one and two bedroom units are currently allowed for Senior Housing.

ARTICLE 3, DEFINITIONS

**Workforce Housing** – Housing that is intended for sale and that is affordable to a household with an income of no more than one hundred percent (100%) of the median income for a four-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; also, rental housing that is affordable to a household with an income of no more than sixty percent (60%) of the median income for a three-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 (see similar definition in RSA 674:58, IV.)

ARTICLE 4, PERMITTED USES AND REGULATIONS

**4.2 Residential Uses**

|  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
|  |  | NRR | SFR | LR | IR | PC | RC | C | I |
| 4.2.1 | Boarding House | E | E | E | N | N | Y | N | N |
| 4.2.2 | Cluster Development | E | E | E | N | N | E | N | N |
| 4.2.3 | Manufactured Housing Park | Y | N | Y | N | N | N | N | N |
| 4.2.4 | Manufactured Housing Subdivision | Y | N | Y | N | N | N | N | N |
| 4.2.5 | Planned Unit Development | N | N | E | N | N | E | N | N |
| 4.2.6 | Single-Family Residence | Y | Y | Y | Y | E | Y | N | N |
| 4.2.7 | Two-Family Residence | Y | E | Y | E | E | Y | N | N |
| 4.2.8 | Multi-Family Development | N | N | E | N | N | E | N | N |
| 4.2.9 | Dormitory | N | N | N | N | E | E | E | N |
| 4.2.10 | Senior Housing/Workforce Housing | N | E | E | N | E | E | N | N |
| 4.2.11 | Short-Term Rental | C | C | C | C | C | C | N | N |

**4.7.2 Residential Uses**

(j) Senior Housing/Workforce Housing – Refer to Article 3, Definitions, for a definition definitions of Senior Housing and Workforce Housing, and Section 11.4.7, Senior Housing and Workforce Housing, for development regulations.

ARTICLE 11, SPECIAL EXCEPTIONS

§11.4 Specific Rules for Particular Special Exceptions

**11.4.7 Senior Housing and Workforce Housing**

(a) Authority and Purpose – It is declared to be in the public interest and for the general welfare of the Town of Gilford to permit the development of senior housing and workforce housing facilities specifically suited to address the special housing needs of seniors and middle-income individuals and families. It is the purpose of this section to establish provisions under which senior housing and workforce housing developments may be permitted.

(b) Application for Senior Housing and Workforce Housing Development – The applicant for a senior housing or workforce housing development shall receive approval of a special exception from the Board of Adjustment, and shall also receive site plan approval from the Planning Board. An applicant may request a joint meeting as provided for in Section 10.3.2, “Joint Meetings”.

(c) Dwelling Type and Density – Dwelling units may be in detached, semi-detached, and/or attached structures, consisting of one-family, two-family, and/or multi-family units. Senior housing and workforce housing developments may be developed with not more than fifteen (15) units per buildable acre in residential zones and not more than twenty-four (24) units per buildable acre in non-residential zones. Structures in residential zones may be developed with not more than twenty-eight (28) units per structure.

(d) Utilities – All utilities shall be underground.

(e) Access – All units shall be serviced by a private roadway internal to the site and shall not have direct driveway access from a public street.

(f) Layout & Design – All senior housing and workforce housing developments shall be architecturally designed, located, landscaped, and buffered in a manner that does not adversely alter the character of the neighborhood.

(g) Open Space/Recreation Facilities – Adequate open space and recreation facilities shall be provided on site consistent with the overall density proposed. Recreational amenities shall be provided for each senior housing and workforce housing development. Recreational amenities shall include a community room sized appropriately for the project, and such other amenities as are suitable and commensurate with the size and occupancy of the development.

(h) Unit Mix – All developments shall provide for a mixture of one- (1) and two- (2) bedroom units. Three- (3) bedroom units may also be allowed, up to a maximum of twenty-five percent (25%) of the total number of units in a development or one (1) unit, whichever is greater. The maximum number of bedrooms per unit shall be two (2) three (3). Workforce housing developments shall consist of no fewer than fifty percent (50%) two- (2) bedroom units.

(i) Parking for Senior Housing – A minimum of one and one tenth (1.1) parking spaces shall be provided for all one- (1) bedroom units and a minimum of one and three tenths (1.3) parking spaces shall be provided for all two- (2) bedroom units. In addition, one (1) parking space shall be provided and designated for maintenance vehicle parking per senior housing development.

(j) Parking for Workforce Housing – A minimum of one and one tenth (1.1) parking spaces shall be provided for all one- (1) bedroom units and a minimum of two and four tenths (2.4) parking spaces shall be provided for all two- (2) and three- (3) bedroom units. In addition, one (1) parking space shall be provided and designated for maintenance vehicle parking per workforce housing development.

(jk) Fire Protection – All units shall meet all state and local life safety and fire code requirements.

(kl) Lot Coverage – No senior housing or workforce housing development shall exceed the lot coverage typically allowed in the zone.

(lm) Lot Frontage – All lots proposed to support a senior housing or workforce housing development shall have a minimum of fifty (50) feet of frontage on, or a minimum of a fifty (50) foot wide right-of-way on a town- or state-maintained road.

(mn) Setbacks – In the SFR and LR zones, all lots proposed for senior housing or workforce housing shall maintain setbacks of fifty (50) feet from all property lines.

(no) Development Size – The minimum area of a senior housing or workforce housing development in a residential zone shall be three (3) gross acres and the maximum area shall be ten (10) gross acres.

(op) Permitted Uses – The uses permitted and permitted by special exception in a senior housing or workforce housing development are the same as those allowed elsewhere in the same zone as regulated by Article 4.

(pq) Conflicting Regulations – To the extent that the specific requirements of this section are inconsistent or at variance with any other requirements contained within the ordinances of the Town of Gilford, the requirements imposed herein shall govern and control senior housing and workforce housing developments.

Yellow highlighted text is proposed new wording.

~~Strikeout text~~ is existing wording proposed to be deleted.