

# Homes Near Jobs

## Support House Bill 631



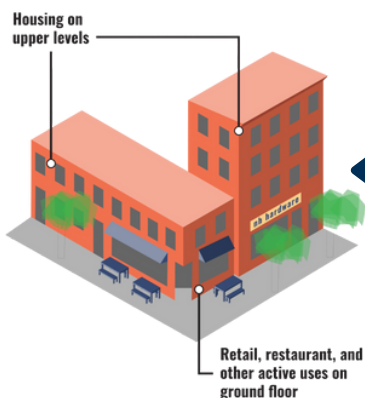
**House Bill 631**, as amended, would allow multi-family housing on land zoned for commercial activities such as retail and office space. This proposal will help revitalize aging strip malls and underutilized office space, and allow for more vibrant main streets where Granite Staters can live and work. It encourages new housing options where there is existing infrastructure and jobs.

# 88%

YouGov/HANH Poll, March 2025

*88 percent of New Hampshire voters support allowing homes to be built near businesses and shopping districts, so new homes could revitalize aging strip malls, old office buildings, or be built closer to jobs, in communities across New Hampshire*

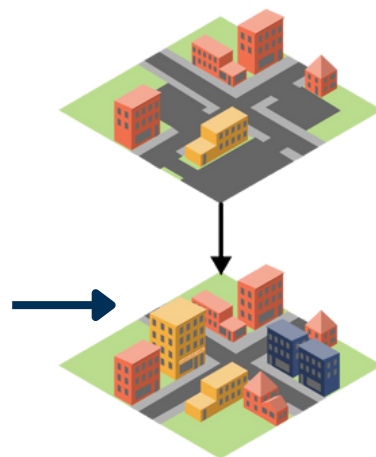
## What It Looks Like



**Mixed Use Development:** This is development where commercial (often ground floor) and residential uses are in the same building.

**Infill Development:** This is development that occurs in already built-up parts of town, often on vacant land or underutilized buildings.

*Images are from the NH Housing Toolbox*



## Why This Matters

- **Build on Existing Infrastructure:** This bill allows for the development of housing where infrastructure already exists, reducing costs (for developers and municipalities) and preserving open spaces.
- **Homes Near Jobs:** This benefits members of our workforce by allowing for housing options near jobs that they may be able to walk to – or could share a car.
- **Expand Property Rights:** This is a property rights issue; by reducing regulations, you are allowing the property owner to develop their lot as they see fit.
- **Environmental Benefits:** There are environmental benefits to allowing residential development in commercial areas by reducing driving and preserving rural open space.

## FAQs

- Nothing in HB 631 overrides ability of a municipality to limit development due to infrastructure capacity.
- Municipalities maintain the right to prohibit residential development in zones where industrial or manufacturing uses are permitted, which may impact health or safety.
- Municipalities maintain the right to require ground floor space be dedicated to retail or similar uses.