

NHARPC Commissioner Convening

May 24, 2023



SWRPC Key Findings

- Population stagnation, but population holding steady
- Very low housing production in 2010s
- Significant reduction in labor force in 2010s

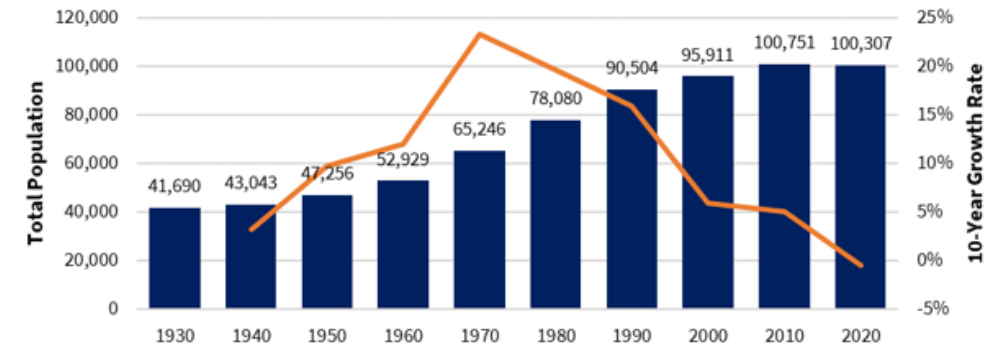


Figure 2: Change in Population and 10-Year Growth Rate, Southwest Region. Source: US Decennial Census (1930-2020)

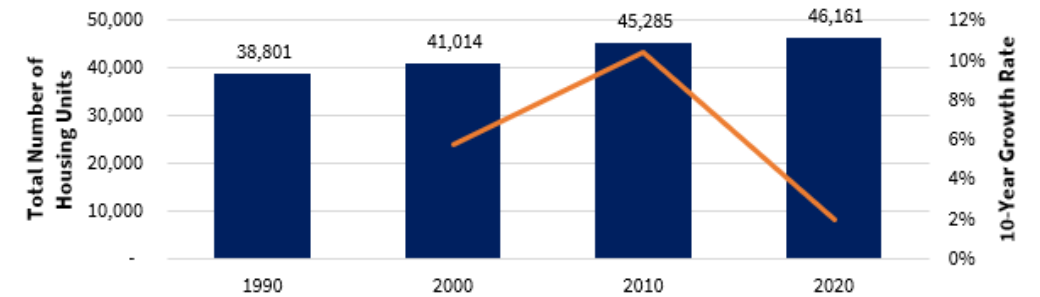


Figure 24: Change in Total Number of Housing Units, Southwest Region (1990-2020). Source: US Decennial Census.

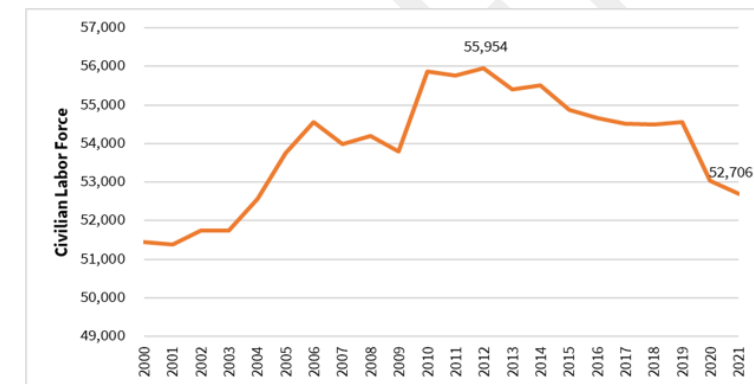


Figure 19: Change in Civilian Labor Force, Southwest Region (2000-2021). Source: New Hampshire Employment Security

SWRPC Key Findings

- 25% of Housing Stock pre-1940s
- Between 2010 and 2020
 - Vacant units for sale or rent declined 37%
 - Seasonal housing for sale and rent increased 21%



Contingent

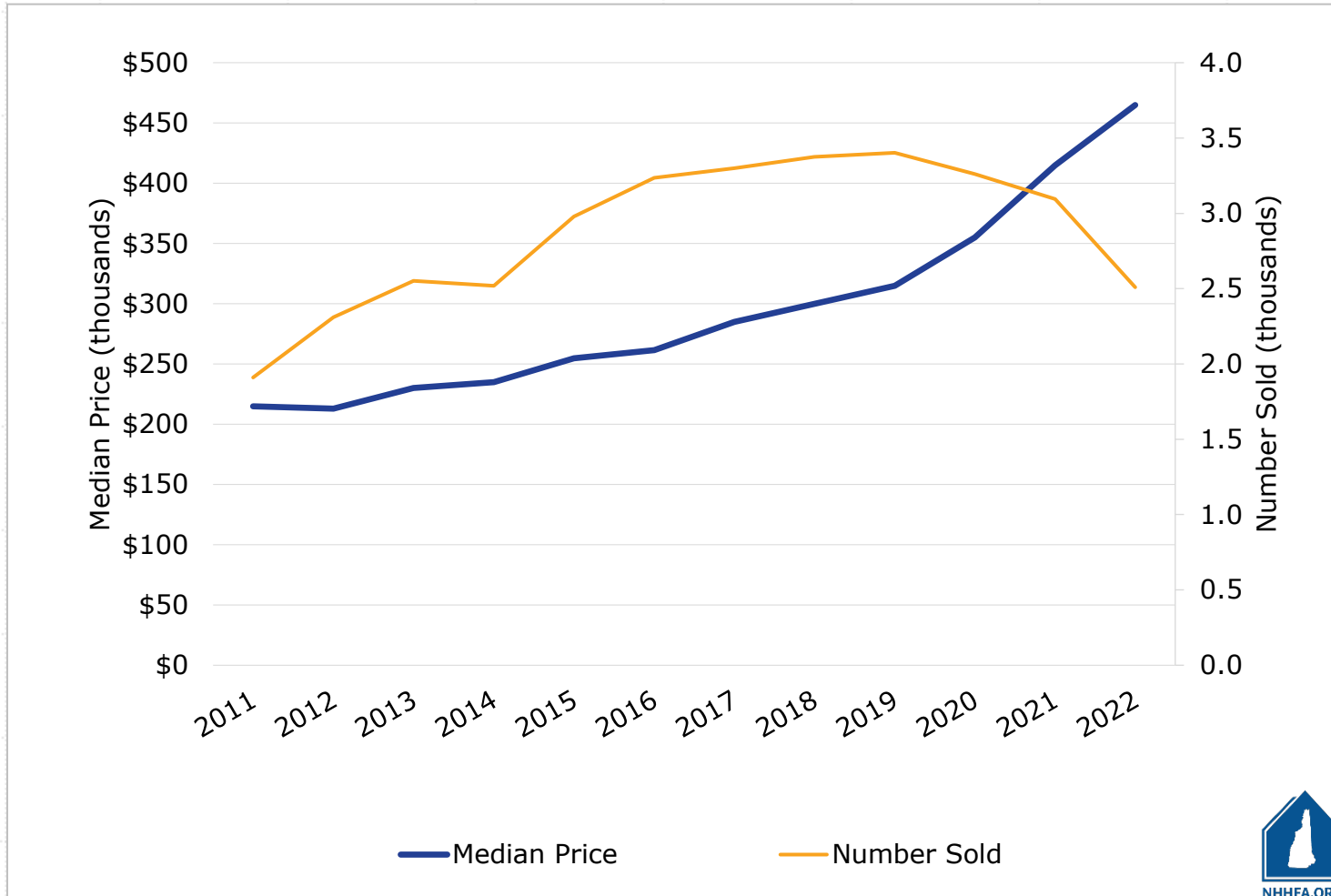
\$325,000

2 bed 2 bath 1,508 sqft 2.11 acre lot

58 Derry Hill Rd,
Walpole, NH 03608

Email Agent

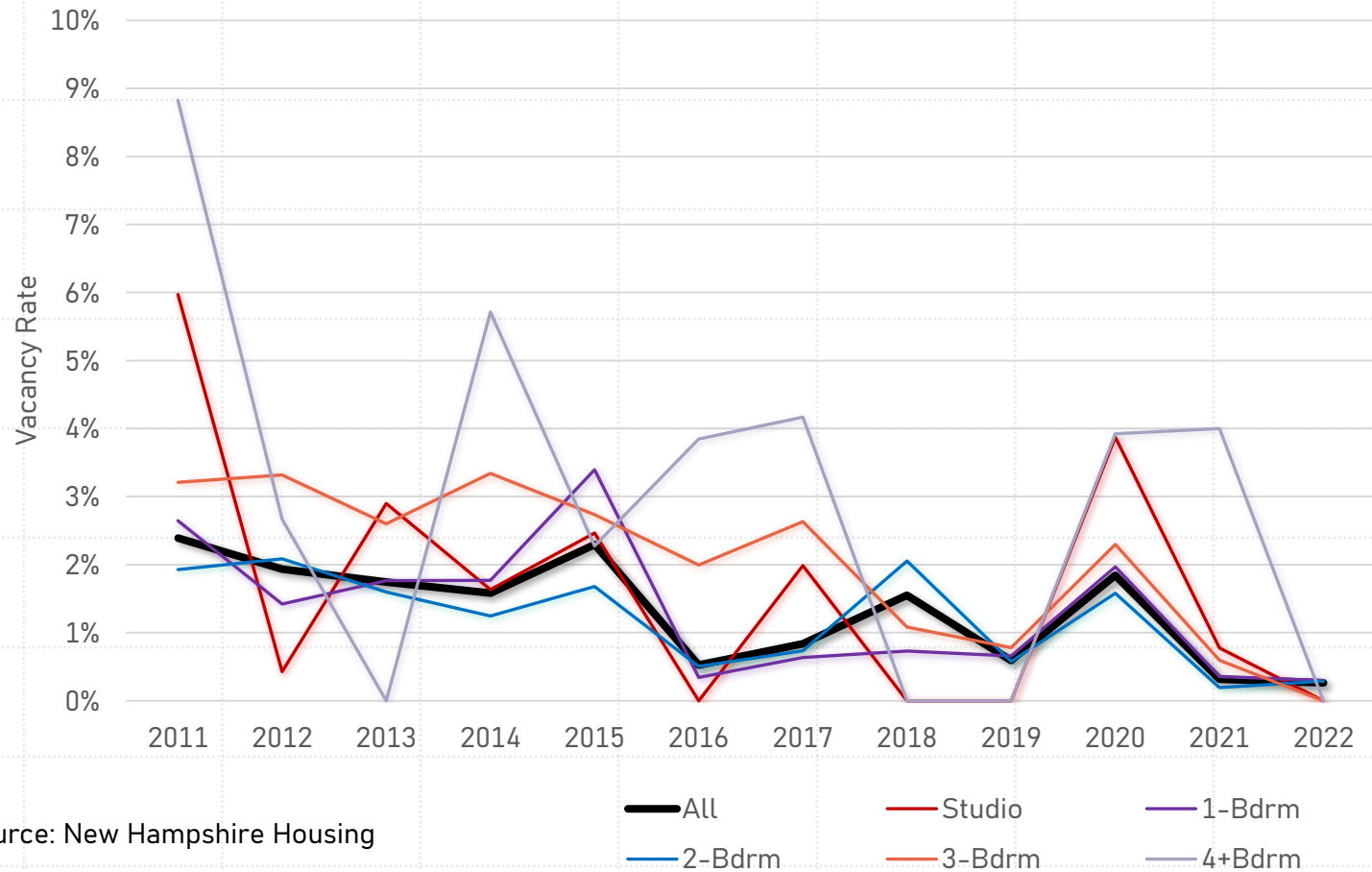
NRPC Key Findings



The average number of months to absorb current properties listed for sale dropped from over nine months in 2011 to less than one month by 2023. Generally, a six-month supply is considered to be a healthy market.



NRPC Key Findings



The vacancy rate for all rental units in the Nashua area dropped from an already low 2.8% in 2011 to 0.3% in 2022. For studio apartments and for 3- and 4-bedroom units, the rate is effectively 0%.

Source: New Hampshire Housing

NRPC Key Findings – Rental Trends

- Between 2013 and 2022, median monthly rents for all units in the region increased from \$1,169 to \$1,904 with two-bedroom units averaging \$1,980.
- Rents for one-bedroom units now average \$1,863 per month.
- The average cost for a studio unit is \$1,525.
- Only 35.2% of all units and 15.6% of two-bedroom are at or below the affordability threshold of \$1,650 per month.
- 48.1% of all renter households in the region are now considered to be “cost-burdened” meaning that they spend 30% or more of their income on housing.

NCC Outreach and Engagement

What:

One-on-one outreach to municipalities

- Specific data on local conditions
- Context within labor market areas
- Explore best-fit solutions

Other stakeholders

- RHNA findings and resources
- Demonstration of need
- Exploring of new solutions & collaborations

Colebrook

This fact sheet provides housing data for planning purposes. Most recently available data used as of August 2022.

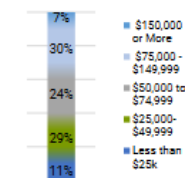
Population	Households	Median Household Income	Renter	Owner
1,923	955	\$47,467	27%	73%

Housing Costs

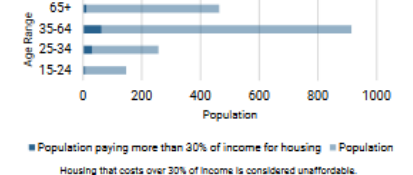
Median Single Family		Average Rent	
Home Value	\$157,100	Rental Payment	\$718
Monthly Payment	\$1,346	Utilities	\$267
5 Year Comparison		5 Year Comparison	
2015	2020	2015	2020
\$150,100	4% INCREASE	\$670	7% INCREASE
\$53,840	Needed income to afford this	\$39,406	Needed income to afford this

Affordability Gap

Income Cohorts



Residents that are Housing Cost Burdened



Current Housing

Housing Stock

Total	1,365
Vacant Units	366
Occupied Units	999

Homes Built Pre-1940

% Owned	22%
% Rented	10%

Permits to Build (2020)

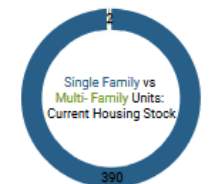
Single Family	6
Multi- Family	0

Infrastructure

Public Water	✓
Public Sewer	✓

Net Migration (2010-2020)

Change in Population	-217
Total Net Migration	-147



Population with Ambulatory Disability	19%
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Percent of Households with Children	11%
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Sources available in appendix.



NCC Outreach and Engagement

How:

One-on-one outreach to municipalities

- Using InvestNH HOP programs
 - 6 with us & 2 we share data with
- Gearing up for a CDS project via Kuster

Other stakeholders

- Join other group effort (NC Recovers Together)
- Employer Assisted Housing (NHHFA supported)

RPC Continued Conversations

- Fremont
- North Hampton
- Brentwood
- Plaistow
- Rye
- Newton
- Hampton
- Little Boar's Head Village District
- Exeter
- Portsmouth
- Atkinson
- East Kingston
- Kensington
- Seabrook



**SHARE YOUR IDEAS ABOUT THE
FUTURE OF HOUSING IN RYE**

TAKE THE SURVEY TODAY!



COMING SOON



SURVEY OPEN MAY 30-JUNE 23

THE RYE PLANNING BOARD, WITH ASSISTANCE FROM
ROCKINGHAM PLANNING COMMISSION, IS SEEKING OPINIONS
AND INPUT ABOUT THE FUTURE OF HOUSING IN RYE.

OTHER SURVEYS ARE ALSO AVAILABLE AT THE TOWN OFFICES,
TOWN ANNEX, AND LIBRARY.

FOR MORE INFORMATION, CONTACT
KIM REED, PLANNING & ZONING ADMINISTRATOR AT
KREED@TOWN.RYE.NH.US OR 603-379-8081



ROCKINGHAM
PLANNING
COMMISSION
theRPC.org

PROJECT IS BEING SUPPORTED, IN WHOLE OR IN PART BY FEDERAL AWARD NUMBER SLFRP0146
TO THE STATE OF NEW HAMPSHIRE BY THE U.S. DEPARTMENT OF THE TREASURY.

RPC Continued Conversations

What are we doing?

- Housing Preference & Community Surveys
- Local Housing Data & Needs Assessments
- Build Out Analyses
- Public Information & Engagement Sessions
- Master Plan Updates
- Land Use Regulation Audits
- Developing Land Use Regulations
- Applying for Additional HOP Grants.



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CNHRPC The NH Housing Toolbox

... includes the following for each of the tools:

- What is it? (definition)
- How Can It Help?
- Getting Started
- Things to Keep in Mind (Considerations)
- Case Studies
- Relevant State Laws
- Other Resources

nhhousingtoolbox.org



CNHRPC The NH Housing Toolbox

ACCESSORY DWELLING UNITS (ADUS)	8	MANUFACTURED HOUSING	72
ADAPTIVE REUSE	16	MIXED-USE DEVELOPMENT	85
AGE-FRIENDLY NEIGHBORHOODS	24	PLANNED UNIT DEVELOPMENTS (PUDS)	92
CLUSTER HOUSING	29	REDUCED ZONING AND SUBDIVISION REQUIREMENTS	100
COMMUNITY REVITALIZATION TAX RELIEF (79-E)	37	SHORT-TERM RENTAL REGULATIONS	107
FORM-BASED CODES	44	TAX INCREMENT FINANCING (TIF)	114
HOUSING OPPORTUNITY ZONES	51	TRANSFER OF DEVELOPMENT RIGHTS (TDR)	122
INCLUSIONARY ZONING	55	VILLAGE PLAN ALTERNATIVE	129
INFILL DEVELOPMENT	60	WASTEWATER SYSTEM ALTERNATIVES	134
MISSING MIDDLE HOUSING TYPES	66	WORKFORCE HOUSING ORDINANCE	142

CNHRPC HOP Grants

Town of Boscawen

- Update Master Plan Housing Chapter
- Update to Mill Redevelopment District to permit and encourage housing and mixed-use development.
- Update to Cluster Development Ordinance to allow more housing options.
- Draft new Tax Increment Finance (TIF) plan to address the funding needs for infrastructure for housing.
- Draft new Planned Unit Development (PUD) regulation for targeted areas that permits a mixture of uses and housing types.

Town of Canterbury

- Create a new mixed-use district for the areas in the vicinity of Interstate 93 Exits 17 and 18.
- Prepare updated Cluster Development Ordinance
- Review/Update Workforce Housing Ordinance
- Update Subdivision and Site Plan Review Regulations/Develop Combined Land Use Development Handbook.

Town of Sutton

- Create a new Village District Zone for the town's four existing villages
- Draft new Cluster Development Ordinance
- Draft a PUD Ordinance for the creation of a new village off Kearsarge Valley Road

Town of Warner

- Update Master Plan Housing Chapter

LRPC Implementation Activities

Balancing

- Housing Density,
- Environmental Protections,
- Historic Districts, and
- Water and Sewer

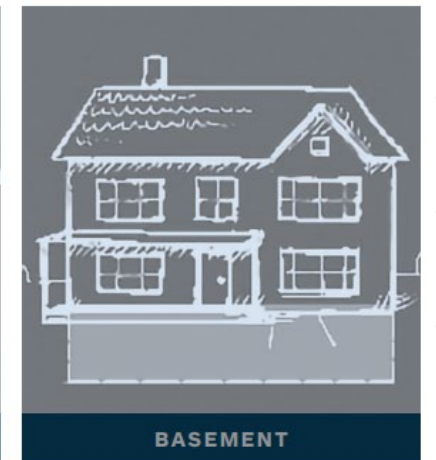


UVLSPRC Strategies and Next Steps

ADU+ Homes



Photo Credit: GIS Assessing tax card , Enfield, NH



Credit: NH Housing Accessory Dwelling Units in NH, A Guide for Municipalities

UVLSPRC Homeowner Developer Utility



1. Home Creators Expo (May 6th) : a public event to begin outreach and connect homeowners and developers with relevant folks in permitting and the ADU+ industry;



2. Website : a website that embodies and continues the Expo event into a home production assistance tool for residents;



3. Resource Brokers : pilot program to hire one and up to four (budget dependent) individuals for 18-months. Each broker will walk residents through the ADU+ process, including coordination with building contractors, design and permitting, financing, construction management, legal aid, and/or rental management.

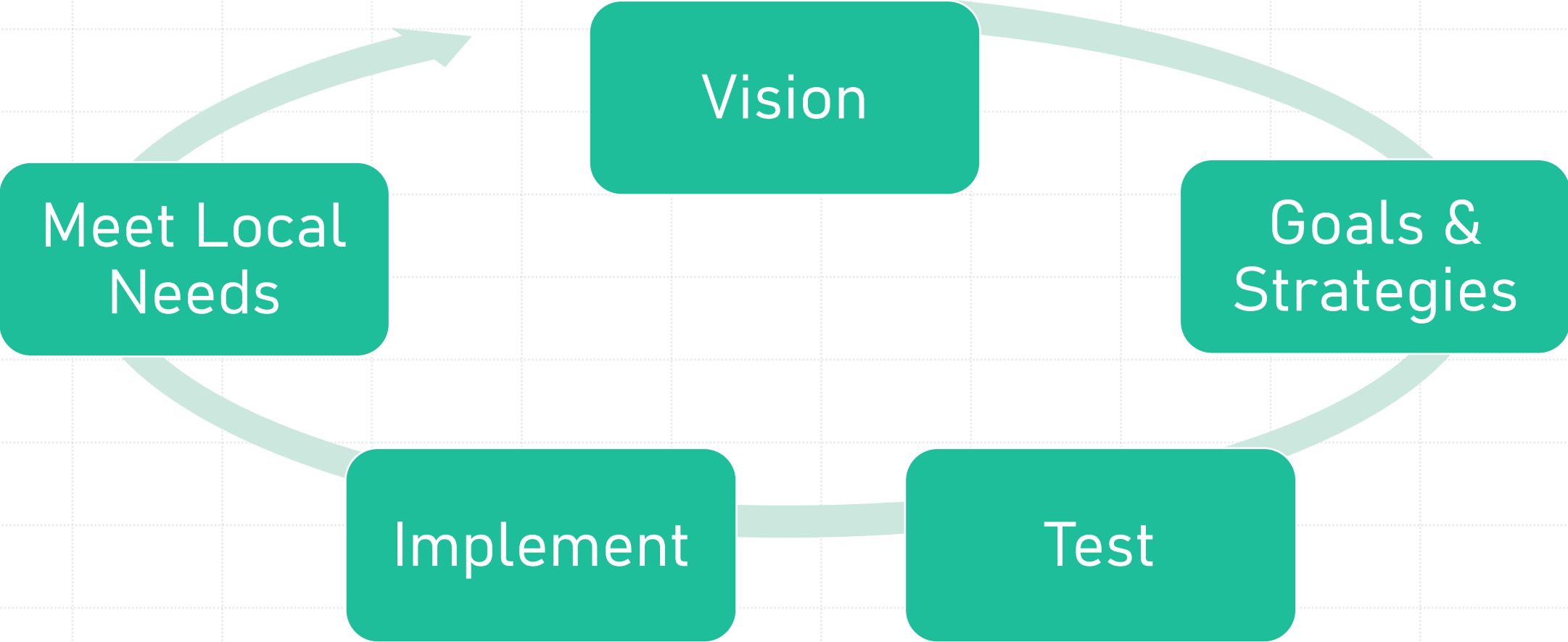


4. Utility Business Plan : develop business plan(s) whereby an organization can function successfully in part or all of the region. This Plan will evaluate organizational purpose, structure, market opportunities, programs and services, and financial health.



Partners Include Vital Communities, Town of Hartford (VT), Dartmouth Health, Two Rivers-Ottawaquechee Regional Foundation, Mount Ascutney Regional Commission, and UVLSRPC

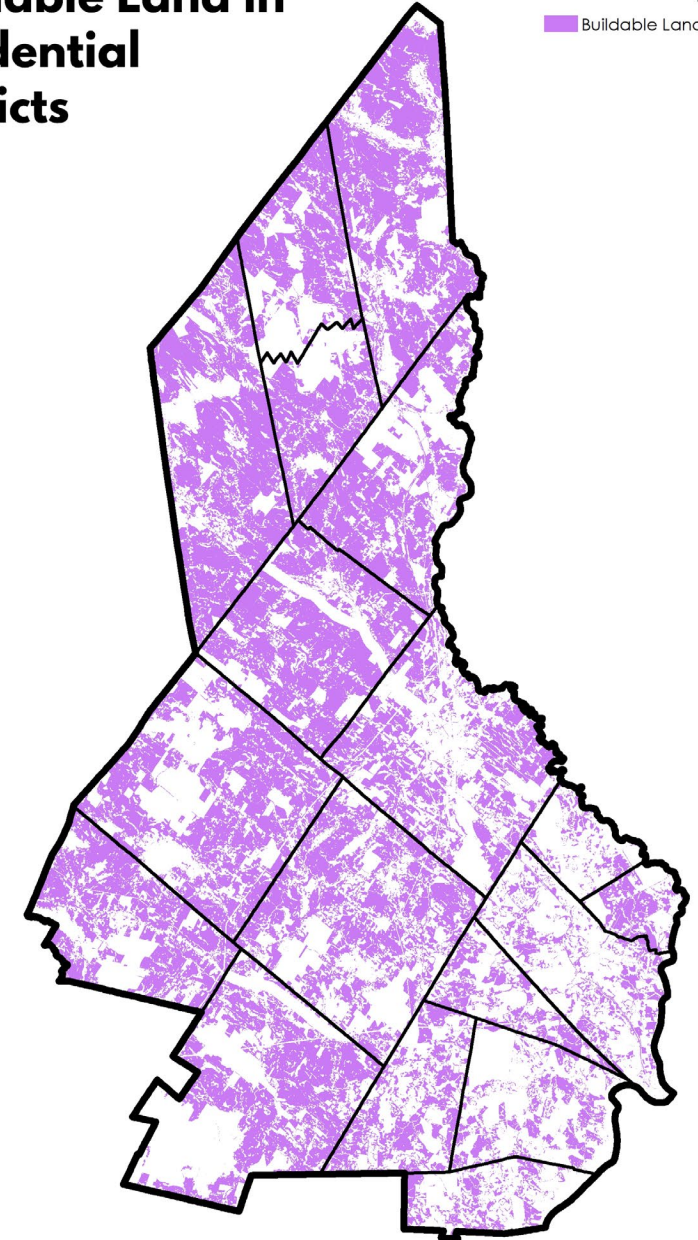
SRPC Testing Strategies and Next Steps



SRPC Scenario Planning

1. Identify Buildable Area
2. Consider Water and Sewer
3. Test Land Use Policies
 - Current ordinances and regulations
 - Changes to those policies
 - Assess results

Buildable Land in Residential Districts



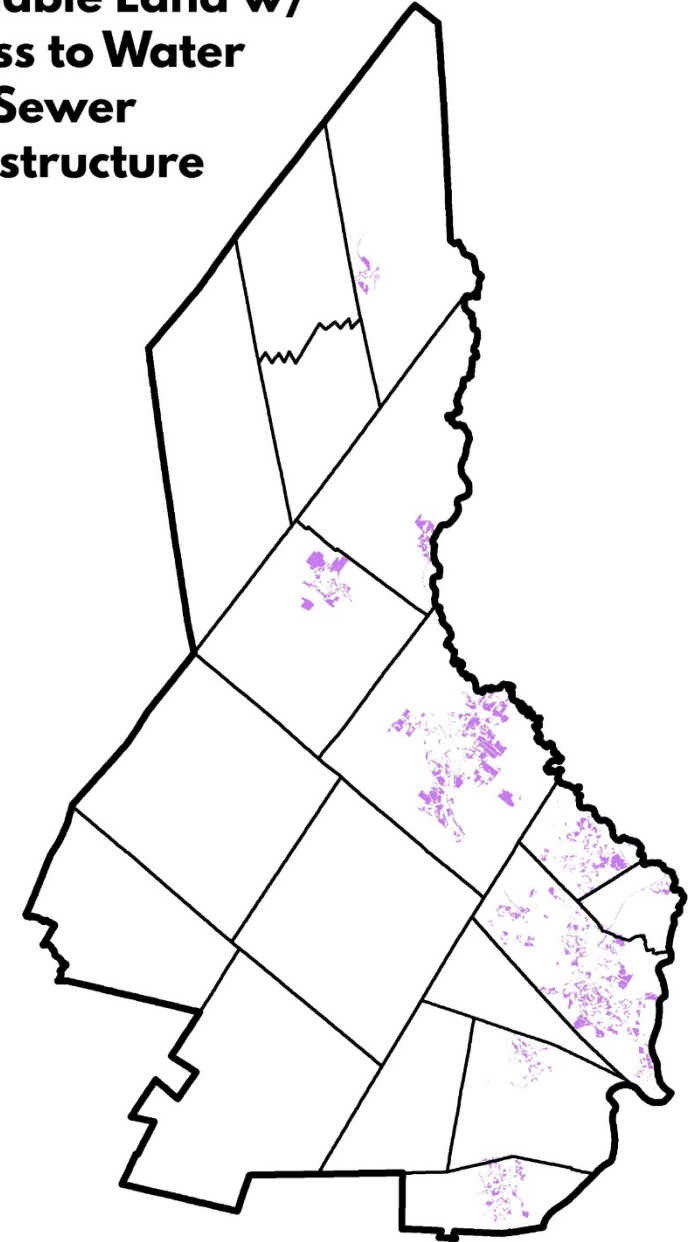
Legend

Buildable Land in Residential Districts

SRPC Scenario Planning

1. Identify Buildable Area
2. Consider Water and Sewer
3. Test Land Use Policies
 - Current ordinances and regulations
 - Changes to those policies
 - Assess results

**Buildable Land w/
Access to Water
and Sewer
Infrastructure**



Legend
Buildable Land

SNHPC Strategies and Next Steps

Begin with Community Goals in Mind:

- **Update the Master Plan and ensure community engagement and input guides MP Goals.**
- **Conduct a regulation assessment to identify roadblocks or unfair costs.**
- **Ensure the community's MP is in sync with zoning and other land use regulations.**



SNHPC Strategies and Next Steps

Support Community Businesses

- **Allow/encourage for employer housing to promote employment and housing opportunities.**
- **Rethink commercial, office, industrial zones to allow multifamily behind business establishments.**



SNHPC Strategies and Next Steps

Allow Flexibility in Regulations.

- **Utilize Conditional Use Permit method for case-by-case considerations.**
- **Support reuse and redevelopment for existing abandoned structures.**
- **For in-fill lots allow setbacks that match abutters.**



SNHPC Strategies and Next Steps

DYI and Housing

- **Make ADU development easier: already fits in the neighborhood, it doubles the density, and it is a win-win for aging in place.**
- **Conversion of larger single-family homes into multi-units without changing the footprint.**
- **Allowance for tiny homes and tiny home "harbors".**



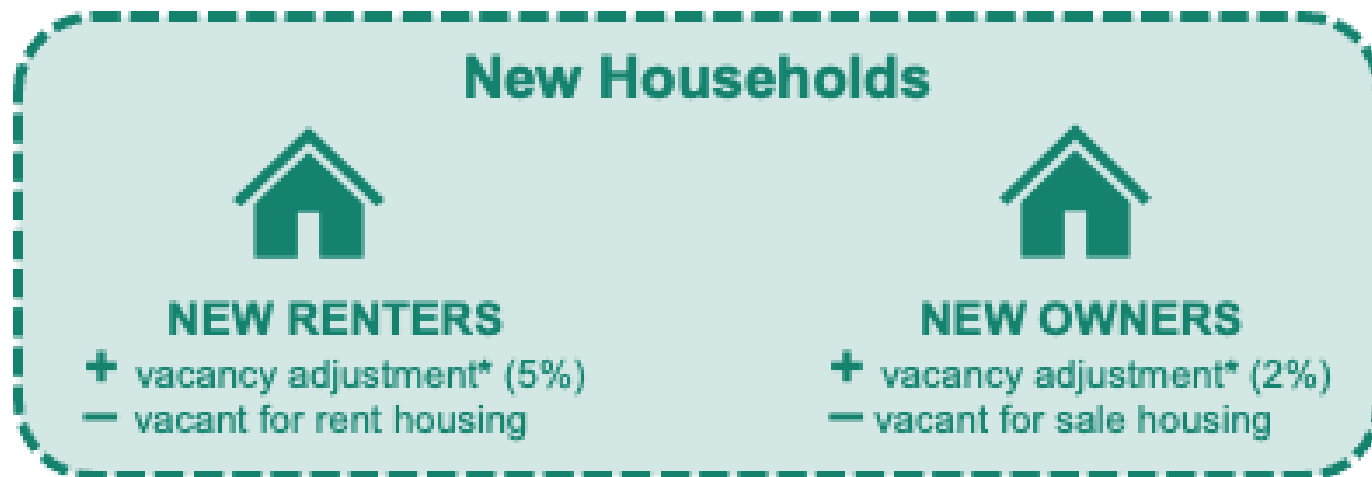
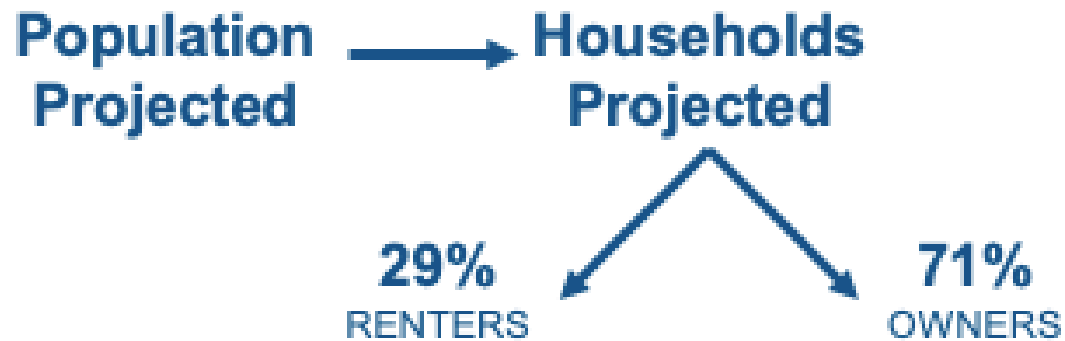
SNHPC Strategies and Next Steps

Communicate The Type of Growth Wanted

- **Create a visual guide for developers to ensure growth is inline with community desires.**
- **Research what other communities in NH are doing,**
- **Invite community input to provide examples of buildings and building details that honor their community's character.**



Housing Need Projection for NH



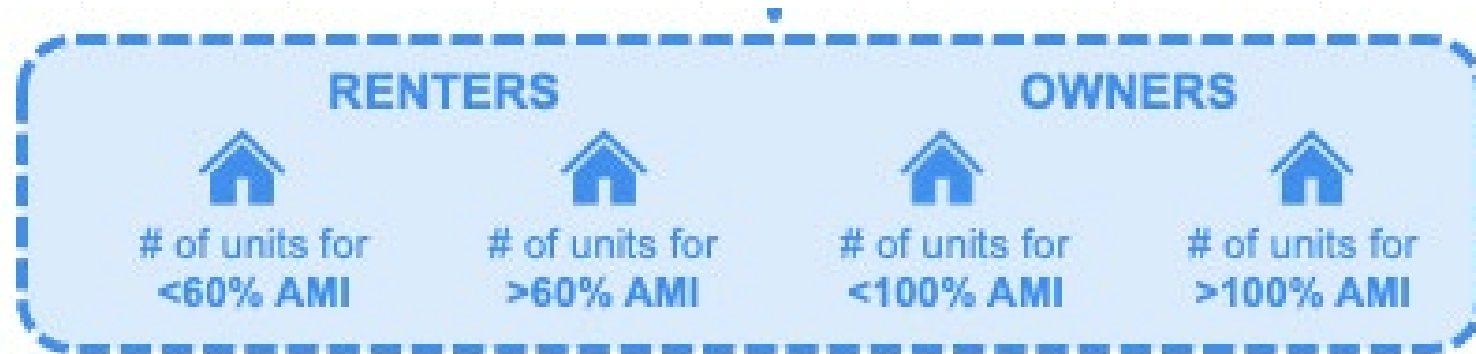
Housing Need Projections for NH

Step 2



Housing Need Projections for NH

Outputs



Housing Need Projections for NH

Region	2025	2030	2035	2040
CNHRPC	3,028	5,558	7,261	8,218
LRPC	2,815	5,183	6,683	7,444
NCC	1,782	3,209	4,000	4,272
NRPC	5,143	9,383	12,347	14,217
RPC	5,352	9,834	12,875	14,563
SNHPC	7,212	13,197	17,327	19,800
SRPC	3,289	6,169	8,108	9,520
SWRPC	1,873	3,349	4,242	4,659
UVLSRPC	2,210	4,037	5,126	5,671
State of NH	32,704	59,919	77,969	88,364