

HB 1732-FN - AS INTRODUCED

2026 SESSION

26-2698

06/08

HOUSE BILL ***1732-FN***

AN ACT relative to housing accessibility and voucher allocation in new multi-unit developments.

SPONSORS: Rep. Horrigan, Straf. 10; Rep. H. Howard, Straf. 4

COMMITTEE: Housing

ANALYSIS

This bill establishes a requirement that certain new multi-unit housing developments must comply with inclusion and accessibility standards, including reserving a portion of units for individuals eligible under the federal Mainstream Housing Voucher program.

Explanation: Matter added to current law appears in ***bold italics***.
Matter removed from current law appears ~~[in brackets and struckthrough.]~~
Matter which is either (a) all new or (b) repealed and reenacted appears in regular type.

STATE OF NEW HAMPSHIRE

In the Year of Our Lord Two Thousand Twenty-Six

AN ACT relative to housing accessibility and voucher allocation in new multi-unit developments.

Be it Enacted by the Senate and House of Representatives in General Court convened:

1 1 New Subdivision; Inclusive Housing Developments. Amend RSA 674 by inserting after section
2 61 the following new subdivision:

3 Inclusive Housing Developments

4 674:61-a Inclusive Housing Development Requirements.

5 I. Any new multi-unit housing development containing more than 6 dwelling units shall
6 meet the following requirements:

7 (a) At least 5 percent of the dwelling units shall be designated for individuals who
8 qualify for a federal Mainstream Housing Voucher under 24 C.F.R. section 982.201.

9 (b) At least 5 percent of the dwelling units shall be designed and constructed in
10 accordance with universal design standards, as defined by the United States Access Board or its
11 successor, to ensure baseline accessibility for individuals with disabilities.

12 II. Paragraph I shall apply to developments approved by a planning board on or after
13 January 1, 2027.

14 III. Regional and municipal housing authorities shall monitor compliance with this section
15 and may issue guidance to developers and municipalities as necessary.

16 IV. The department of health and human services, in consultation with the New Hampshire
17 housing finance authority, shall develop and distribute informational materials to assist housing
18 authorities and developers in implementing this section.

19 2 Effective Date. This act shall take effect 60 days after its passage.

**HB 1732-FN- FISCAL NOTE
AS INTRODUCED**

AN ACT relative to housing accessibility and voucher allocation in new multi-unit developments.

FISCAL IMPACT: This bill does not provide funding, nor does it authorize new positions.

Estimated State Impact				
	FY 2026	FY 2027	FY 2028	FY 2029
Revenue	\$0	\$0	\$0	\$0
<i>Revenue Fund(s)</i>	None			
Expenditures*	\$0	\$120,000- \$130,000	\$100,000	\$100,000
<i>Funding Source(s)</i>	General Fund			
Appropriations*	\$0	\$0	\$0	\$0
<i>Funding Source(s)</i>	None			

*Expenditure = Cost of bill

*Appropriation = Authorized funding to cover cost of bill

METHODOLOGY:

This bill establishes a requirement that certain new multi-unit housing developments must comply with inclusion and accessibility standards, including reserving a portion of units for individuals eligible under the federal Mainstream Housing Voucher program. In addition, the bill states that the Department of Health and Human Services, in consultation with the New Hampshire Housing Finance Authority, shall develop and distribute informational materials to assist housing authorities and developers.

The New Hampshire Housing Finance Authority (NHHFA) anticipates needing one additional staff member at the estimated cost of \$100,000 per year in order to meet the requirements of monitoring compliance and assisting with the Department of Health and Human Services in the developing and distributing informational materials to assist housing authorities and developers.

The Department of Health and Human Services (DHHS) has indicated that the development of housing-related informational materials falls outside its area of expertise and recommends clarifying its role in this initiative or evaluating whether another agency with housing-specific expertise may be better positioned to lead the effort. A consultant will need to be contracted to support this effort. DHHS estimates a one-time cost of approximately \$25,000 to develop and

distribute materials related to inclusive housing initiatives. However, actual costs may vary based on the scope and format, with a projected range between \$20,000 and \$30,000.

AGENCIES CONTACTED:

Department of Health and Human Services and New Hampshire Housing Finance Authority