

Testimony in Support of HB1357 – By-Right Placement of Newly Built Manufactured Homes

Dear Honorable Members of the House Housing Committee:

My name is Stephanye Schuyler and I'm here today as a volunteer for AARP NH. On behalf of over 212,000 AARP members in the Granite State, AARP New Hampshire and its valued members we strongly support HB1357.

This bill is an important step toward addressing New Hampshire's housing challenges—especially for older residents who want to age in place. HB1357 ensures that newly built manufactured homes, constructed to federal standards and installed under state rules, are treated as a permitted use in all residential zones statewide. These homes are safe, durable, and affordable, offering a quality, affordable alternative to traditional site-built housing.

Why this matters for older Granite Staters:

- **Aging in place and choice:** Many older adults want to stay in their communities but need smaller, more affordable options. Manufactured homes provide that choice without sacrificing quality or safety.
- **Affordability:** By expanding supply and lowering per-unit construction costs, this bill helps fixed-income households access attainable housing.
- **Fair treatment:** HB1357 prevents discrimination against manufactured homes, requiring municipalities to treat them like conventional single-family housing. This addresses aesthetic or de facto bans that drive up prices and limit options.

The statewide by-right approach reflects AARP's call to modernize zoning and expand housing supply. It ensures that local ordinances cannot prohibit or unreasonably restrict these homes, while maintaining reasonable development controls consistent with single-family standards.

In closing, HB1357 aligns with AARP's priorities on housing affordability, supply expansion, and aging in place. It gives older residents more options to remain in the communities they love. We urge you to support this bill.

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