

Draft: Nov. 13, 2025

Meredith Region 2025 Workforce Housing Purchase and Rent Limits

Purchase: \$381,500

Rent: \$1,620/month including utilities

Workforce Housing Ordinance

A. PURPOSE: The purpose of this section is to define the requirements related to the development of workforce housing in compliance with RSA 674:58-61 (as amended) and to prevent the overcrowding of land while complying with all applicable state and federal laws with respect to such housing and at the same time, ensuring compliance with local planning standards, land use policies, good building design, and requirements for the health, safety, and general welfare of all the inhabitants of the Town.

B. AUTHORITY: This innovative land use control section is adopted under the authority of RSA 674:21, and is intended as an “Inclusionary Zoning” provision as defined in RSA 674:21(I) (k) and 674:21(IV)(a), as well as RSA 672:1, III-e. RSA 674:21 II provides the authority for Planning Boards to grant Conditional Use Permits. Any conflicts with other provisions of the Zoning ordinance that may arise as a result of provisions within this ordinance, shall be subjugated to the provisions of the Workforce housing ordinance.

C. APPLICABILITY:

1. Workforce Housing Developments, constructed in accordance with the provisions of this section, are permitted as a Conditional Use Permit within the following zoning districts as defined in this zoning ordinance: a. Central Business District, Commercial District: Meredith Center & Route 3 South, Forestry & Rural District, and Residential District.
2. Permitted Uses: Within the Forestry & Rural District, and Residential District: Single family & duplexes. Within the Central Business District, Commercial District: Meredith Center & Route 3 South, multi-family housing may be permitted.
3. Workforce housing units, owner occupied or rental, may not be used as short term rentals.

D. CONDITIONAL USE PERMIT CRITERIA: The Planning Board may issue a Conditional Use Permit (CUP) if it finds, based on the information and testimony submitted with respect to the Workforce Housing Application, that:

- a. The application is consistent with the stated Purpose of the Workforce Housing Ordinance.
- b. If completed, the development in its proposed location will comply with all requirements this Section and other applicable workforce housing provisions contained in other sections of the zoning ordinance.
- c. The applicant has demonstrated that the proposed use shall meet reasonable standards or conditions of approval related to environmental protection, water supply, sanitary disposal, traffic safety, and fire and life safety protection.
- d. Adequate provisions have been made to ensure that workforce housing units remain affordable consistent with Section G Assurance of Continued Affordability.

E. DEFINITIONS (RSA 674:58 as amended):

Affordable: Affordable means housing with combined rental and utility costs or combined mortgage loan debt services, property taxes, and required insurance that do not exceed 30 percent of a household's gross annual income.

Workforce housing units/owner occupied: Housing which is intended for sale and which is affordable to a household with an income of no more than 100 percent of the median income for a 4-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. Housing developments that exclude minor children from more than 20 percent of the units, or in which more than 50 percent of the dwelling units have fewer than two bedrooms, shall not constitute Workforce housing units for the purposes of this subdivision.

Workforce housing units/renter occupied: Rental housing which is affordable to a household with an income of no more than 60 percent of the median income for a 3-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. Housing developments that exclude minor children from more than 20 percent of the units, or in which more than 50 percent of the dwelling units have fewer than two bedrooms, shall not constitute Workforce housing units for the purposes of this subdivision.

Market Rate Housing: Any units or lots within a development, whether the unit is to be owner or renter occupied, that is intended to be available for sale or occupancy at the prevailing market value for the area similar to comparable real estate transactions.

Multi-family: A building or structure containing 3 or more dwelling units, each designed for occupancy by an individual household.

F. WORKFORCE HOUSING INCENTIVES: As noted in Section C, as well as specified in other sections of the zoning ordinance, workforce housing developments shall be a permitted use through a Planning Board approved Conditional Use Permit (CUP) process. Residential unit densities shall be permitted to increase so as to afford a reasonable and realistic opportunity for the development of workforce housing units.

Workforce Housing shall be permitted in the following zoning districts as follows:

1. Forestry & Rural District, and Residential District: Workforce housing single family unit(s) or owner-occupied duplex unit(s) with one of the units designated as a Workforce housing unit shall be allowed on lots with 50 feet of frontage and lot size determined by New Hampshire Department of Environmental Services (NHDES) rules and regulations relative to minimal lot area requirements. Backlots shall also be permitted with a minimum of 20 feet of frontage with a maximum of two lots adjoining each other served by a single common access private driveway with the backlots shall also adhering to NHDES minimum lot size requirements. In addition, for subdivisions creating more than ten (10) lots, a 20% bonus (rounded up) density for Workforce housing lots shall be allowed within the same total lot area of

the proposed subdivision, no additional land area shall be required. Frontage and lot area requirements similar to those noted above. Front and side setbacks of the applicable Districts shall apply.

2. Central Business District, Residential, Commercial District: Meredith Center & Route 3 South: Multi-family uses shall be allowed for either owner-occupied or rental housing units that may include duplex units, townhomes, and garden style buildings with a maximum of 30 units, three story. Allowed density shall be up to 16 units an acre with access to municipal water and sewer. With a lot serviced with only municipal water, density shall be determined by New Hampshire Department of Environmental Services (NHDES) rules and regulations relative to lot loading and community water to a maximum of 16 units an acre. For owner occupied residential uses, 10% of the total units shall be designated as Workforce housing units; for rental properties 5% of the total units shall be designated as Workforce housing units (rounded up).

G. WORKFORCE HOUSING GENERAL REQUIREMENTS:

1. In order to be considered as a “completed” application eligible for “acceptance” under RSA 676:4.I, and application under this section must contain, at a minimum, the following information:
 - a. Calculation of the number of units provided under this section and how these units will be consistent with the Purpose of the Ordinance.
 - b. Description of each unit’s size, type, estimated cost and other relevant data.
 - c. Documentation of affordable household eligibility as required in Section H.
 - d. The Planning Board may request additional information if, in their judgment, it is necessary to make a meaningful determination of affordability.
2. At the Planning Board’s discretion, the applicant may be required to submit project cost estimates including land, development and construction costs; financing, profit, and sales costs; and other cost factors.

H. ASSURANCE OF CONTINUED AFFORDABILITY: In order to qualify as workforce housing under this section, the application shall make a binding commitment that the workforce housing units will remain affordable for a minimum period of 30 years. This shall be enforced through a deed restriction, restrictive covenant, or some other contractual arrangement through a local, state or federal housing authority or other non-profit housing trust or agency or through the town itself as selected by the Planning Board to administer this provision. No workforce housing unit shall be occupied until written confirmation of the income eligibility of the tenant or buyer of the unit has been documented and all required legal documents outlined in the administrative rules have been completed and recorded. The planning board shall adopt a set of administrative rules detailing the parameters to enforce this binding commitment. Income eligibility of the buyer shall be certified by a qualified third-party entity with expertise in determining the eligibility of the prospective owners to purchase Workforce Housing, and provided to the Town in the form of an affidavit of compliance prior to closing on the unit.

I. ADMINISTRATION, COMPLIANCE AND MONITORING:

1. This article shall be administered by the Planning Board. Applications for the provisions provided under this section shall be made to the Planning Board and shall be part of the submission of an application for site plan or subdivision plan approval.

2. Where workforce housing applicants propose a development of single-family homes or multi-family homes, all provisions of the subdivision and site plan regulations shall apply unless waived.

3. The Planning Board shall not approve any workforce housing proposal unless it complies with all applicable standards of this ordinance including but not limited to environmental protection, water supply, sanitary disposal, traffic safety, and fire and life safety protection.