



**Meeting Minutes
Work Session
North Hampton Planning Board
Tuesday, October 17, 2023 at 6:30pm
Town Hall, 231 Atlantic Avenue**

These minutes were prepared as a reasonable summary of the essential content of this meeting, not as a transcription.

In attendance: Phil Wilson, Chair; Rob Omberg, Vice Chair; Members Nancy Monaghan, Shep Kroner, and Jim Maggiore, Select Board Representative; Alternate Member John Sillay; Jennifer Rowden, RPC Circuit Rider; and Rick Milner, Recording Secretary.

Vice Chair Omberg called the meeting to order at 6:31pm.
Mr. Sillay seated for Mr. Etela.

I. New Business

1. Consideration of Planning Board member vacancy appointment.

Mr. Omberg informed the Board that Lauri Etela resigned from the Planning Board after several years of dedicated volunteer service to the Town of North Hampton on multiple boards and committees. Mr. Omberg asked the Board members for suggestions on how to fill the member vacancy.

Mr. Wilson suggested that Alternate Member John Sillay be appointed to fill the vacant member position. Mr. Sillay has been an active participant in many Planning Board matters since he became an alternate member. His recent experience will be beneficial to the Board.

Mr. Wilson moved that the Planning Board appoint John Sillay to fill the vacant Planning Board regular member position until the next Town Election in March 2024. Second by Mr. Kroner. The vote was 5-0-1 in favor of the motion with Mr. Sillay abstaining.

2. Review of proposed Master Plan Housing Chapter.

Mr. Wilson presented the proposed Master Plan Housing Chapter revised draft created by the Long Range Planning Committee. The goal of the committee was to create a framework for providing reasonable and realistic opportunities for affordable and workforce housing in the Town of North Hampton above and beyond the existing opportunities provided by the Inclusionary Housing section of the zoning ordinance. During its review of applicable housing data, the committee identified a need for senior age housing due to the increase in the number of senior age people living in the area.

Mr. Wilson explained that recent surveys indicated that residents desired to maintain the rural and traditional New England heritage character of the community and protect the Town's water resources contained within the aquifers, wetlands, and streams. Another goal of the proposed housing chapter revisions is to create a plan for monitoring the changing economic climate and housing market and facilitate adjustments that satisfy both the changing market and the desires of the Town's residents.

The Board discussed the data and goals included in the housing chapter draft document. Minor edits were made to the document. The proposed language is attached as Appendix A to these minutes.

Ms. Monaghan moved that the Planning Board schedule a public hearing at the November 21, 2023 Planning Board meeting to consider the adoption of the proposed Master Plan Housing Chapter as amended at the October 17, 2023 work session. Second by Mr. Wilson. The vote was unanimous in favor of the motion (6-0).

3. Review of proposed Accessory Dwelling Unit zoning ordinance amendment language.

Ms. Monaghan presented suggested revisions to the Accessory Dwelling Unit section of the zoning ordinance. The revised language allows pre-1940, antique barns to be eligible for the addition of an accessory dwelling unit if the barn is not attached, as defined by the zoning ordinance, but is connected to the primary dwelling and retains its traditional New England style architecture. The goal of the revised language is to preserve traditional New England barn architecture and provide an opportunity for additional housing opportunities.

Ms. Rowden suggested that language be added to the Master Plan Historic Resources Chapter which supports the pre-1940 style architecture language in the proposed ADU zoning ordinance amendment.

Mr. Kroner suggested that Board members review the implications of the language more thoroughly before scheduling a public hearing to adopt the language. The Board came to a consensus without objection to place the matter on the November 21 work session agenda for further consideration.

II. Other Business

1. Review of 2024 Planning Board meeting calendar.

Mr. Milner presented the Planning Board meeting schedule for 2024. The Board came to a consensus without objection to accept the 2024 Planning Board meeting schedule as presented.

2. Committee Updates.

a. Long Range Planning (LRP) – No report.

b. Application Review Committee (ARC) – No report.

c. Rules of Procedure/Regulations – No report.

d. RPC Commissioner – No report.

e. Select Board – Mr. Maggiore informed the Board regarding progress made on the construction of the new Town Facility building and the FY2024-2025 operating budget.

h. RPC Circuit Rider – Ms. Rowden stated that the revisions to the floodplain management ordinance will be presented at the November 21 work session.

i. Planning and Zoning Administrator – Mr. Milner informed the Board about upcoming applications.

3. Minutes.

Mr. Omberg presented the Planning Board September 5, September 19, and October 3, 2023 meeting minutes.

Mr. Kroner moved that the Planning Board accept the minutes of the September 5, September 19, and October 3, 2023 Planning Board meetings as written. Second by Mr. Wilson. The vote was 5-0-1 in favor of the motion with Mr. Sillay abstaining.

The meeting was adjourned at 7:41 pm without objection.

Respectfully submitted,
Rick Milner, Recording Secretary

Housing Master Plan Chapter

Town of North Hampton – DRAFT 10/03/2023

Vision Statement

affordable and workforce

The Town of North Hampton will preserve its rural New England character and heritage while providing opportunities for development of low cost housing and age restricted housing for senior citizens. As North Hampton's housing market is unsettled by economic and post-pandemic factors, as is the housing market nationwide, the Town will monitor the economic climate carefully and let market conditions guide the market-rate housing opportunities.

Summary

The Town recognizes:

- Its legal and moral responsibility to provide affordable and workforce housing.
- Its responsibility to provide opportunities for senior housing.
- Its responsibility to protect natural resources – particularly the Town's water supply – for generations to come.
- Residents' strong desire to retain rural characteristics of the Town.

Efforts to change land-use ordinances and regulations affecting housing, therefore, will focus on:

- Providing opportunities for affordable and workforce housing that will ensure North Hampton meets its fair share responsibility.
- Providing opportunities for age-appropriate housing for older adults to downsize and remain in the community.
- Providing opportunities for re-using historic houses and barns for more housing options that help preserve the Town's heritage.

Introduction

This housing chapter for the Town of North Hampton describes the plan the Town will implement to ensure compliance with state and federal laws and regulations applicable to housing needs while also ensuring the Town retains characteristics that residents desire. Under state law North Hampton is obligated to provide reasonable and realistic opportunities for developing affordable and workforce housing. The Town must also aim at providing its fair share of such housing. Federal regulations prescribe income limits and housing attributes, including pricing, that define housing that qualifies as affordable or workforce housing.

North Hampton faces challenges in crafting land-use planning tools to provide requisite and reasonable means for developing affordable and workforce housing. These factors include increasing demand for housing, rising housing prices, a statewide labor shortage exacerbated by the tight housing market, and a highly volatile economic environment following disruption that persists from the COVID pandemic.

People are exiting high-cost, high-tax cities and states to move to highly desirable locations in New Hampshire, including North Hampton. The 2023 Regional Housing Needs Assessment ("RHNA") emphasizes the effect of the pandemic on home prices: Between 2019 and 2022 the median home sale price in the Rockingham Planning Commission's region increased from \$370,000 to \$527,000, a 42% increase. See Appendix A and B for housing statistics and demographic data from the RHNA for North Hampton, the region and the state.

For these reasons, the Town will set aside consideration of market rate housing issues for discussion when the housing market is more stable. Instead, all efforts will focus on affordable, workforce, and senior housing needs.

This unstable market renders it imprudent to make substantial, long-range land-use planning decisions about housing. Even in stable times, demand for housing on or very near the Seacoast typically exceeds supply and thus drives up prices for all types of housing. Therefore, predicting the gap between supply and demand for any type of housing in North Hampton over the next 15 years is impossible.

Focus on the retiree and elderly populations reflects a more specific problem. The numbers of older residents continue to increase while downsizing or assisted living options for them are not keeping pace. Their downsizing could provide more housing options for younger families if attractive options for older residents to move out of their current residences are readily available. In 2020, 26% of households in North Hampton had children under the age of 18 and 30% of residents in North Hampton were over 65 years old.

The Town's planning challenge, therefore, is to identify ways to amend current zoning ordinances, subdivision regulations and site plan regulations to permit use of available land:

- 1) To provide reasonable and realistic opportunities for affordable or workforce housing development and
- 2) to provide opportunities to develop retiree and elderly housing and assisted living facilities.

This plan must chart a course for meeting this challenge that protects the Town's natural resources and maintains its rural New England character and heritage. These are fundamental principles of the Master Plan's overarching vision statement. In several surveys over many years the Town's residents have consistently and overwhelmingly expressed the desire to preserve North Hampton's identity, and they have consistently supported these principles financially and at the polls.

Little Boar's Head Precinct, which by statute is responsible for adopting its own master plan, is not included in the Master Plan for the Town of North Hampton or in this chapter. See Appendix C for detail about the key housing laws and documents.

Key Considerations & Implications for Housing

Environmental factors essential for sustainable development:

- Most importantly, water resources -- especially aquifers -- that supply potable water for North Hampton and neighboring towns in the region.
- Wetlands and waterways that are critical for managing stormwater and storm surges, for providing aquatic habitat for flora and fauna, and for supporting aquifer recharge.
- Unfragmented open spaces that provide habitat for wildlife, educational and recreational opportunities for the public, and aesthetic value.

Rural characteristics that are important to residents:

- Forests; antique barns, farms, and pastures; and antique stone walls.
- Historic public buildings and antique houses.

Regional needs for affordable and workforce housing:

- The RHNA projects a deficit in affordable and workforce housing development in the region and in North Hampton and over the next two decades.
- The Town is obligated to provide its fair share of affordable and workforce housing.

An aging population that needs age-appropriate housing options:

- North Hampton now has an average age of 50.2, up from 43 in 2010.
- In the region the Town is the fifth oldest community.

Goals & Actions

Goal 1. Define a process for developing and submitting for adoption at the 2025 Town election proposals for land-use ordinance amendments that provide additional reasonable and realistic opportunities for developing affordable and workforce housing.

- a. Research available options for lowering housing development costs.
- b. Consider options and combinations of options that achieve the Town's goals.
- c. Analyze potential approaches to addressing the needs and identify pros and cons of each.
- d. Develop proposals for the Legislative Body to consider for adoption in 2025 or for the Planning Board to adopt as amendments to the site plan or subdivision regulations.
- e. Place the preferred Zoning Ordinance amendment options on the Official Ballot.

Goal 2. Define a process for developing and submitting for adoption at the 2025 Town election proposals for land-use ordinance amendments that provide additional opportunities for developing elderly and assisted-living housing options.

- a. Research available options for siting and permitting elderly and assisted-living facilities.
- b. Identify impediments to developing age-appropriate facilities in Town.
- c. Analyze options and potential approaches for addressing the needs and eliminating impediments.
- d. Develop Zoning Ordinance amendment proposals for the Legislative Body to consider for adoption in 2025 or amendments to the site plan or subdivision regulations for the Planning Board to adopt.
- e. Place the preferred Zoning Ordinance amendment options on the Official Ballot.

Goal 3. Define and adopt a plan for monitoring the economy and the housing market in North Hampton to facilitate adjustments appropriate for changing conditions.

- a. Identify relevant data to track.
- b. Establish a process for collecting and analyzing those data.
- c. Review the analysis quarterly.
- d. If necessary, develop proposals to respond to changes and present them to the appropriate body for adoption.

Town of North Hampton
Housing Master Plan Chapter

Appendix A – Root Policy Research Fair Share Production Model 2022

From Rockingham Planning Commission's Regional Housing Needs Assessment (2023)

Root Policy Research, Fair Share Production Model, Fair Share Tables, 2022

Analysis conducted for Rockingham Planning Commission in collaboration with the NH Office of Planning and Development -

Town	Owner Units 2025				Owner Units 2030				Owner Units 2035				Owner Units 2040				Owner Units 2040											
	Total Units 2025	Owner Units 2025	100 % AMI	Renter Units Below 60 % AMI	Total Units 2030	Owner Units 2030	100 % AMI	Renter Units Below 60 % AMI	Total Units 2035	Owner Units 2035	100 % AMI	Renter Units Below 60 % AMI	Total Units 2040	Owner Units 2040	100 % AMI	Renter Units Below 60 % AMI	Total Units 2040	Owner Units 2040	100 % AMI	Renter Units Below 60 % AMI								
Atkinson town	158	108	49	59	199	91	108	93	24	69	382	259	118	141	123	32	91	432	291	133	158	141	37	104				
Brentwood town	108	74	20	53	34	6	29	198	135	37	98	64	10	53	260	176	48	127	84	14	70	294	197	54	143	97	16	81
Danville town	95	65	32	33	30	11	19	175	119	59	60	56	21	34	229	156	77	78	74	28	46	259	174	87	88	85	32	52
East Kingston town	51	35	17	18	16	6	10	94	64	31	33	30	12	18	123	83	40	43	40	15	24	139	94	45	48	46	18	28
Exeter town	196	134	53	80	62	22	41	360	245	98	147	115	40	75	471	318	128	191	153	53	99	533	357	143	214	176	61	115
Fremont town	472	322	127	195	150	44	106	867	589	233	356	278	82	196	1,135	766	304	463	368	109	260	1,284	860	341	519	424	124	299
Greenland town	100	68	29	39	32	8	23	183	125	54	71	58	15	43	240	163	70	93	77	20	57	271	182	78	104	89	23	66
Hamstead town	109	74	24	50	35	5	30	200	136	45	91	64	9	55	262	177	58	119	85	13	72	297	199	65	134	98	14	83
Hampton Falls town	202	138	61	77	64	28	36	372	253	113	141	119	53	66	488	330	147	184	157	70	87	551	371	165	206	180	80	100
Hampton town	51	35	13	22	16	2	15	94	64	24	40	30	3	27	124	84	32	52	40	4	36	140	94	36	59	46	5	41
Kensington town	571	389	147	242	183	43	140	1,049	712	270	442	338	79	258	1,372	925	352	573	447	105	342	1,552	1,038	395	643	515	121	394
Kingston town	45	31	14	17	14	4	10	83	56	26	30	26	8	18	108	74	34	40	35	10	24	123	83	38	45	40	12	28
New Castle town	138	94	50	44	44	25	19	253	173	93	80	81	45	35	332	225	121	104	107	60	47	376	253	136	117	123	69	54
Newfields town	32	22	7	14	10	1	9	58	39	13	26	19	3	16	76	51	17	34	25	3	21	86	58	19	39	28	4	24
Newington town	45	31	8	23	14	2	12	82	56	14	42	26	3	23	108	73	19	54	35	4	30	122	82	21	61	40	5	35
Newton town	23	16	5	11	7	1	7	42	29	9	19	14	2	12	55	37	12	25	18	2	16	63	42	14	28	21	2	18
North Hampton town	106	72	27	45	33	11	23	194	132	50	83	62	20	42	254	173	65	108	82	26	56	288	194	72	121	94	30	64
Plaistow town	131	89	33	56	42	10	31	240	163	60	103	77	19	58	314	212	78	134	102	25	77	356	238	88	151	117	29	88
Portsmouth city	172	118	59	58	55	17	38	317	216	109	107	101	31	70	415	282	142	139	134	42	92	470	316	160	156	154	48	106
Raymond town	680	463	159	304	217	52	165	1,250	849	292	556	401	96	306	1,635	1,104	381	723	531	127	404	1,850	1,239	427	811	611	146	466
Rye town	191	131	80	51	60	28	32	352	240	147	93	111	52	59	462	314	192	122	148	69	79	522	353	216	137	169	79	90
Salem town	175	119	40	79	56	16	40	321	218	73	145	103	29	74	420	284	95	189	137	38	98	476	318	107	212	157	44	114
Sandown town	933	636	294	341	297	72	225	1,714	1,165	539	625	549	134	415	2,243	1,516	702	814	727	178	549	2,537	1,701	788	913	836	203	633
Seabrook town	137	94	40	54	43	22	22	252	171	73	98	80	40	40	330	224	95	128	106	54	53	373	251	107	144	122	62	61
South Hampton town	207	141	77	63	66	19	47	380	258	142	116	121	35	87	497	336	185	151	161	46	115	562	378	208	170	185	53	132
Stratham town	19	13	5	8	6	3	3	35	24	9	15	11	5	6	46	31	12	20	15	7	8	52	35	13	22	17	8	9
Total	5,351	3,649	1,522	2,127	1,702	485	1,217	9,834	6,685	2,790	3,895	3,149	899	2,250	12,875	8,704	3,637	5,068	4,170	1,193	2,977	14,563	9,769	4,081	5,688	4,794	1,365	3,429

*AMI is the Area Median Income

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This Regional Housing Needs Assessment and the methodology by Root Policy Research that resulted in the fair share table in Appendix E does not break out the current municipal fair share of regional need for workforce housing and therefore shouldn't be relied on for current compliance with the state's Workforce Housing Law, RSA 674:58 – 61. For a municipality to demonstrate that its existing housing stock supplies its current fair share of regional need for workforce housing would require an analysis at the municipal level undertaken separately from this assessment. Specifically, RSA 674:59, III states, "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".

Appendix B – Key Housing and Demographic Data

The following information is a summary of key statistics and information from state, regional and local planning documents and studies that address housing and housing related issues. Information regarding housing needs will continue to change overtime North Hampton will need to consider updates to housing and demographic data, land use, and housing laws when making decisions that impact existing and future residential development.

*Unless otherwise noted the North Hampton data excludes Little Boar's Head Village District.

Data Category	Metric	North Hampton	RPC Region	State of NH
Demographic	Total Population (2020)	4,538	19,8870	1,377,529
	change since 2010	237	10349	61,069
	Average Age (2020)	50.2 Years	47 Years	44
	change since 2015	1.2	1.4	1.17
	change since 2010	7.7	3.8	3.23
	Population Over 65 (2020)	1,373	5,3878	245,142
	change since 2015	548	22183	43,178
	change since 2010	707	27745	74,811
	Population Under 18 (2020)	872	36,043	257,731
	change since 2015	25	-2373	-13,949
	change since 2010	-120	-6268	-38,221
	# Minors per Household	0.46	0.45	256876
	change since 2015	-0.03	-0.03	-13789
	change since 2010	-0.12	-0.11	-38253
	School Enrollment (2021)	438	2,2753	163,688
	change since 2016	-81	-2142	-10,976
	Average Household Size - Renter (2020)	1.6	2.09	2.26
	change since 2015	-0.02	-0.08	-0.03
	change since 2010	-0.78	0.01	0.02
	Average Household Size - Owner (2020)	2.42	2.6	2.5
	change since 2015	-0.18	0	0
	change since 2010	-0.14	-0.1	-0.06
	Household # Family (2020)	1,328	53,287	351,445
	change since 2015	-33	456	4,031

	Metric	North Hampton	RPC Region	State of NH
		101	2120	5,324
Household # Non-Family (2020)	change since 2010	578	27,410	187,671
	change since 2015	210	2725	14,834
	change since 2010	91	2647	19,986
Persons with Disabilities		468	21295	17,0907
	change since 2015	5	1126	12,419
# Housing Units		2032	88586	638611
	change since 2015	225	3445	19661
	change since 2010	279	4694	30853
# Renter Occupied Units		212	18577	155277
	change since 2015	44	-58	4201
	change since 2010	-96	1259	14710
# Owner Occupied Units		1694	62120	383839
	change since 2015	133	3239	14664
	change since 2010	288	3508	10602
# Seasonal Housing Units		102	4487	70149
	change since 2015	-9	-237	4046
	change since 2010	102	904	8393
# Short-Term Rental Units		10	845	-
# Occupied Housing		1881	82268	556375
	change since 2010	121	6416	37402
# Vacant Housing		-	7376	82438
	change since 2016	-	-1250	-13343
Median Age of Housing Units				
	Built in the 2010s or later	145	3716	27073
	Built in the 2000s	205	8535	74152
	Built in the 1990s	287	8309	68064
	Built in the 1980s	196	12616	125093
	Built in the 1970s	290	8564	95348
	Built in the 1960s	184	6335	55398

	Metric	North Hampton	RPC Region	State of NH
	Built in the 1950s	129	5028	43748
	Built in the 1940s	18	1866	23465
	Built in the 1930s or earlier	240	7151	126270
	Fair Share Total Unit Need by 2030	240	9,834	59,919
	# units needed at or below 60% AMI (Rental occupied)	19	899	5,906
	# units needed at or below 100% AMI (Owner occupied)	60	2,790	16,073
	Fair Share Total Unit Need by 2040	356	14,563	88,363
	# units needed at or below 60% AMI (Rental occupied)	29	1,365	8,997
	# units needed at or below 100% AMI (Owner occupied)	88	4,081	23,221
	# Individuals Living Below Poverty Level	165	9,518	97,418
	change since 2015	-32	-746	-16422
	# Families with children below poverty level	6	1806	11,298
Income	change since 2015	-17	-427	-3664
	change since 2010	6	206	-2101
	Median Household Income	\$103,986	\$107,144	\$70,651
	change since 2015	\$16,573	\$21,124	\$10,202
	change since 2010	\$28,905	\$26,092	\$13,859
	Median Home Sale Price		\$527,000	\$403,000
	change since 2015		\$192,000	\$158,073
	change since 2010		\$272,000	\$218,500
	Gross Rent by #Bedrooms - ALL (2022)	-	\$1,595	\$1,790
	change since 2017		\$238	\$348
	change since 2012		\$481	\$529
	FMR 3-bed (2023)	\$2,034	\$2,168	\$2,290
	income burden > 30% (2020)	29.3%	42.4%	41.2%
	income burden > 30% (2015)	47.7%	41.5%	42.9%
	income burden > 30% (2010)	39.3%	44.6%	45.5%
	NHHFA Median Purchase Price (2021)	\$600,000	\$466,000	\$350,000
	change since 2016	\$120,000	\$155,800	\$120,000
	change since 2011		\$196,067	\$143,000

Land Use	Metric	North Hampton	RPC Region	State of NH
		61	2993	20014
	NHHFA Number of Sales (2021)			
	change since 2016	-15	-595	-2850
	change since 2011	23	1416	10171
	HUD Estimated Maximum Affordable Purchase Price - 80% (2023)	\$325,500	\$326,166.67	\$309,142.86
	change since 2021	-\$13,000	-\$36,500.00	-\$30,714.28
	change since 2019	\$73,500	\$50,166.67	\$41,642.86
	HUD Estimated Maximum Affordable Purchase Price - 100% (2023)	\$407,000	\$407,833.34	\$386,500
	change since 2021	-\$16,000	-\$40,500.00	-\$38,214.29
	change since 2019	\$94,500	\$59,666.67	\$55,714.29
	HUD Estimated Maximum Affordable Monthly Rent	\$1,840	\$1,820	\$1,747.14
	change since 2021	\$400	\$323.33	\$311.43
	change since 2019	\$570	\$426.66	\$395.71
	Ownership HUD Median Area Income - Family of 4 (2023)	\$108,800	\$107,706.67	\$103,474.29
	change since 2021	\$23,520	\$18,960.00	\$18,365.72
	change since 2019	\$33,360	\$25,120.00	\$23,428.58
	Renter HUD Median Area Income Adjusted - Family of 3 (2023)	\$136,000	\$134,633.34	\$129,342.86
	change since 2021	\$29,400	\$23,700.00	\$22,957.15
	change since 2019	\$41,700	\$31,400.00	\$29,285.72
	# Housing Units Per Acre (2020)	\$1,840	\$72,700	\$69,845.71
	change since 2010	\$400	\$12,796.66	\$12,398.57
	Municipal Property Tax Rate	\$570	\$16,956.66	\$15,815.71
	change since 2010	0.28	0.46	0.15
	# Building Permits	0.01	0.02	0.01
	change since 2015	14.62	16.94	17.68
	change since 2010	-0.15	-2.2	-0.45

Appendix C – Summary of Key Housing Laws and Documents

Workforce Housing, Town of North Hampton, and Little Boar's Head Village District

Within the boundaries of the Town of North Hampton, is the Little Boar's Head Village District (LBH). LBH was formed by an act of the NH Legislature in 1905 and encompasses the seaward extent of the town. LBH legally exists as an independent political entity that has autonomous zoning authority. LBH is also responsible for the walkways and streetlights within its boundaries. The Town of North Hampton continues to have responsibility for emergency service, education and health services, infrastructure oversight, and maintenance of local roadways within Little Boar's Head. While the Town and LBH are distinct political entities, many of the goals of both jurisdictions express similar intents to protect natural resources, preservation of community character, and ensure proper investment in community services and capital expenses.

A key difference between the Town and LBH are that they maintain separate master plans and zoning ordinances as they have separate authority to enact zoning regulations. This also means that the Town and LBH have separate responsibilities under the NH Workforce Housing statute (NH RSA 674:58-61). Specifically, under RSA 674:59, *"every municipality [or village district] 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."* All previous housing chapters of the North Hampton Master Plan and housing sections of the LBH Master Plan have not considered that the Town and the Village District are required to comply with RSA 674:59 as separate entities.

NH Workforce Housing Law

In 2008, the New Hampshire Legislature passed a law that requires every community to provide "reasonable and realistic opportunities" for the development of workforce housing. New Hampshire's workforce housing statute ([NH RSA 674: 58-61](#)). The statute defines "workforce housing" and what is considered "affordable."

New Hampshire is not a "home rule" state, which means all municipal power derives from a Legislative grant. [RSA 672:1, III-e](#) states that housing that is affordable to low- and moderate-income households "shall not be prohibited or discouraged by use of municipal planning and zoning powers or by unreasonable interpretation of such powers." The NH Supreme Court ruled in *Britton v. Town of Chester*, 134 N.H. 434 (1991), that municipalities are obliged to provide such households with a reasonable and realistic opportunity to obtain affordable housing, and that a municipality's zoning cannot be used to prevent "outsiders of any disadvantaged social or economic group" from moving there.

Regional Housing Needs Assessment

New Hampshire RSA 36:47(II) requires that "[f]or the purpose of assisting municipalities in complying with RSA 674:2, III(I), each regional planning commission shall compile a regional housing needs assessment, which shall include an assessment of the regional need for housing for persons and families of all levels of income." North Hampton is one of 27 municipalities with Rockingham County that make the Rockingham Planning Commission's region. The purpose of the Regional Housing Needs Assessment (RHNA) and Fair Housing Equity Assessment as stated in the document, "[I]s to provide current, regional, and local data on housing needs. This assessment is a highly anticipated review of the current housing trends and needs and will identify future housing needs and opportunities. One goal of the assessment is to provide a foundation of housing trends for communities to begin addressing housing barriers and opportunities."

The 2023 assessment was completed in collaboration with the nine NH Regional Planning Commissions through a statewide effort, initiated by the Council on Housing Stability 2021-2024 Strategic Plan that was initiated by Governor Sununu. The primary goal of the RHNA is to, "provide data on housing and demographics, by income level, so that each municipality in the region can begin to understand their current and future need. The RHNA may assist municipalities in determining compliance with the Workforce Housing Statute (RSA 674:58-61)."