

# Support NH House Bill 1732-FN (2026)

## Talking Points

Housing accessibility and voucher allocation in new multi-unit developments

### What HB 1732 Does

- Requires new multi-unit housing developments with more than 6 units to:
- Set aside at least 5% of units for people who qualify for the housing vouchers, which serves adults with disabilities
- Build at least 5% of units using universal design, so homes are usable by people with disabilities
- Applies only to new developments approved on or after January 1, 2027
- Provides guidance and oversight through housing authorities and state agencies

### Why This Bill Matters to People With Disabilities

#### 1. People with disabilities face serious barriers to housing access

- People with disabilities are more likely to rent and more likely to be housing cost-burdened
- Many spend a large share of their income on rent
- Accessible units are limited, especially in new construction

**Bottom line: Housing is being built, but accessibility is often missing.**

#### 2. Vouchers only work if there are places to use them

- Housing vouchers are designed specifically for adults with disabilities. Many voucher holders struggle to find units that:
  - Are accessible
  - Accept vouchers
  - Without designated units, vouchers are difficult or impossible to use

**Bottom line: Housing assistance must connect to real, available homes.**

#### 3. Universal design benefits entire communities. Universal design includes features like:

- Step-free entrances
- Wider doorways
- Accessible kitchens and bathrooms

These features support:

- People with disabilities
- Seniors aging in place
- Families with strollers
- People recovering from injury

**Bottom line: Accessible design helps people at every stage of life.**

#### 4. **Stable, accessible housing supports health and community participation**

- When housing meets people's access needs, they are better able to:
- Maintain their health
- Stay connected to their communities
- Work, volunteer, and participate in civic life
- Housing access is closely tied to overall well-being

**Bottom line: Accessible housing strengthens individuals and communities.**

#### 5. **This bill is reasonable and forward-looking**

- Applies only to new developments
- Sets a modest baseline, not a blanket requirement
- Gives developers and municipalities time to plan and comply

**Bottom line: HB 1732 plans ahead without creating undue burden.**

### **How Advocates Can Talk About HB 1732**

“HB 1732 helps make sure new housing includes people with disabilities.”

“Accessible housing should be part of every growing community. This bill helps make that happen.”

“Having a voucher doesn't help if the housing isn't accessible. HB 1732 addresses that gap.”

### **What Advocates Can Ask Legislators**

- Please support HB 1732 in the House Housing Committee
- Please recognize that housing accessibility is a civil rights issue
- Please ensure new housing reflects the needs of all residents

### **ABLE NH supports HB 1732 because it:**

- Expands access to accessible housing
- Makes disability-specific vouchers usable
- Promotes equity and inclusion in new development