

Regional Housing Needs Assessment

for the Southern New Hampshire Planning Commission





A Housing Needs Assessment...

PROVIDES REGIONAL AND LOCAL DATA ON
CURRENT AND FUTURE HOUSING NEEDS ACROSS
INCOME.

FULFILLS RSA 36:47(II) STATUTORY REQUIREMENTS



NH RSA 36:47(II) Statute...

(PLAIN) THE PLANNING COMMISSION WILL ASSESS THE REGION'S CURRENT AND FUTURE HOUSING NEEDS ACROSS ALL INCOME LEVELS. INFORMATION WILL BE UPDATED FOR USE BY MUNICIPALITIES.



There is a Companion Statute

NH RSA 672:2 III(L), (PLAIN) MUNICIPALITIES WITH
A MASTER PLAN MAY INCLUDE A SECTION ON
HOUSING, INCLUDING INFORMATION ON HOUSING
NEEDS PROVIDED BY THE PLANNING COMMISSION.



Statewide RPC Collaboration

2022 UPDATE

**Update Initiated by NH's Department
of Business and Economic Affairs**

**Administered by the State Office of
Planning and Development**

**Utilizes ARPA funds which must be
spent by the end of this year.**



Statewide RPC Collaboration

STATE AND REGIONS ARE SHARING RESOURCES

9 RPCs + OPD + NH Housing Finance Authority

Collective Outreach and Engagement Efforts
(Such as press release, website designs, survey, etc.)

Share Consultant Studies and Census Data Analysis

Scope of Work

**ANALYSIS OF HISTORICAL TRENDS AND
EXISTING CONDITIONS**

**PROJECTIONS OF FUTURE CONDITIONS
AND HOUSING NEEDS**

**IDENTIFICATION OF TOOLS AND TECHNIQUES
TO FURTHER HOUSING CHOICES**

**AN INVENTORY OF HOUSING SOLUTIONS
AND RESOURCES TO MEETING NEEDS**





Outreach

SURVEYS (COLLECTING RESPONSES)

General Public (English & Spanish), Employer, Property Owner/Managers

FOCUS GROUPS

Businesses, Legislators, City/Town Officials, Community Groups, Housing Authorities, Housing Providers, Property Managers, Builders, Colleges

PROJECT WEBPAGE (LIVE NOW)

Project info, survey links, documents

COMMUNICATIONS (ONGOING)

Direct emails, social media, press releases

Existing Conditions & Historic Trends



Demographic &
Socioeconomic
Trends



Communities of
Interest



Housing Unit Trends
& Characteristics



Current Access to
Affordable Housing

Projections of Future Housing Needs

HOUSING SUPPLY, AFFORDABILITY & COST

TAKING INTO CONSIDERATION...

- Existing Trends in Population (Growth or Decline)
- Changes in Household sizes and incomes
- Existing Trends in Housing Inventory
- Future Interest Rates / Inflation Conditions
- Effects of Construction Cost on Unit Production
- Impact of Short Term Rentals on Unit Availability
- Annual Fluctuations in Populations (I.e. Colleges)
- Shifts in Housing Patterns Among Population



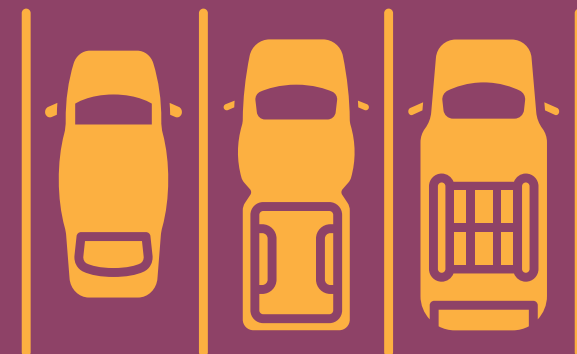
Housing Choices & Opportunities



Land Use Regulations



Workforce Needs



Infrastructure &
Services



Fair Housing & Areas
of High Opportunity



SOLUTIONS FOR MEETING LOCAL HOUSING NEEDS

Identify Actionable Steps to Address Housing Need
Approaches Communities Can Use to Plan for Housing
Innovative Housing Policies, Regulations, and Developments



PROJECT CONSULTANTS

Demographic Projections

TO BE
COMPLETED BY





County Level Demographic Projections

COMPONENTS OF CHANGE

Age & Sex

Fertility & Mortality

Migration

Projections to 2050

BREAKING DOWN THE DATA

Demographic Projections
at the Municipal Level

Demographic Projections
Across Age and Ethnicity

REPORT DEVELOPMENT

Final Written Report

Consultant Training on
How to Use Projections

Presentation of Findings
to the Public



PROJECT CONSULTANT

Fair Housing & Equity Assessment

TO BE
COMPLETED BY





Fair Housing & Equity Assessment

DATA ANALYSIS & RESEARCH

Overview of Market
& Housing Needs

Impact of Pandemic

Measuring Unmet Need

Forecasting Future Need

STAKEHOLDER CONSULTATION

Regional Stakeholder
Focus Group Input

Input from Major Employers

Housing Advocates

Input from Local Planners

REPORT DEVELOPMENT

Final Written Report

Presentation to the Public



New Hampshire's Fair Housing Law

NH RSA 674:59

(Plain) Municipalities will create opportunities for workforce housing, including rental multi-family housing. Regulations such as lot size or density shall be reasonable,

Allowing fair housing to be built in most places in the municipality...



General Powers of Planning / Zoning

NH RSA 672:1 III(E)

(Plain) A balanced supply of housing which is affordable, decent, safe, sanitary is in the best interests of each community and the state. Opportunity for development of such housing shall not be prohibited or unreasonably discouraged by use of planning and zoning powers.



We need YOU!

- SPREAD THE WORD
- SHARE PUBLIC SURVEY
- ATTEND FOCUS GROUP
- SIGN UP FOR UPDATES

SNHPChousing.org



Questions



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