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***Addressing The Region's Housing Needs – A Recap***



# SNHPC Age-Friendly Housing Forum

- Topics
  - State Policy Update
  - Regional Viewpoint
  - Age-Friendly Subdivisions
  - Funding Opportunities
  - Innovations in Housing
  - NH DES Perspective
  - Developer's View on Diversity
  - AARP's Livable Communities





# SNHPC Age-Friendly Housing Forum

- Presenters had five (yes, five!) minutes to present on their topics
- Each presenter provided a group topic discussion
- Audience groups discussed each question and developed recommendations, answers, and more questions to each question
- Presenters shared each group's findings



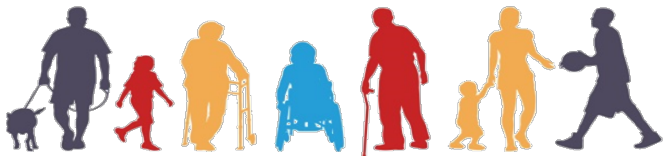


# Presenters and Topic Leaders



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**Sarah Jacobs** – Director in the Center for Ethics in Business and Governance at Saint Anslem College (CEBG)

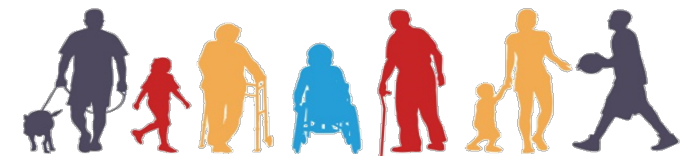
**Topic:** Housing We Need Initiative

- CEBG Initiative to find innovative solutions for the crisis in NH
- The Initiative conducts:
  - Community Surveys
  - Community Roundtables
  - Stakeholder Events
  - Land Use Research



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**Question:** How do you encourage a variety of housing development in our community?

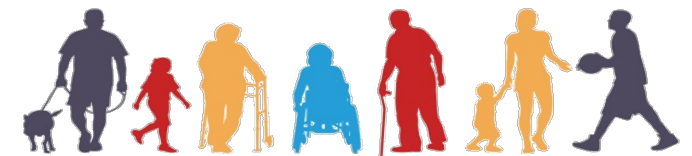
- Understand community fears
  - Where do the fears stem from – what are the fears rooted in
  - Who can best describe the fears
- Need for community champions who are objective and have nothing to gain, the YIMBY or yes in my back yard
- Having a housing commission for each town – advisory only but a safe place for people to talk about housing
- Try for the next step, i.e if attached ADUs are allowed, try detached ADUs
- Identify the messenger for projects, need for the right voice



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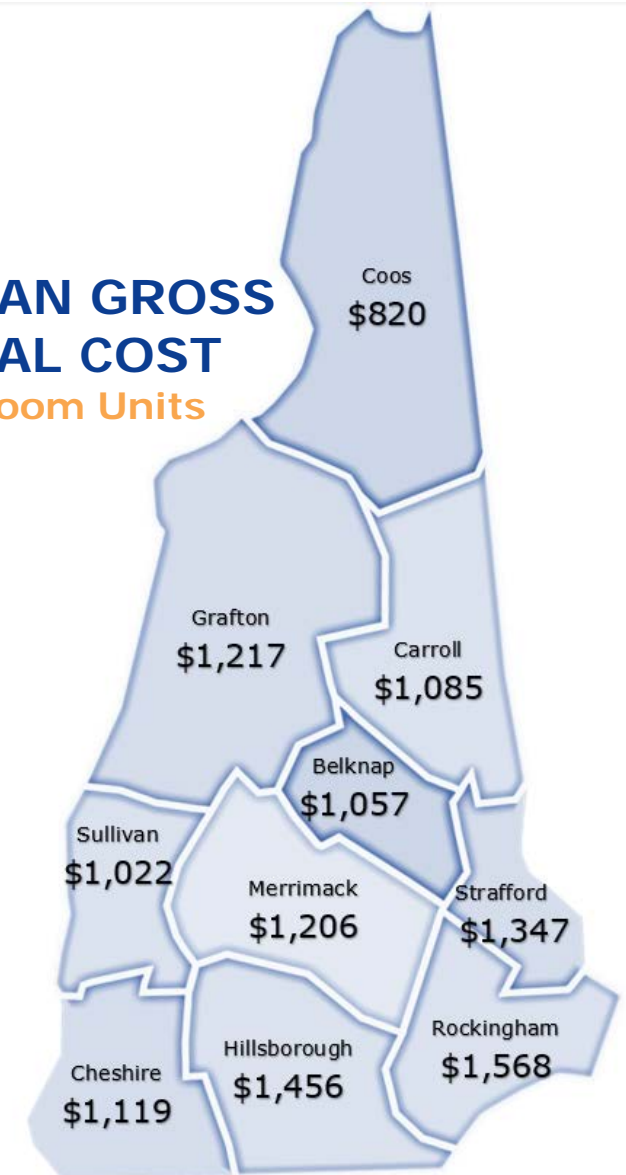




**George Reagan** – Community Engagement Manager, NHHFA

## Topic: Overview of New Hampshire's Housing Market

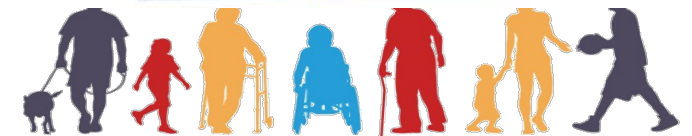
### MEDIAN GROSS RENTAL COST 2-Bedroom Units



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**Question:** If your Master Plan calls for housing diversity what is stopping it from being built?

- Ask – are your local regulations reflecting the ‘wants’ of your Master Plan?
- What is causing the shortage of housing? Who is the shortage serving?
- Local leaders needing to be engaged in the housing discussion, to advocate for housing diversity.
  - Some of the discussion should include inclusionary zoning
  - Each community is different but each can consider visualizing what would fit in their community
- Turning Master Plan recommendations into reality



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**Cam Prolman – Regional Planner, SNHPC**

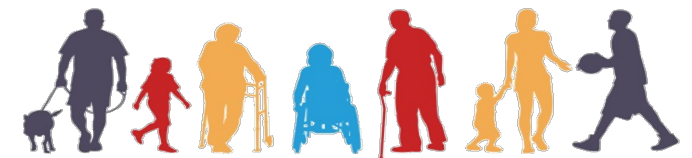
## **Topic: Chester Age-Friendly Subdivisions**

- Working with a community from an input session to a voter-approved Age-Friendly Subdivision



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**Question:** How can communities retain their rural character while diversifying their housing stock?

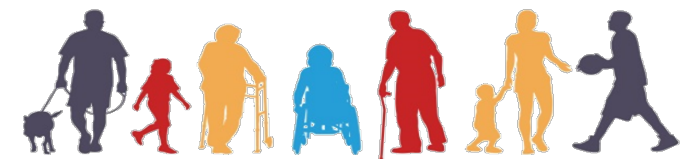
- Need to identify areas in their community where they can increase density, decreasing the minimum lot size requirements
- Communities need to define what their character is, and identify what housing types will fit in that definition
- Need to plan on a neighborhood level
- Communities should embrace detached ADUs as a way to build more housing



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**Robin Leblanc**— Executive Director, Plan NH

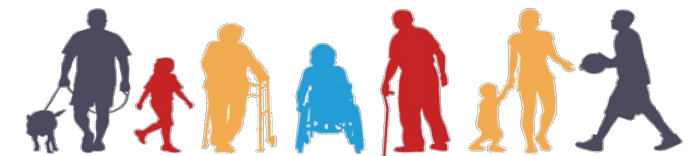
## **Topic:** Municipal Technical Assistance Grant (MTAG)

- For communities who wish to expand options for places to live, but find that their zoning may be a barrier
- Grants between \$5,000 and \$20,000



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**Question:** How do you or will you know if your community is ready for more choices in places to live?

- Identify public needs through conversation- surveys only get so deep into identifying needs and their root cause
- Ask people what did your town look like 5 years ago, what will it look like in 10 more years?



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**James Vayo – Project Manager, SNHPC**

## **Topic:** Innovations in Housing

- Examples of housing types including
  - Missing Middle Housing
  - Pre-Approved Building Plans
  - Co-Housing
  - And more



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## **Question:** Which housing innovations stand to have the greatest benefit to society?

- How are previous innovations in housing, such as 55+ subdivisions, impacting society today?
  - Loss of community connection, rural lifestyles make community difficult.
- What are the preferences of seniors? In selecting housing, some prefer 55+ other do not.
- How do taxes impact housing types? Acknowledgement that school funding systems play major role in self selection and preferences of households.
- Offering social and health services with dense living



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**Robert Tardif** – Administrator, Subsurface Systems Bureau, NH DES

## **Topic:** Subsurface Systems Bureau Lot Sizing Requirements

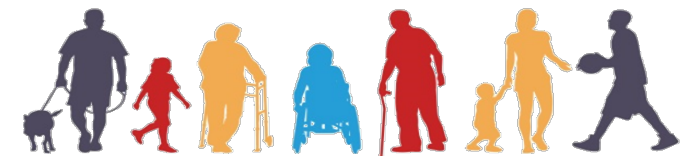
- Reviewed DES Requirements
  - How these requirements are used at the local level
  - Many communities require larger lot sizes than DES requirements



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## Question: How does your town determine minimum lot sizes and why?

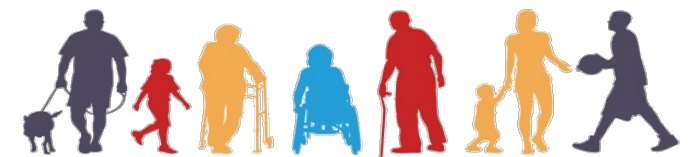
- Minimum lot size requirements at the state level are much smaller than at the local level
- Municipal boards are potentially not aware of the state's lot size requirements and instead carry over requirements that have been in place for decades
  - NHDES should increase awareness of state regulations by increasing outreach and education to municipal boards
- Why are minimum lot sizes at the local level much larger than state level requirements?
  - Potentially a growth control tactic
  - Lack of awareness
  - Attempt to keep a town's rural character



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**Kir Harris** – Vice President of Development, Elm Grove Companies

**Topic:** Importance of Density

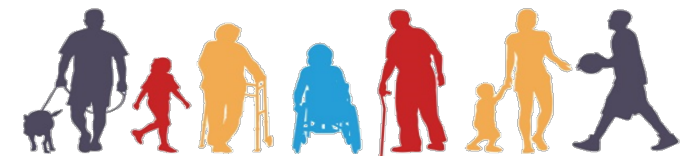
- Important to hold conversations about increasing units on a given parcel
- Increasing density is essential to reducing costs



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**Question:** Would you support diverse and dense housing development in your town? How about the town next door?

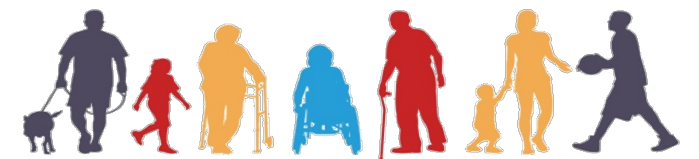
- Hard to have higher density without sewer/water
- Understand the demographics of smaller units – not just new graduates
- Multifamily as a way to revitalize downtown cores
- Acknowledge that even with increasing density allowance, there can be problems with financing



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**Todd Fahey** – State Director, AARP New Hampshire

## Topic: AARP's Liveable Communities



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**Question:** How does housing (or lack thereof) impact the other domains of livability?

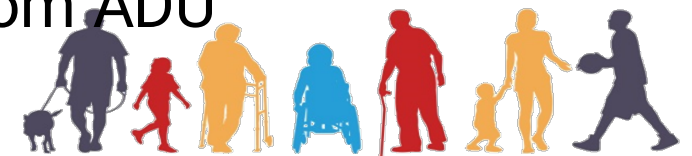
- Housing has the potential to create connections with people with their work – historical mill example, why not duplicate this again, creating opportunities between home builders and companies needing workers
- House vs home and creating homes that are multi-generational – built in childcare, social engagement
- When kids move out so do parents – often parents who have contributed to the community for decades, with these pillars of the community gone – it leaves a large gap
- Need for creating more tools for homeowners aside from ADU



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Help us continue the conversation.  
Please share with your communities  
and anyone who should be a part of  
this conversation.



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