

Workforce Housing in Brentwood

What it is, why it matters, and how Brentwood can move forward



What is Workforce Housing and What does State Law Require?

Workforce housing refers to permanent housing, rental or ownership, that is affordable to households earning moderate incomes. These units are typically for workers, young families, and older adults who may be priced out of the current market. Workforce housing does not mean subsidized or low-income housing; it includes market-rate and mixed-income units that are realistically affordable to the local workforce.

New Hampshire's **Workforce Housing Law (RSA 674:58-61)** requires every municipality to provide reasonable and realistic opportunities for the development of workforce housing, and housing that is affordable to both renters and homebuyers earning around the area median income.

Brentwood does not have an active workforce housing ordinance and the existing zoning does not create realistic opportunities for workforce housing.

This leaves Brentwood at risk of legal challenges and limits its control over future development.

Why Workforce Housing Matters for Brentwood

Brentwood's housing stock is dominated by high-cost, low-density single-family homes. Without a range of housing options, **workers face long commutes** or must **live elsewhere**; **young adults and families** are priced out of the community; **older residents** have few downsizing options in the community and; **local employers** may struggle to attract and retain staff.

In 2023, the median home purchase price in Brentwood was

\$639,123

which is not affordable to a household at or below the median

income of

\$143,000