



Fair Share Housing Production Model Overview & Results

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Why a Fair Share Housing Production Model?

- NHHFA & state RPCs are wrapping up their housing needs assessments in accordance with [RSA 36:47](#)
 - To assist municipalities w/ master plans
- NH contracted w/ [Root Policy Research](#) to develop a Fair Share Housing Production Model
 - In order for municipalities to better understand their responsibility under [RSA 674:59](#)



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RSA 647:58-61 Workforce Housing

RSA 647:59 Workforce Housing Opportunities

I. In every municipality that exercises the power to adopt land use ordinances and regulations, such **ordinances and regulations shall provide reasonable and realistic opportunities for the development of workforce housing, including rental multi-family housing.** In order to provide such opportunities, lot size and overall density requirements for workforce housing shall be reasonable. A municipality that adopts land use ordinances and regulations shall allow workforce housing to be located in a majority, but not necessarily all, of the land area that is zoned to permit residential uses within the municipality. Such a municipality shall have the discretion to determine what land areas are appropriate to meet this obligation. This obligation may be satisfied by the adoption of inclusionary zoning as defined in RSA 674:21, IV(a). This paragraph shall not be construed to require a municipality to allow for the development of multifamily housing in a majority of its land zoned to permit residential uses.

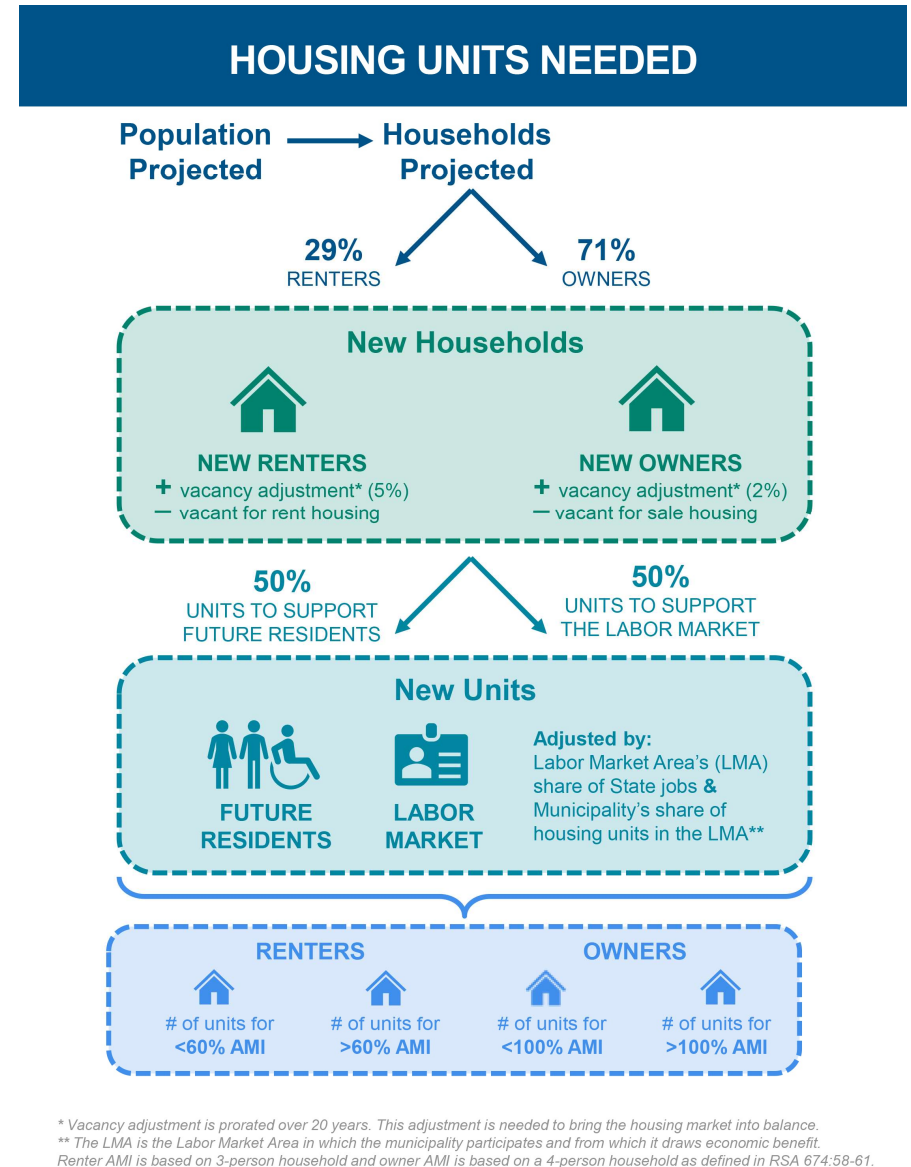
RSA 647:58 Definitions

III. **"Reasonable and realistic opportunities** for the development of workforce housing" **means opportunities to develop economically viable workforce housing within the framework of a municipality's ordinances and regulations.**...If the ordinances and regulations of a municipality make feasible the development of sufficient workforce housing to satisfy the municipality's obligation...the municipality shall not be in violation of its obligation under RSA 674:59 by virtue of economic conditions beyond the control of the municipality...

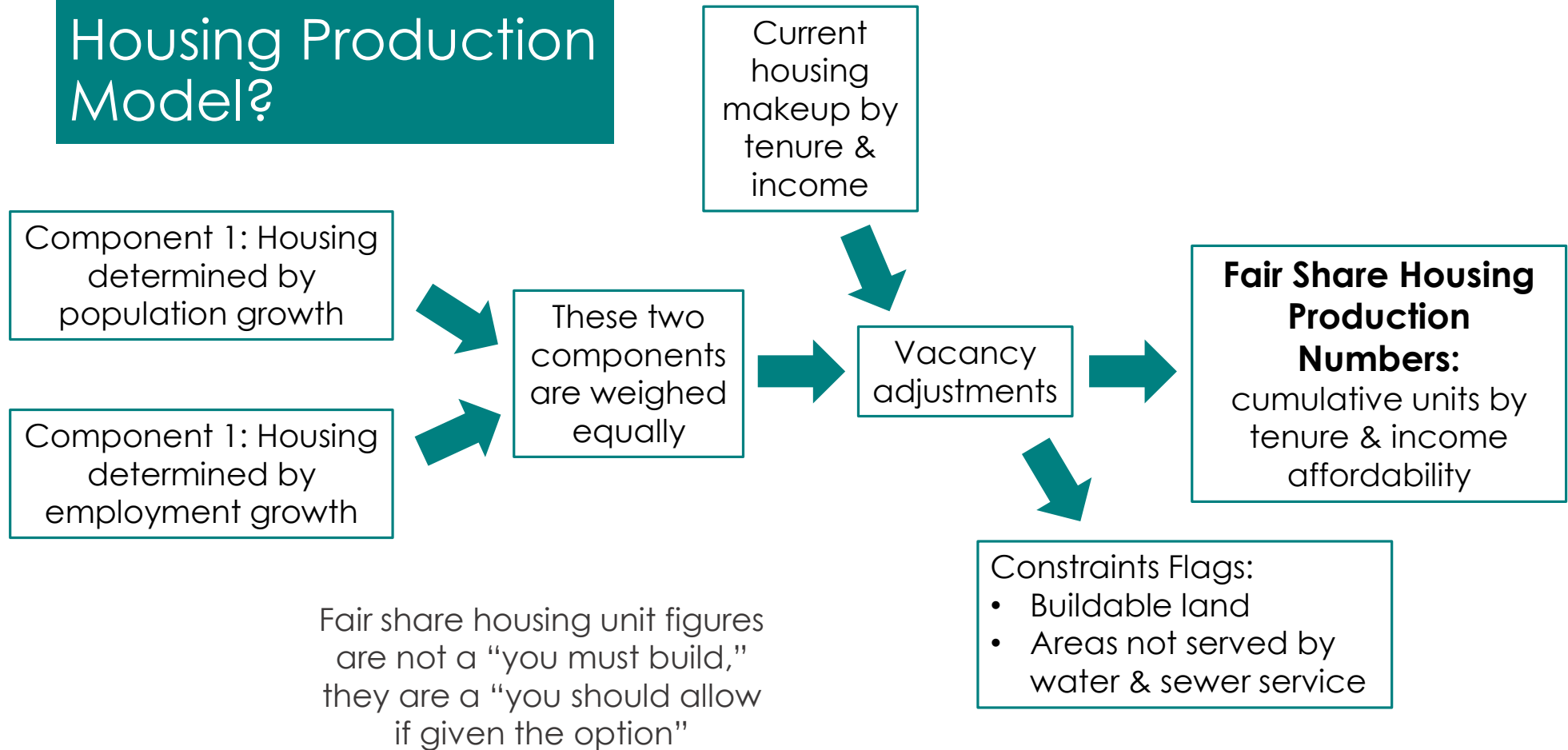
IV. **" Workforce housing " means** housing which is **intended for sale** and which is affordable to a household with an income of no more than **100 percent of the median income for a 4-person household**..." Workforce housing " also means **rental housing** which is affordable to a household with an income of no more than **60 percent of the median income for a 3-person household**...

What Is a Fair Share Housing Production Model?

Projects the number of housing units, by tenure and area median income (AMI) threshold, that jurisdictions should allow or accommodate to meet projected population and employment demand and to support a more balanced housing market



What Is a Fair Share Housing Production Model?



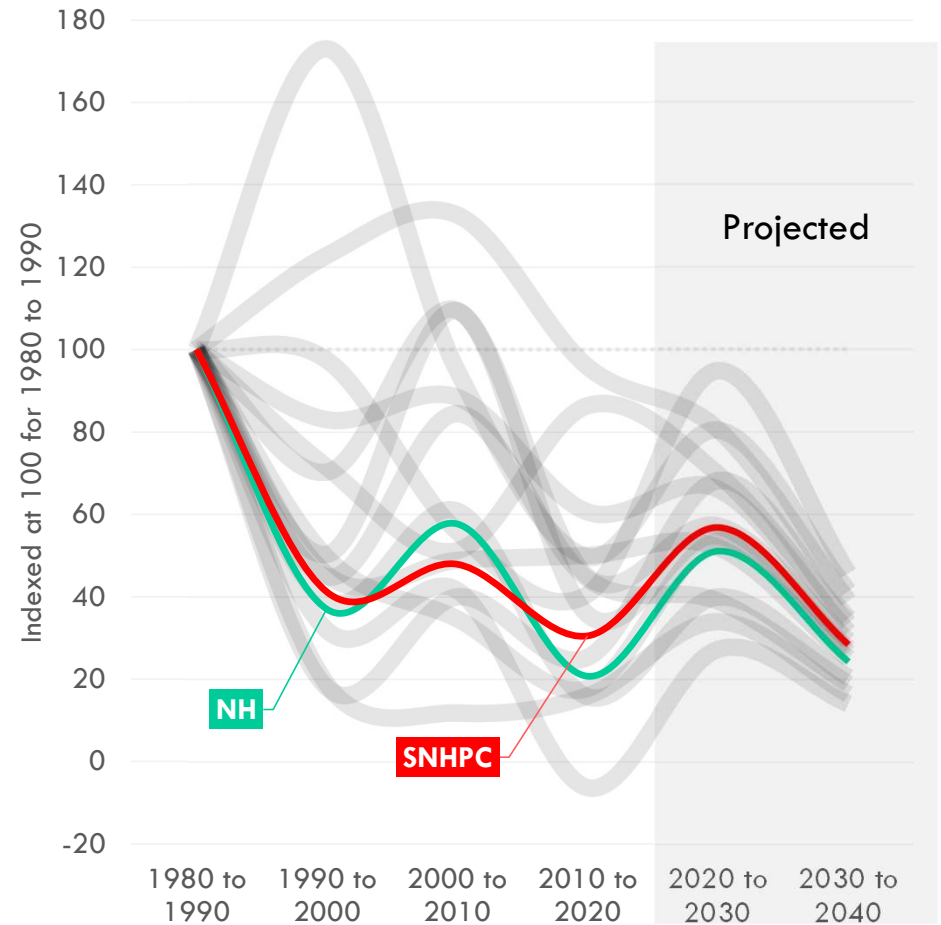
	FAIR SHARE CUMULATIVE NET NEW HOUSING UNITS			
	2025	2030	2035	2040
Auburn	142	262	343	388
Bedford	572	1,044	1,374	1,581
Candia	102	187	245	277
Chester	115	212	278	315
Deerfield	85	156	204	231
Derry	848	1,559	2,043	2,309
Francestown	35	65	85	98
Goffstown	459	837	1,101	1,267
Hooksett	357	656	857	968
Londonderry	609	1,121	1,469	1,660
Manchester	3,171	5,787	7,605	8,738
New Boston	144	264	347	399
Weare	230	419	551	634
Windham	343	631	826	935
SNHPC	7,212	13,197	17,327	19,800
NH	32,704	59,919	77,969	88,363

Source: Root Policy Research

Average Annual Net New Housing Units

	HISTORICAL				PROJECTED	
	1980 to 1990	1990 to 2000	2000 to 2010	2010 to 2020	2020 to 2030	2030 to 2040
Auburn	40	30	20	30	30	10
Bedford	130	220	120	60	100	50
Candia	20	20	10	10	20	10
Chester	30	30	30	30	20	10
Deerfield	40	20	30	20	20	10
Derry	460	90	50	70	160	80
Fracestown	20	10	10	0	5	5
Goffstown	160	80	50	30	80	40
Hooksett	100	80	90	60	70	30
Londonderry	220	100	110	110	110	50
Manchester	850	150	340	220	580	300
New Boston	50	30	50	20	30	10
Weare	100	40	60	20	40	20
Windham	120	60	130	40	60	30
SNHPC	2,320	960	1,110	710	1,320	660
NH	11,730	4,340	6,760	2,430	5,990	2,840

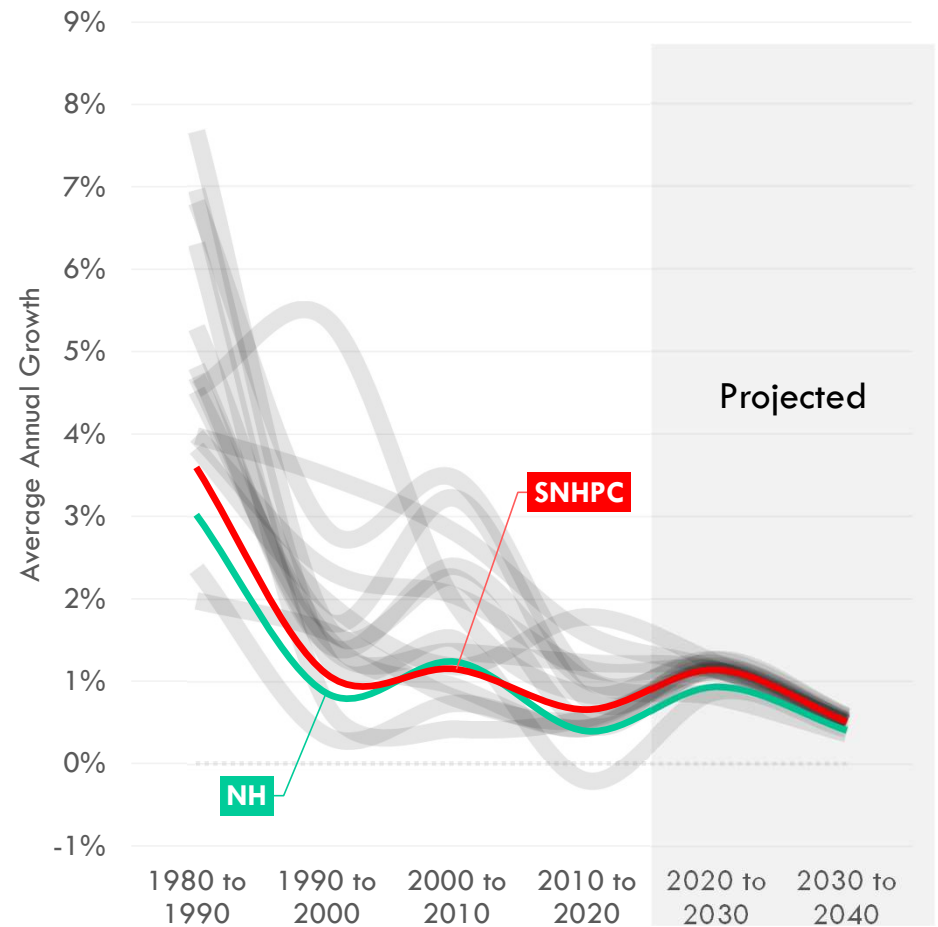
Sources: IPUMS National Historical Geographic Information System; Root Policy Research; US Census Bureau.



Average Annual Net New Housing Units

	HISTORICAL				PROJECTED	
	1980 to 1990	1990 to 2000	2000 to 2010	2010 to 2020	2020 to 2030	2030 to 2040
Auburn	3.8%	2.0%	1.2%	1.8%	1.2%	0.5%
Bedford	4.5%	5.4%	1.9%	0.8%	1.3%	0.6%
Candia	2.0%	1.6%	0.8%	0.5%	1.2%	0.5%
Chester	4.0%	3.5%	2.8%	1.6%	1.1%	0.5%
Deerfield	4.8%	1.5%	2.4%	1.0%	0.8%	0.4%
Derry	6.3%	0.7%	0.4%	0.6%	1.1%	0.5%
Francestown	7.0%	1.3%	1.5%	-0.2%	0.9%	0.4%
Goffstown	4.5%	1.5%	0.9%	0.4%	1.3%	0.6%
Hooksett	4.0%	2.4%	2.0%	1.2%	1.1%	0.5%
Londonderry	4.7%	1.5%	1.4%	1.2%	1.1%	0.5%
Manchester	2.4%	0.3%	0.7%	0.4%	1.1%	0.5%
New Boston	6.8%	2.8%	3.5%	1.1%	1.2%	0.6%
Weare	7.7%	1.7%	2.3%	0.5%	1.2%	0.5%
Windham	5.3%	1.7%	3.2%	0.8%	1.1%	0.5%
SNHPC	3.6%	1.1%	1.1%	0.7%	1.1%	0.5%
NH	3.0%	0.9%	1.2%	0.4%	0.9%	0.4%

Sources: IPUMS National Historical Geographic Information System; Root Policy Research; US Census Bureau.

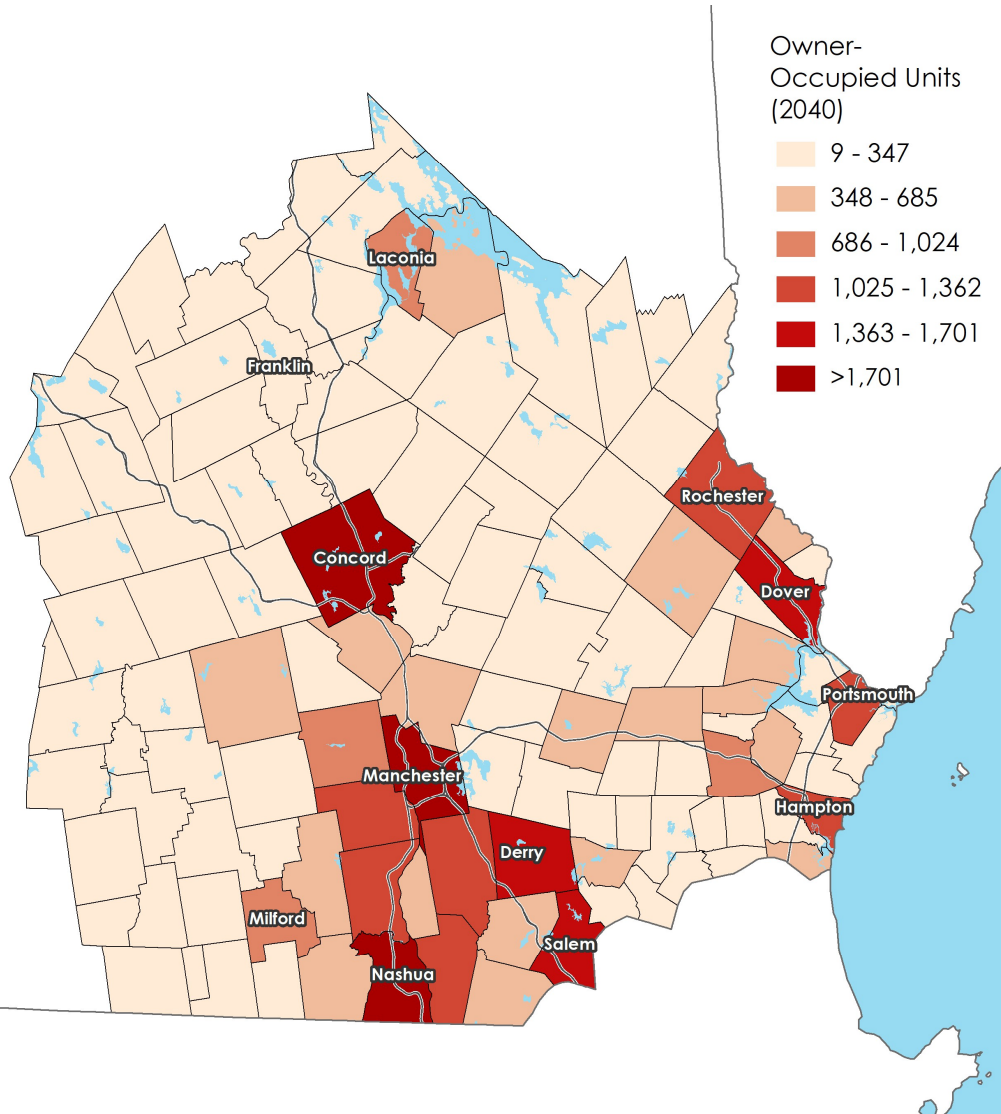
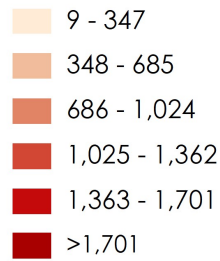


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Fair Share Cumulative Net New Housing Units by Tenure and Income

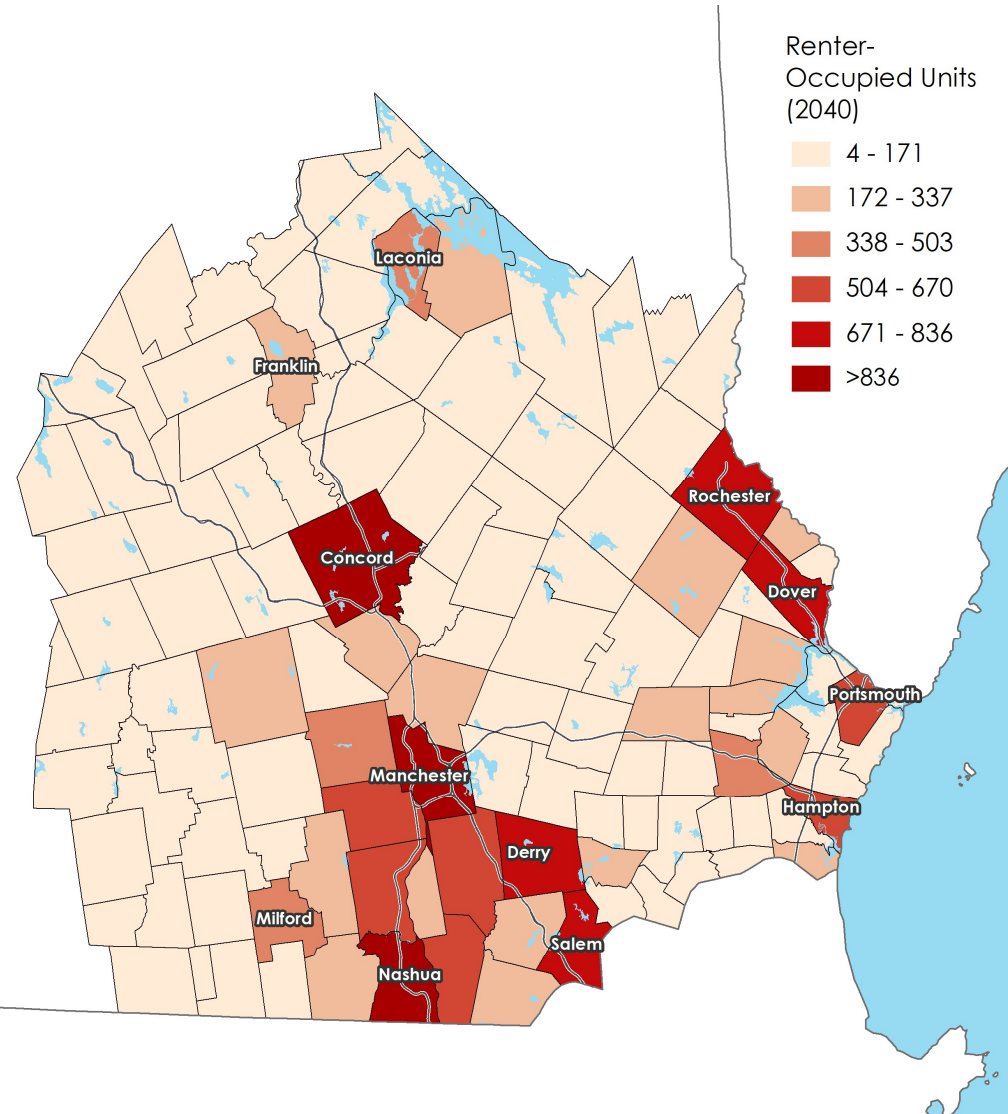
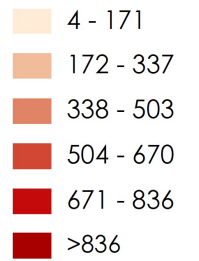
2025						2030					
Owner-Occupied			Renter-Occupied			Owner-Occupied			Renter-Occupied		
Total	Below 100% AMI	Above 100% AMI	Total	Below 60% AMI	Above 60% AMI	Total	Below 100% AMI	Above 100% AMI	Total	Below 60% AMI	Above 60% AMI
24	9	15	12	2	9	43	15	28	21	4	17

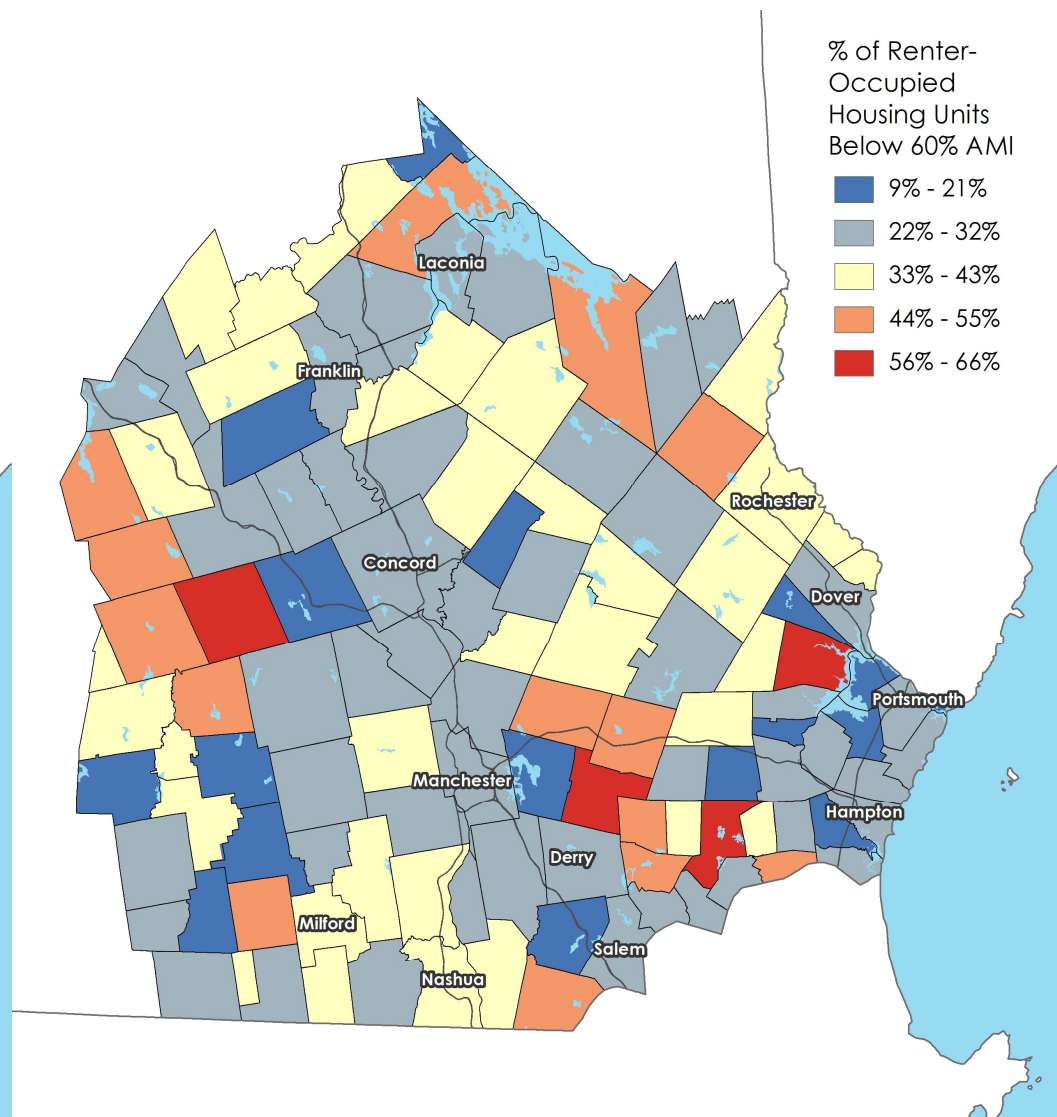
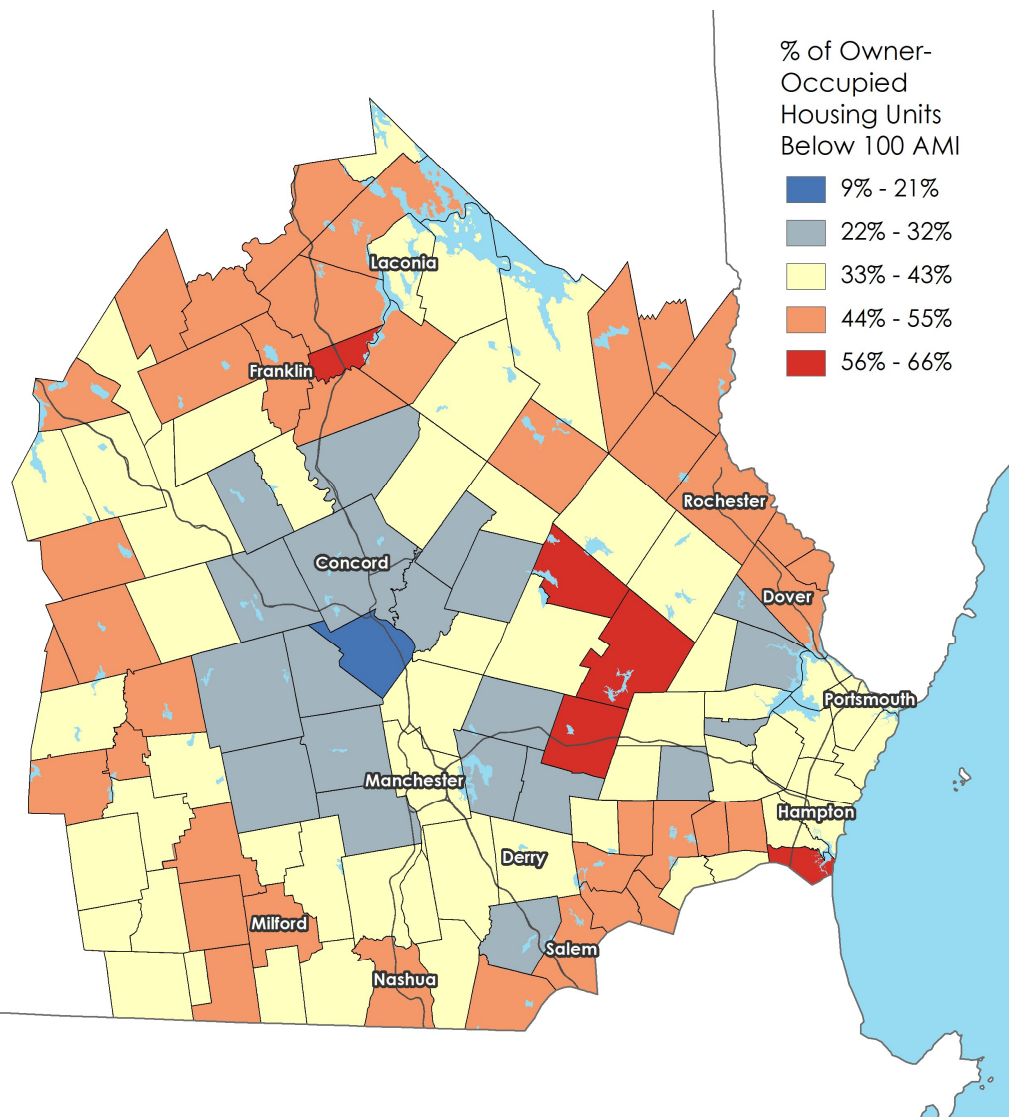
2035						2040					
Owner-Occupied			Renter-Occupied			Owner-Occupied			Renter-Occupied		
Total	Below 100% AMI	Above 100% AMI	Total	Below 60% AMI	Above 60% AMI	Total	Below 100% AMI	Above 100% AMI	Total	Below 60% AMI	Above 60% AMI
57	20	37	28	6	23	65	23	42	33	7	27

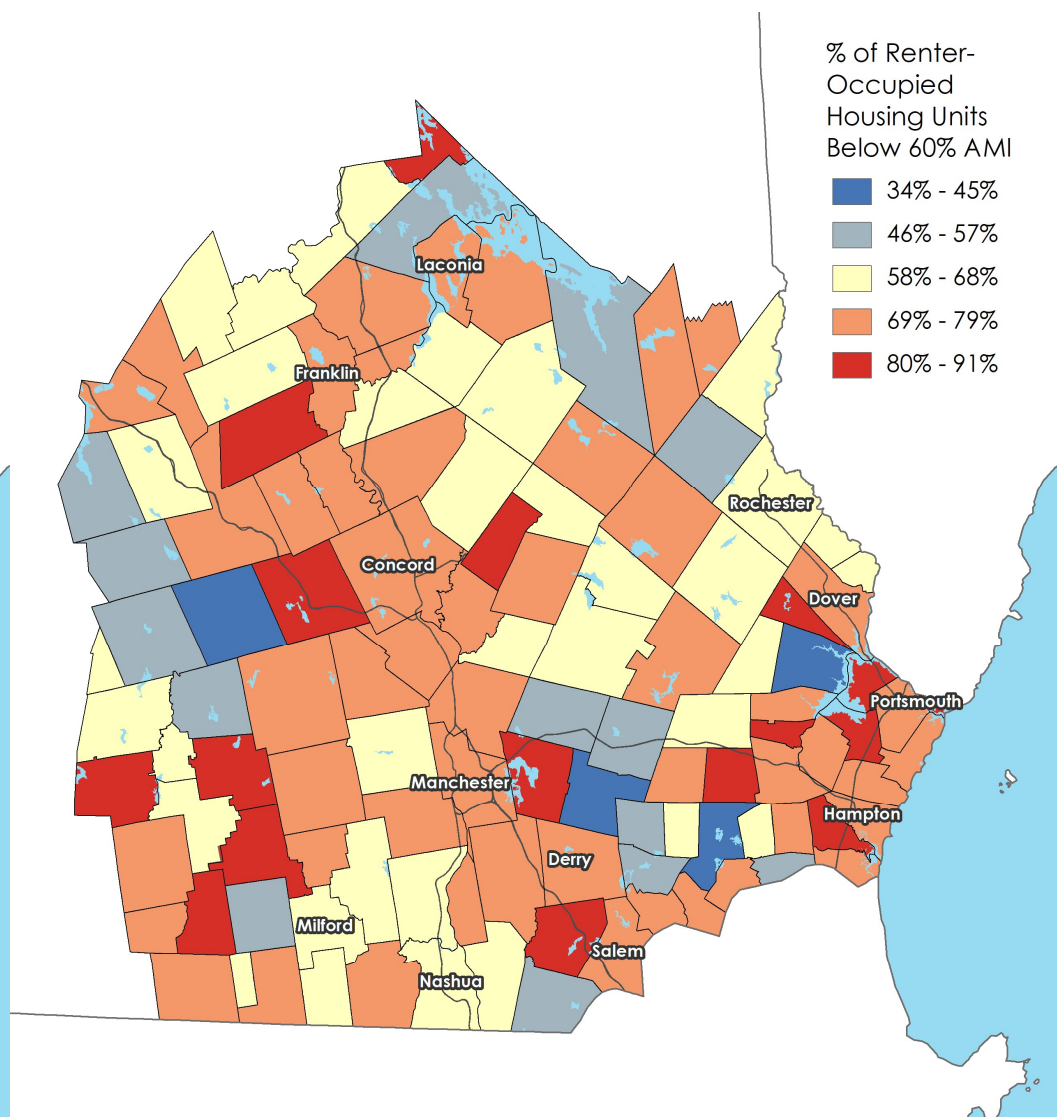
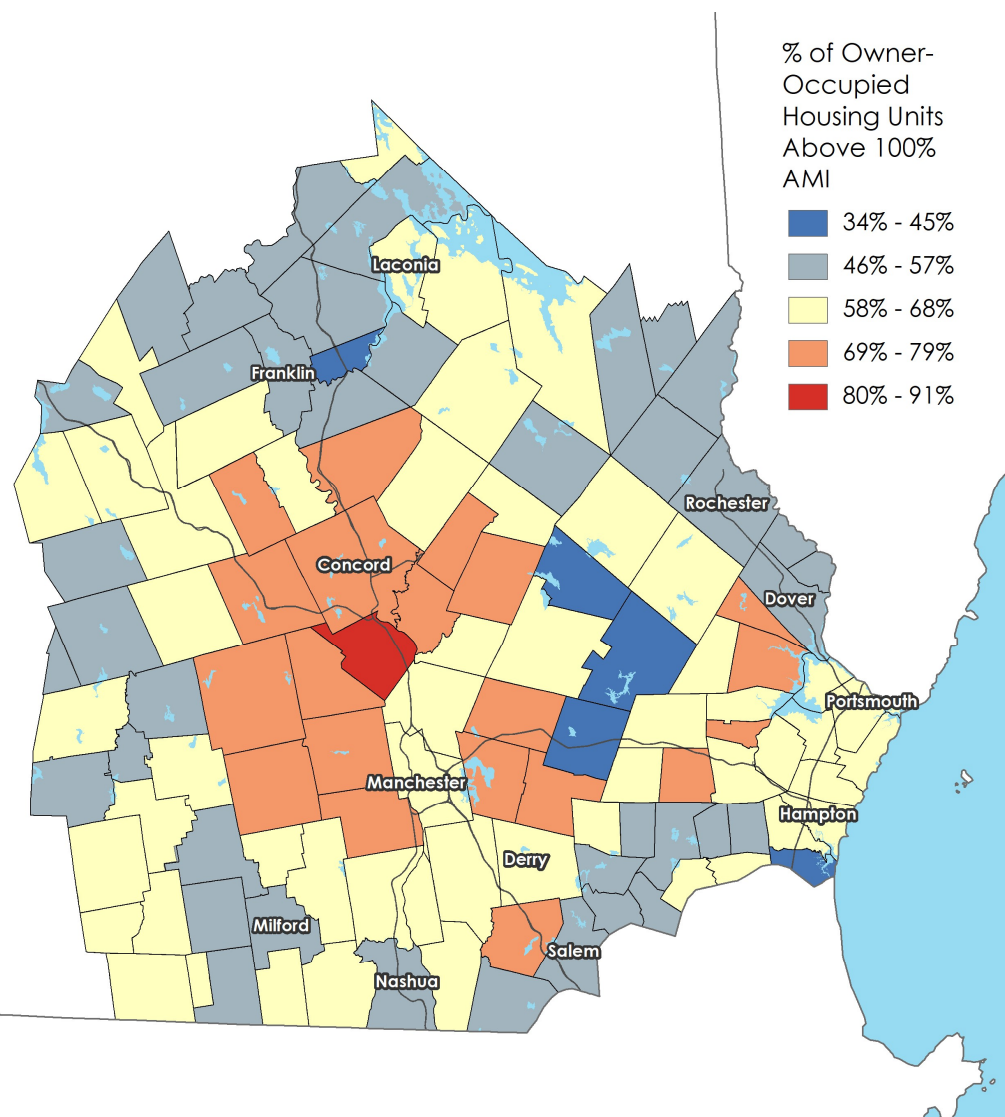
Owner-Occupied Units (2040)



Renter-Occupied Units (2040)







Questions?...

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