



House Committee on Housing

House Bill 1012

January 13, 2026

Chairman Alexander and Members of the House Committee on Housing,

My name is Matt Mooshian, and I live in Claremont. I also serve as the Program Director for 603 Forward, a nonpartisan, nonprofit organization committed to empowering young people across New Hampshire. I am here today to testify in opposition of HB 1012, a bill that would roll back recent progress by repealing accessory dwelling units by right and taking away one of the most effective tools communities have to create more housing options.

New Hampshire is in a housing shortage because we simply do not have enough homes that people can afford. That shortage is driving up rents and home prices and forcing families, seniors, and working people to compete for too few options. Last session, the Legislature took an important step forward by allowing accessory dwelling units by right – one of the most modest, flexible, and locally appropriate ways to add housing.

ADUs help meet real needs in our communities. They allow seniors to downsize while staying close to family, give young adults a chance to stay in the town where they grew up, and create naturally more affordable rental options without changing the character of a neighborhood. These homes already fit into existing communities and infrastructure.

Rolling back ADUs by right keeps housing scarce and prices high. It would also reinforce exclusionary policies that make it harder for lower-income neighbors, caregivers, and essential workers to live in the communities they serve.

Granite Staters are clear: New Hampshire needs more homes. We cannot afford to reverse progress that helps families stay housed and communities remain strong. Please oppose this bill.

Thank you for your time and consideration,

Matthew J. Mooshian

Program Director, 603 Forward