



New Hampshire State Commission on Aging

HB 685 permitting in all residentially zoned areas by right the construction of manufactured housing.

February 4, 2025

Chair Alexander and Members of the House Committee on Housing,

The New Hampshire State Commission on Aging supports expanding the opportunity for manufactured housing and manufactured housing communities in New Hampshire.

The availability and affordability of housing is a priority concern for the Commission on Aging as it impacts older adults on fixed incomes and the direct care workforce who provide services to older adults and whose wages are low:

- Housing is one of the top concerns identified by older adults in surveys and listening sessions conducted across New Hampshire to update the NH State Plan on Aging. As older adults seek to remain in their communities, the limited availability and affordability of options is a barrier.
- Housing conditions impact the wellbeing of older adults. An inadequate housing condition may exacerbate health conditions, increasing the risk of injuries and accidents. ([Center on Budget and Policy Priorities](#))
- High cost of housing can force individuals to choose between paying for housing and covering other essential expense like medications, health care and transportation.
- Percentage of age 65-74 with disability in NH is 21 percent ([US census](#)) and the percentage increases to 42 percent for age 75 and over. More age-ready housing is needed in New Hampshire. Age-Ready Housing is defined as having no (or low) barrier to entry and a bed and bath on the first floor.

Manufactured housing often attracts older adults due to:

- **Affordability** – More affordable than tradition site-built homes making them attractive to older adults on a fixed income.
- **Low Maintenance** – Require less maintenance than traditional homes which reduces upkeep.
- **Accessibility** – One floor living accommodates the needs of older adults with mobility challenges.
- **Community Living** – Many manufactured home communities often offer social activities addressing another growing concern, social isolation, and loneliness.

This testimony is respectfully submitted on behalf of the NH State Commission on Aging. The Commission on Aging is a legislative Commission established to advise the Governor and General Court on issues related to aging in recognition that New Hampshire is amid a rapid, permanent, transformational demographic shift to an older population. Thoughtful shaping of public policy and investing across generations will foster a future in which we all can thrive at any age.

Respectfully,

Rebecca Sky, MPH
Executive Director
NH State Commission on Aging