

Workforce Housing- Eighth Draft- December 13, 2009

Article XX: Workforce Housing Draft 12/26/09

A. Purpose:

The purpose of this article is to promote and maintain the pastoral nature of the Town of Sharon, and provide for the safety, health, prosperity and general welfare of the inhabitants, while fulfilling the requirements to provide reasonable and realistic opportunities for the development of Workforce Housing, as delineated in NH RSA 674:58-61, as amended.

Any proposal to develop or construct dwellings intended to qualify as Workforce Housing must adhere to the Town of Sharon Zoning and Building Ordinance, Land Subdivision Control Regulations and Site Plan Review Regulations.

B. General Plan of Regulation:

Any applicant desiring to qualify a project as “Workforce Housing” must obtain Planning Board approval, which approval shall include site plan approval.

1. The applicant shall participate in a Preliminary Consultation with the Planning Board in accordance with Section III:B of the Land Subdivision Control Regulations.
2. Each application for qualification as Workforce Housing shall include the following:
 - a. Calculation of the affordability of the proposed Workforce Housing units, including:
 - i. For the purpose of this ordinance, the annual schedules most recently available promulgated by the New Hampshire Housing Finance Authority currently identified as “HUD Metropolitan Fair Market Rent Areas (HMFA)” in the publication entitled “Workforce Housing Purchase and Rent Limits, RSA 674:56-61” will determine the maximum permissible values for purchase and rental. The Town of Sharon is included in the area identified as “Hillsborough Co. NH (Part).”
 - ii. For dwelling units intended for sale, the sales price shall be established at an amount so that the combined costs of mortgage loan debt services (assuming a 5% down payment, private mortgage insurance and a thirty year amortization), property taxes and homeowner’s insurance premium does not exceed thirty percent (30%) of the median income for a 4-person household in Hillsborough County, as shown in the above-cited annual schedules.
 - iii. For those dwelling units intended for rent, the combined rental and utility costs do not exceed thirty percent (30%) of the median income for a 3-person household in Hillsborough County, as shown in the above-cited annual schedules.
 - b. A deed restriction in form suitable for recording, the form and content of which shall be subject to approval by the Planning Board, to ensure that the proposed dwelling units will be administered as “affordable Workforce Housing” for a period of not less than thirty (30) years following first occupancy. Said restrictions shall run with the land, shall be adequately reflected in all deeds and leases, and on all plats filed with the Hillsborough County Registry of Deeds.
 - c. The restrictions as set forth above shall include the understanding that, during the thirty (30) year period, the town may require the seller of any Workforce Housing property to confirm the full sale price at the time of sale, and the owner must, upon request, provide the town with the then existing rental prices on all occupied rental units.

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C. Definitions:

1. **Workforce Housing Dwelling Space:** A structure or part of a structure that provides adequate living space for a family, including kitchen and bathroom facilities, living space and a minimum of two (2) bedrooms.
2. **Single Family Dwelling:** A dwelling structure standing alone that contains one Workforce Housing dwelling space, providing a minimum of eight hundred fifty (850) square feet of living space and a maximum of twelve hundred (1,200) square feet, excluding unfinished basements, attics, garages and any unheated areas.
3. **Multi-Family Building:** A structure containing five (5) to eight (8) Workforce Housing dwelling spaces constructed in accordance with National Building Code Standards, with all spaces, including attics and basements, protected by approved fire suppression devices, with each dwelling space providing a minimum of seven hundred fifty (750) square feet and a maximum of eleven hundred (1,100) square feet of living space, excluding unfinished basements, attics, garages and any unheated areas.

D. Site Dimensional Requirements:

1. Any Workforce Housing shall be constructed on a site of not less than eight (8) acres, of which no less than four (4) acres must be determined buildable in accordance with regulations in the Zoning and Building Ordinances of the Town of Sharon.
2. Any project developed as Workforce Housing must provide for a minimum of five (5) Workforce Housing dwelling spaces, and a maximum of eight (8) Workforce Housing dwelling spaces.
3. Within each Multi-Family Workforce Housing project, one Workforce Housing dwelling space may be constructed for each fifty-thousand (50,000) square feet of land.
4. Each Single Family Dwelling for Workforce Housing shall be constructed on a lot no less than one-half (½) acre in area, with a minimum frontage on the access highway of one hundred fifty (150) feet.
5. Fifty percent (50%) of the land area within the Workforce Housing Subdivision must be designated as common area.
6. A homeowners association shall be formed to manage the common lands and, as applicable, any infrastructure facilities of the development.
 - a. The members of the homeowners association shall be the owners of properties within the Workforce Housing Subdivision.
 - b. All common lands and facilities shall be protected by covenants, easements and/or restrictions running with the land, which shall include permanent restrictions prohibiting erection of buildings and structures, and which shall be approved by the Planning Board prior to any conveyance to the homeowner(s). Documents setting forth such restrictions, etc. shall be recorded in the Hillsborough County Registry of Deeds with the approved plan.
 - c. The persons or entities having ownership interests in the common lands and facilities shall be responsible for their continued upkeep and proper maintenance.

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E. Setbacks and Access Requirements:

1. Access to Workforce Housing Subdivisions shall be limited to paved highways only. The location of site access from the highway must be in accordance with all state and town regulations and ordinances.
2. In a Workforce Housing Subdivision, no building shall be located nearer than twenty-five (25) feet from any property boundary, or nearer than fifty (50) feet from any public highway or subdivision road. No Multi-Family Workforce Housing building shall be located nearer than one hundred (100) feet from any property boundary.
3. All Multi-Family Workforce Housing buildings, as defined in paragraph C.3, shall be located on land with frontage on New Hampshire Route 124, to assure residents of adequate transportation opportunities and prompt access to emergency services.

F. Site Preparation and Landscaping:

1. These regulations are intended to provide requirements relative to site preparation and initial landscaping that will permit the subdivision to quickly conform to the pastoral nature of the Town of Sharon.
2. To retain this pastoral nature, Workforce Housing developments shall be set back from any existing highway a minimum of one hundred (100) feet and shall be screened from any existing highway by trees, vegetation and other natural features, to the extent possible.
3. Existing trees, vegetation and other natural features shall be used for screening along the side and back lines of a Workforce Housing Subdivision for a minimum of fifty (50) feet.
4. The applicant shall provide a complete landscaping plan, indicating existing and future plantings on all subdivision land.
5. The minimum setback area surrounding any Multi-Family Workforce Housing buildings shall be a vegetative screen.