

REGIONAL HOUSING NEEDS ASSESSMENT: **WHAT WE HEARD**

Metropolitan Planning Organization
February 21, 2023

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OUTREACH OVERVIEW

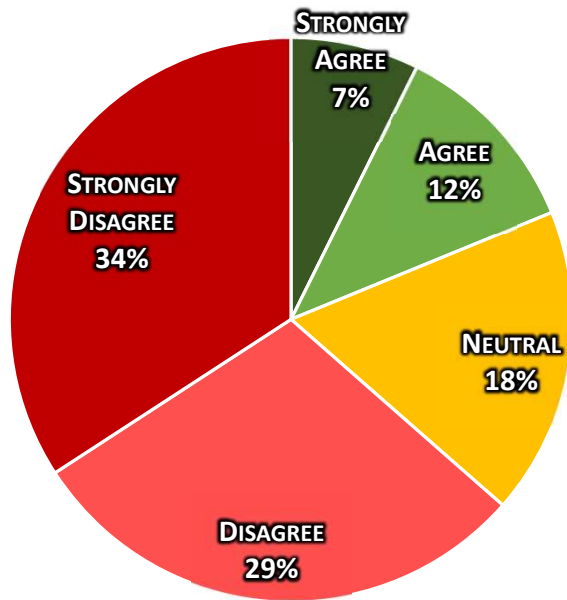


- General Public Survey
- Employer Survey
- Community Focus Group Meetings
- Developer's Lunch (Saint Anselm College's Center for Ethics in Society)
- Social Service Provider Survey (RPCs + NH Council on Housing Stability)

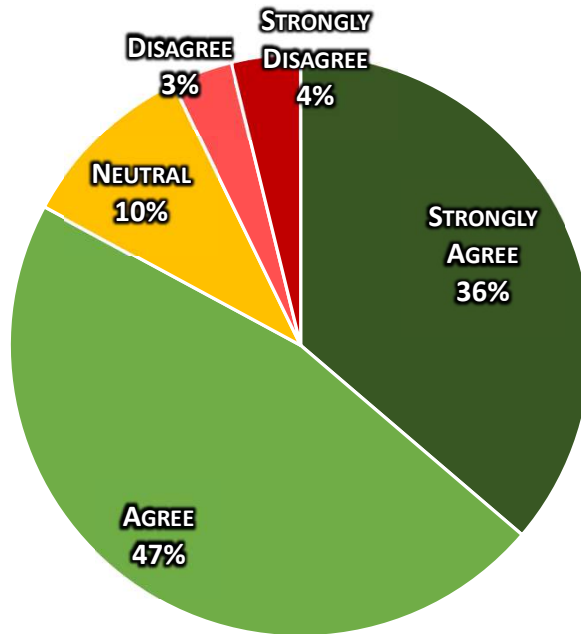
HOUSING DIVERSITY DESIRED

When thinking about housing in your community, please indicate your level of agreement with the need for additional units for each stated housing type.

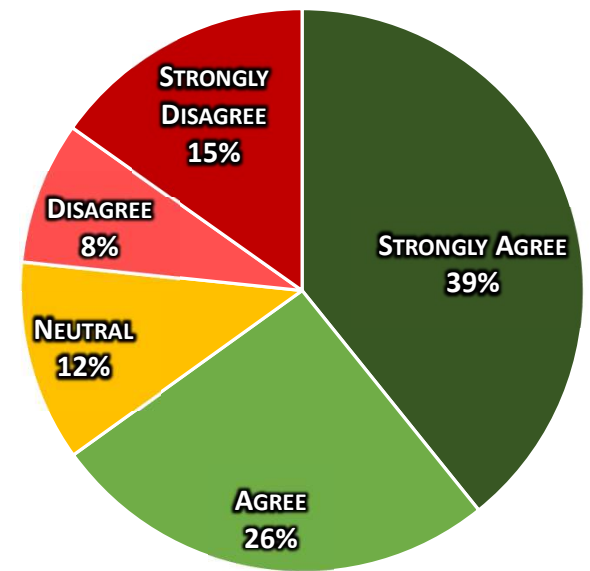
High End Housing



Moderate Income Housing



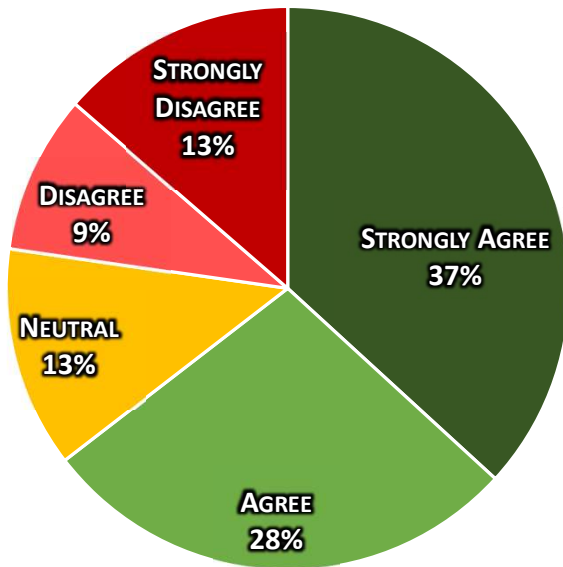
Low Income Housing



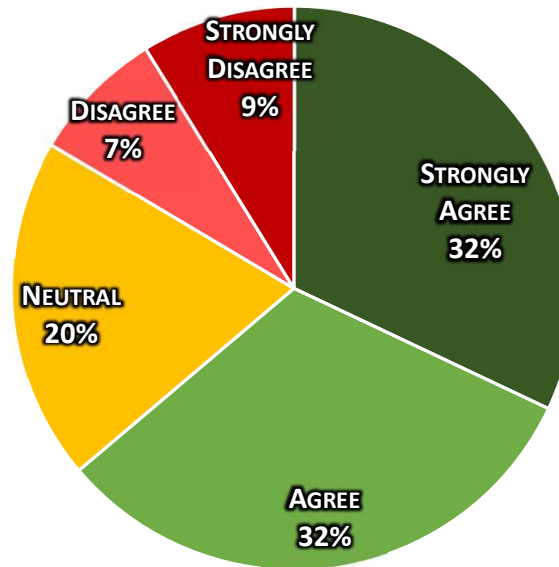
HOUSING DIVERSITY DESIRED

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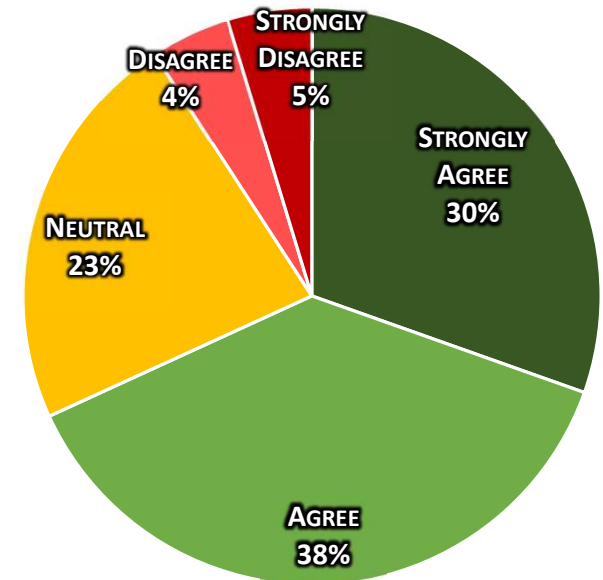
Rental Housing



Senior Housing



Housing for People with Physical Disabilities



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MEETING THE NEED OF CHANGING DEMOGRAPHICS

	Minors per Household			
	1980	2020	Change 1980-2020	
Auburn	1.02	0.65	-0.37	-36%
Bedford	1.12	0.71	-0.41	-36%
Candia	1.05	0.46	-0.60	-57%
Chester	1.02	0.61	-0.40	-40%
Deerfield	1.00	0.59	-0.41	-41%
Derry	0.89	0.52	-0.37	-41%
Francestown	0.71	0.45	-0.26	-37%
Goffstown	0.93	0.54	-0.39	-42%
Hooksett	0.83	0.50	-0.33	-40%
Londonderry	1.08	0.59	-0.48	-45%
Manchester	0.68	0.44	-0.24	-36%
New Boston	1.05	0.71	-0.34	-32%
Weare	0.93	0.60	-0.33	-36%
Windham	1.20	0.79	-0.41	-35%
SNHPC	0.81	0.53	-0.28	-35%
NH	0.80	0.46	-0.34	-42%

Decennial Census. Minors living in group quarters included in total.

Source: IPUMS National Historical Geographic Information System; US Census Bureau.

	Households	2020 Persons per Household			
		1	2	3	4 or More
Auburn	1,920	11%	42%	21%	27%
Bedford	7,910	17%	32%	21%	29%
Candia	1,480	22%	42%	11%	25%
Chester	1,740	10%	37%	19%	34%
Deerfield	1,650	13%	41%	17%	29%
Derry	12,710	22%	36%	20%	22%
Francestown	620	21%	43%	15%	21%
Goffstown	6,290	23%	41%	16%	20%
Hooksett	5,160	19%	35%	23%	23%
Londonderry	9,570	18%	34%	19%	28%
Manchester	47,240	34%	34%	16%	17%
New Boston	2,120	12%	43%	12%	33%
Weare	3,280	17%	40%	16%	27%
Windham	5,020	13%	31%	20%	37%
SNHPC	106,710	25%	35%	18%	22%
NH	539,120	27%	38%	15%	20%

5-Year American Community Survey
Source: US Census Bureau

DEVELOPER'S LUNCH

- Barriers to “missing middle” housing:
 - lengthy timeline for getting approvals at the local level (foregoing revenue in the process)
 - capacity of planning and zoning boards
 - opposition to multifamily units by residents
- Market conditions favor larger-scale projects

SOCIAL SERVICE WORKER SURVEY

78%

**“demand for housing units
greatly exceeds supply”**

74%

**“the number of people facing
housing challenges has
increased”**

HOUSING BURDENED

What we heard:

48%

Feel they are
“housing burdened”

What the data show:

2020		
% of Households Paying 30% or More of Their Income on Housing Costs		
	All Households	Households Making \$75,000 or More
Auburn	27%	19%
Bedford	23%	8%
Candia	33%	9%
Chester	22%	11%
Deerfield	24%	7%
Derry	32%	9%
Francestown	18%	6%
Goffstown	25%	4%
Hooksett	28%	7%
Londonderry	25%	7%
Manchester	38%	4%
New Boston	22%	9%
Weare	28%	15%
Windham	26%	11%
SNHPC	31%	7%
NH	31%	7%

5-Year American Community Survey
Source: US Census Bureau



WHAT WE HEARD FROM EMPLOYERS

65%

**“Housing near my business
is very limited.”**

62%

**“Housing supply
shortages impacts my
ability to attract or keep
workers”**

**Community Focus
Group Input:**

**Housing is needed for visiting professionals who work at places like
Parkland Medical Center and Dartmouth Hitchcock.**

COMMUNITY FOCUS GROUP



“People from out of state find housing in our region to be economical, although it is not affordable for current residents, let alone volunteers like firefighters.”



“It is difficult for seniors to ‘age in place’ because they can sell their home for a decent price but can’t afford to buy another place in town.”



“The public is in need of education surrounding low income and workforce housing, as well as debunking myths about density.”

RENTAL AFFORDABILITY

Rental Affordability by Occupation

*Developed by consultant Root Policy Research
2022 dollar values*

Inputs

- **Median gross rent by region**
NH Housing Finance Authority
- **Wage income for 15 occupations by region**
*NH Employment Security-Economic & Labor
Market Information Bureau*
 - **Entry Level** (the average of the bottom third of wages for that occupation for that area)
 - **Median**
 - **Experienced** (the average of the top two-thirds of wages for that occupation for that area)

Assumptions

- **1 wage-earner households**
- **Households are housing cost burdened if gross rent is 30% or more of wage income**

RENTAL AFFORDABILITY

Median Rent (2022)

\$1,510

	Is the Median Rent Affordable to...?					
	Entry Level Wage	Cost Difference	Median Wage	Cost Difference	Experienced Wage	Cost Difference
Assemblers & Fabricators	No	-\$710	No	-\$480	No	-\$300
Cashiers	No	-\$920	No	-\$850	No	-\$750
Childcare Workers	No	-\$1,010	No	-\$890	No	-\$780
Construction Laborers	No	-\$590	No	-\$410	No	-\$230
Electricians	No	-\$440	Yes	\$130	Yes	\$440
Engineers	Yes	\$250	Yes	\$1,050	Yes	\$1,650
Fast Food & Counter Workers	No	-\$930	No	-\$830	No	-\$740
Heavy & Tractor-Trailer Truck Drivers	No	-\$350	No	-\$160	Yes	\$120
Home Health & Personal Care Aides	No	-\$790	No	-\$700	No	-\$620
Janitors & Cleaners, Except Maids & Housekeeping Cleaners	No	-\$820	No	-\$680	No	-\$500
Office Clerks, General	No	-\$680	No	-\$340	No	-\$160
Police & Sheriff's Patrol Officers	No	-\$90	Yes	\$240	Yes	\$580
Registered Nurses	Yes	\$120	Yes	\$590	Yes	\$880
Retail Salespersons	No	-\$900	No	-\$710	No	-\$480
Waiters & Waitresses	No	-\$1,020	No	-\$800	No	-\$460

Source: Root Policy Research



HOME OWNERSHIP AFFORDABILITY

Home Ownership Affordability by Occupation

*Developed by consultant Root Policy Research
2022 dollar values*

Inputs

- **Median home price by region**
NH Housing Finance Authority
- **Wage income for 15 occupations by region**
*NH Employment Security-Economic & Labor
Market Information Bureau*
 - **Entry Level** (the average of the bottom third of wages for that occupation for that area)
 - **Median**
 - **Experienced** (the average of the top two-thirds of wages for that occupation for that area)

Assumptions

- **1.5 wage-earner households**
- **Interest Rate: 5.5%**
Freddie Mac
- **Downpayment: 30%**
- **% of Payment Going to Property Taxes, Utilities, Insurance, etc.: 40%**
- **Households are housing cost burdened if housing costs are 30% or more of wage income**

HOME OWNERSHIP AFFORDABILITY

Median Home Price (2022)	Interest Rate	Downpayment	% of Payment Going Other Housing Costs
\$387,000	5.5%	30%	40%

Is the Median Home Price Affordable to...? (1.5 Wage-Earners)

	Entry Level		Median		Experienced	
	Wage	Price Difference	Wage	Price Difference	Wage	Price Difference
Assemblers & Fabricators	No	-\$221,738	No	-\$160,525	No	-\$117,033
Cashiers	No	-\$265,217	No	-\$251,902	No	-\$228,813
Childcare Workers	No	-\$284,587	No	-\$257,328	No	-\$233,367
Construction Laborers	No	-\$198,247	No	-\$170,243	No	-\$128,261
Electricians	No	-\$165,689	No	-\$52,348	No	-\$6,405
Engineers	No	-\$24,330	Yes	\$161,025	Yes	\$275,712
Fast Food & Counter Workers	No	-\$267,278	No	-\$246,559	No	-\$227,498
Heavy & Tractor-Trailer Truck Drivers	No	-\$147,761	No	-\$111,796	No	-\$59,934
Home Health & Personal Care Aides	No	-\$239,253	No	-\$222,687	No	-\$200,118
Janitors & Cleaners, Except Maids & Housekeeping Cleaners	No	-\$245,641	No	-\$215,050	No	-\$176,005
Office Clerks, General	No	-\$215,968	No	-\$163,446	No	-\$106,862
Police & Sheriff's Patrol Officers	No	-\$93,979	No	-\$39,413	Yes	\$12,258
Registered Nurses	No	-\$51,942	Yes	\$45,048	Yes	\$105,218
Retail Salespersons	No	-\$261,302	No	-\$222,580	No	-\$170,870
Waiters & Waitresses	No	-\$285,411	No	-\$244,590	No	-\$169,404

Source: Root Policy Research



HOUSING CHOICE VOUCHER PROGRAM

NH Housing Finance Authority	Manchester Housing & Redevelopment Authority
Housing Choice Voucher Program (Section 8) Waiting Household Applicants	
11,270	4,270
Housing Choice Voucher Program (Section 8) Participant Households Accepted but Still Looking for Available Units	
470	130
Housing Choice Voucher Program (Section 8) Participant Housing Units	
4,090	2,090

NH Housing data current as of January 2021. Manchester Housing & Redevelopment Authority current as of September-October 2022.
Sources: Manchester Housing & Redevelopment Authority; NH Housing Finance Authority; US Census Bureau.

NH Housing Finance Authority	Manchester Housing & Redevelopment Authority
Housing Choice Voucher Program (Section 8) Participant Housing Units in Our Region	
1,060	1,990

NH Housing data current as of January 2021. Manchester Housing & Redevelopment Authority current as of September-October 2022.
Sources: Manchester Housing & Redevelopment Authority; NH Housing Finance Authority; US Census Bureau.

HOUSING CHOICE VOUCHER PROGRAM

NH Housing Finance Authority

Housing Choice Voucher Program (Section 8) Housing Units

	Number of Units	Average Gross Rent	Average Number of Bedrooms
All Units	1,056	\$1,330	2

Housing Types			
High Rise With Elevator	6	\$1,290	1.5
Low-Rise	838	\$1,310	1.9
Manufactured Home	8	\$1,170	1.6
Rowhouse/Townhouse	62	\$1,340	1.9
Semi-Detached	96	\$1,380	2.4
Single Family Detached	45	\$1,650	3.0
Unknown	1	\$2,000	4

Those who have applied through NH Housing only. Current as of January 2021.

Source: NH Housing Finance Authority

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](#)



Denver, Colorado 80220
970-880-1415 x102
hello@rootpolicy.com



RSA 647:58-61

WORKFORCE HOUSING

RSA 647:59 Workforce Housing Opportunities

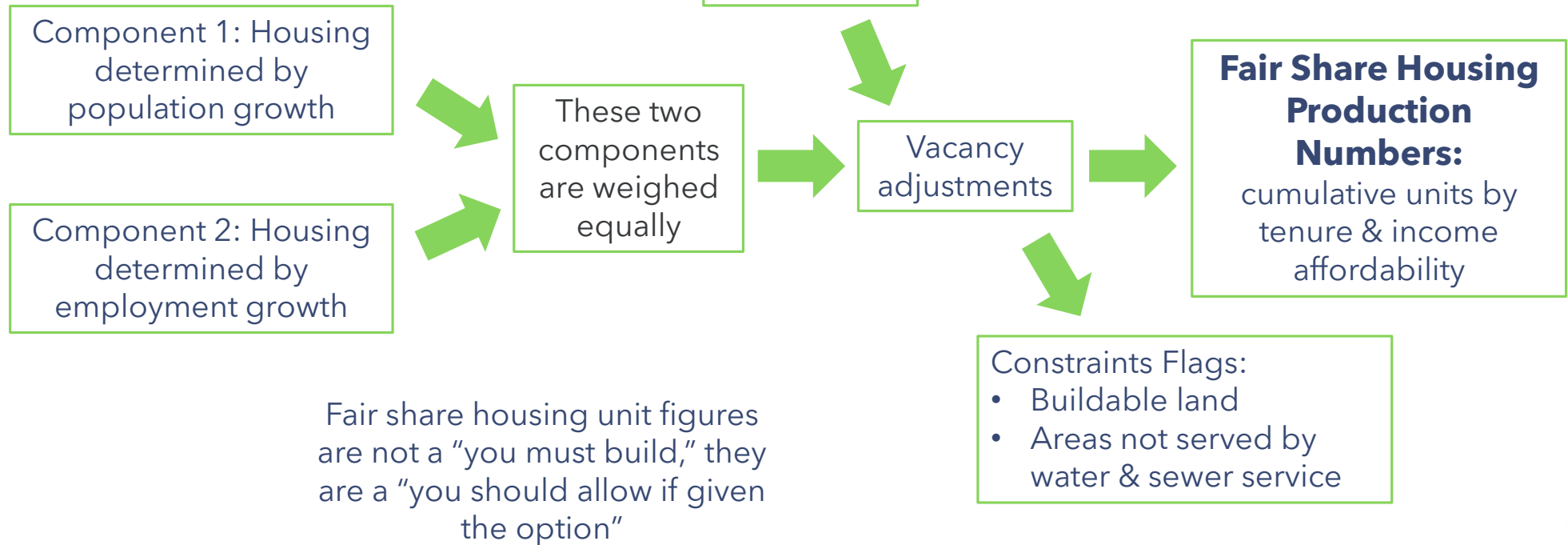
I. In every municipality that exercises the power to adopt land use ordinances and regulations, such **ordinances and regulations shall provide reasonable and realistic opportunities for the development of workforce housing, including rental multi-family housing.** In order to provide such opportunities, 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?



	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
Fracestown	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

Fair Share Cumulative Net New Owner-Occupied Housing Units by Income												
	Total	2025 Below 100% AMI	Above 100% AMI	Total	2030 Below 100% AMI	Above 100% AMI	Total	2035 Below 100% AMI	Above 100% AMI	Total	2040 Below 100% AMI	Above 100% AMI
Auburn	97	23	74	178	43	135	232	56	176	260	63	197
Bedford	386	89	297	701	161	540	916	211	705	1,045	241	804
Candia	69	22	47	127	40	87	166	53	113	186	59	127
Chester	79	22	57	144	40	104	188	53	136	211	59	152
Deerfield	58	21	37	106	38	68	139	50	89	156	56	100
Derry	579	208	372	1,062	381	681	1,385	498	887	1,553	558	995
Francestown	24	9	15	43	15	28	57	20	37	65	23	42
Goffstown	310	98	211	562	178	384	735	234	501	838	268	570
Hooksett	242	78	163	442	143	299	573	186	387	641	208	434
Londonderry	416	135	281	763	247	516	995	323	673	1,117	362	755
Manchester	2,140	737	1,403	3,888	1,337	2,551	5,073	1,754	3,319	5,775	2,010	3,765
New Boston	97	23	74	177	42	135	231	55	176	263	63	200
Weare	155	48	106	281	87	194	367	115	252	418	131	286
Windham	234	63	171	429	115	314	559	150	409	628	168	460
SNHPC	4,885	1,575	3,310	8,904	2,869	6,035	11,615	3,756	7,859	13,156	4,270	8,886
NH	22,102	8,815	13,287	40,331	16,073	24,258	52,095	20,727	31,367	58,456	23,221	35,234

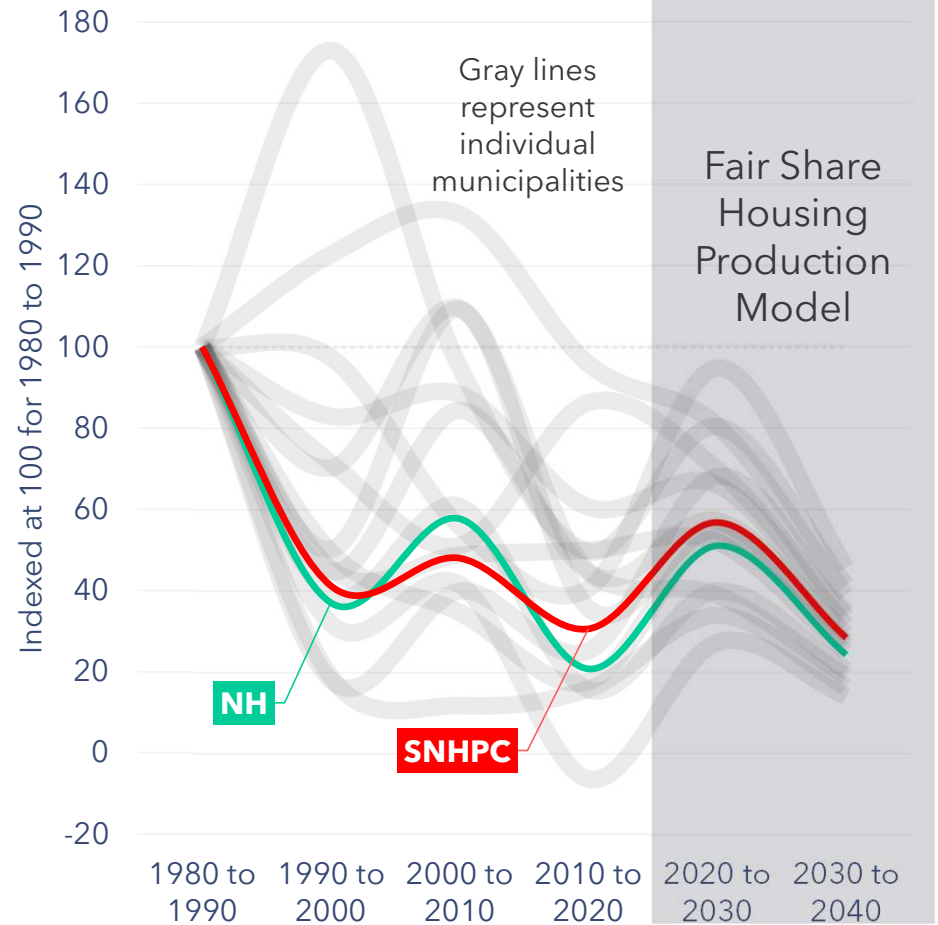
Source: Root Policy Research

SNHPC 100% AMI 4-person household: \$90,677

Average Annual Net New Housing Units

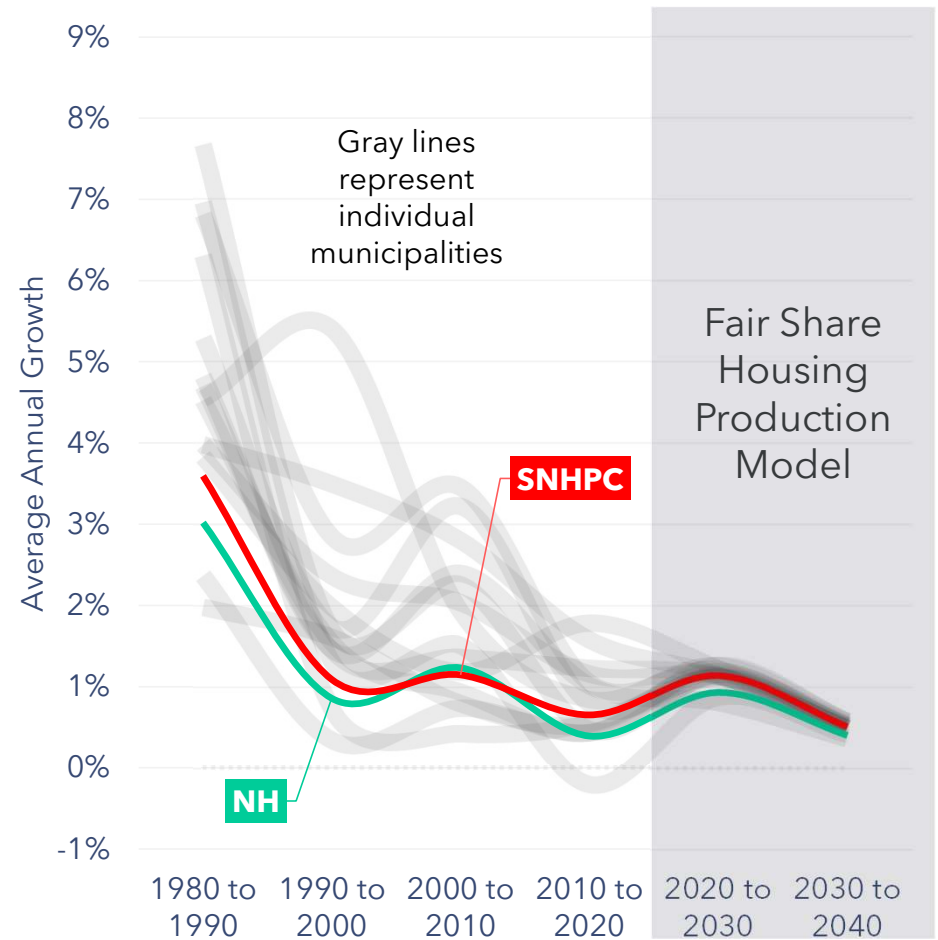
	HISTORICAL				PROJECTED	
	1980 to 1990	1990 to 2000	2000 to 2010	2010 to 2020	2020 to 2030	2030 to 2040
Auburn	40	30	20	30	30	10
Bedford	130	220	120	60	100	50
Candia	20	20	10	10	20	10
Chester	30	30	30	30	20	10
Deerfield	40	20	30	20	20	10
Derry	460	90	50	70	160	80
Francestown	20	10	10	0	5	5
Goffstown	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.





RECOMMENDATIONS

LOW HANGING FRUIT

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.**
- **Ensure the community's MP is in sync with zoning and other land use regulations**



LOW HANGING FRUIT

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**



LOW HANGING FRUIT

Consider the Needs of the Community

- **Allow/encourage for employer housing to promote employment and housing opportunities and synchronicity**
- **Encourage walkable and accessible village neighborhoods that are low maintenance - small is the new big**
- **Incentivize or require a percentage of homes follow Universal Design guidelines to ensure accessibility to people of all ages and abilities.**



LOW HANGING FRUIT

Density Is Not A Four-Letter Word

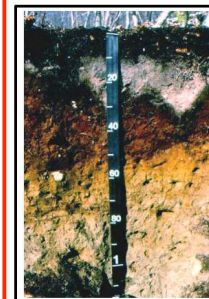
- **Make ADU development easier: already fits in the neighborhood, it doubles the density, and it is a win-win for aging in place**
- **Allow science and innovation to determine necessary water and wastewater infrastructure**
- **Consider soil-based density equation to ensure the land is capable of the development**

<https://sssnne.files.wordpress.com/2013/03/lotsize.pdf>



Soil Based Lot Sizing

Environmental Planning for Onsite Wastewater Treatment in New Hampshire



Marlow fine sandy loam
This soil is the State Soil for New Hampshire. It is classified as a Coarse-loamy, isotic, frigid, Oxyaquic Haploorthid. This soil occurs on over 250,000 acres statewide and has been recognized in 9 of the 10 counties in the state.

This well drained soil formed in friable loamy material overlying very firm, slowly permeable, glacial till. The very firm glacial till is a moderately deep restrictive feature that restricts the soil's ability to absorb wastewater or provide groundwater recharge.

Where this soil occurs on slopes of less than 8 percent, the recommended minimum lot size is 54,500 square feet.

Sponsored by:
Society of Soil Scientists of Northern New England

SSSNNE Special Publication No. 4
Version I

September, 2003



LOW HANGING FRUIT

Communicate The Type of Growth Wanted

- Research what other communities in NH are doing,
- Figure out what the community wants
- Create a visual guide for developers to ensure growth is inline with community desires



LOW HANGING FRUIT

Utilize Guidance From the RHNA Toolkit

- Accessory Dwelling Units
- Age-Friendly Neighborhoods
- Cluster Housing
- Community Revitalization Tax Relief (79E)
- Form-Based Codes
- Housing Opportunity Zones
- Inclusionary Zoning
- Infill Development
- Manufactured Housing
- Mixed-Use Development
- Planned Unit Developments (PUDS)
- Right-Sized Regulations
- Short-Term Rental Regulations
- (Alternative) Small Housing Types
- Transfer of Development Tights (TDR)
- Village Plan Alternative
- (Alternative) Wastewater Systems
- Workforce Housing Ordinance



NH HOUSING TOOLBOX

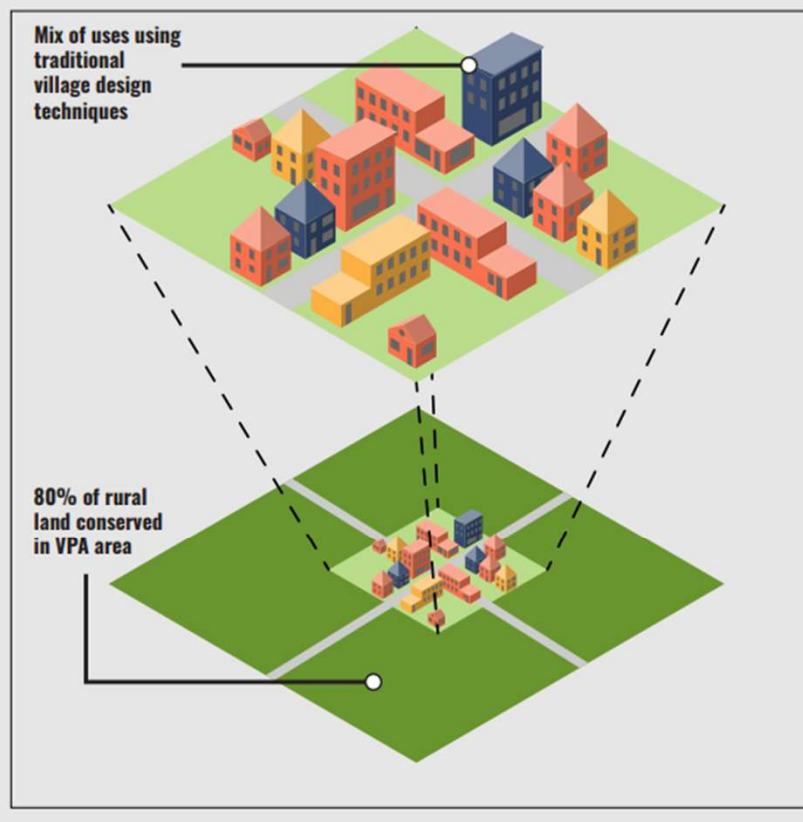


How to use the Toolbox:

- **What is it?:** A brief description of the tool's mechanisms.
- **How can it help?:** A list of potential benefits for your community
- **Getting Started:** Notes on how to implement the tool.
- **Considerations:** Nuances or qualifications you will need to think about in using the tool.
- **Resources:** A list of articles, presentations, government reports, and other information that will help you further understand this tool.
- **Issues Addressed:** A list of issues this tool addresses.
- **Related Tools:** Other tools in this toolbox that are similar to, work with, or are otherwise relevant to this tool.
- **State Law:** A list of any state statutes that authorize, specify, or otherwise act on this tool.



Village Plan Alternative



What is it

The Village Plan Alternative (VPA) is a zoning tool designed to encourage the development of new villages in rural areas. The tool promotes compact development and a mix of land uses using traditional neighborhood design techniques, paired with open space conservation. The tool is similar to cluster zoning (also called “conservation development”), but it is focused on traditional mixed-use villages. The tool is also not an infill development ordinance, as it is focused on developing *new* villages in land that might otherwise go to conventional greenfield development. VPAs must conserve at least 80% of the total land in the VPA area.

Communities can allow the use of VPAs by incorporating a VPA ordinance into zoning. The VPA ordinance should specify applicable locations for establishing a VPA, allowed uses, dimensional rules, design standards for buildings and the public realm, and processes for permitting a VPA. All rules and standards should be specified for both the developable and conserved areas.

How It Can Help

VPAs can...

- Provide more diverse housing options with better access to everyday needs and community gathering spaces.
- Reduce infrastructure costs for new development, reducing housing costs overall.
- Create communities more accessible to seniors, young people, and new families.
- Create economic development opportunities by providing more supply of commercial space and concentrating residents' demand for goods and services.
- Protect open spaces from sprawl style development.
- Protect agricultural economies and traditions.
- Create more local tax revenue, since housing near amenities tends to be valued more and successful mixed-use development can add more net revenue than housing alone.



Getting Started

1. Recognize and promote VPA's impact on common master plan goals, such as more diverse housing options, increased affordability, open space and agricultural preservation, efficient use of infrastructure, etc.
2. If undertaking a master plan, include adopting VPA as a recommendation.
3. Conduct a public engagement process to gather public input on how to use the tool, including where new villages could be located, and which open spaces should be protected. Ensure the public understands how the tool works before moving forward with any legislation.
4. Assess whether identified village areas can support greater housing development (i.e., access to utilities, traffic constraints, etc.).
5. Draft zoning amendments that would adopt VPA into your existing zoning ordinance, specifying where VPAs are an available tool for development, where villages can be located, allowed uses, densities, parking requirements, etc. These amendments should account for any other zoning rules that may impact VPA implementation, as well as any non-zoning elements (e.g., Site Plan and Subdivision regulations) that must be adapted.
6. Work with your Planning Board, Zoning Board, or any other relevant body to bring draft VPA legislation to the public and the Legislative Body.
7. Once adopted, promote the VPA option to existing landowners and developers active in your town.



Considerations

- VPA adoption and VPA development have been limited. While there is a model VPA ordinance, your community will need to commit resources to studying how best to implement VPA locally and how to educate the public on the tool.
- Long-term phased VPA development can aid more organic community development. That said, the developer and any businesses located in the VPA may need a critical mass of residents to flourish.
- Where possible, the village area and preserved open spaces should feel connected and should support one another (e.g., residents directly purchasing produce from preserved farmland or by providing trails in preserved woodlands).
- The relative density of VPA's village areas means there may be more physical constraints on VPAs than similar tools like cluster housing. Tools like Tax Increment Financing (TIF) could be used to fund utility access or other infrastructure needs.
- Mixed-use development requires a different skill-set than residential-only development. Your community should seek out mixed-use developers working in the region and connect them with local agricultural or open space landowners.
- Businesses in totally new communities face significant economic risks, and commercial spaces risk sitting vacant. Tailor commercial space design to meet local business needs, and connect developers to local businesses and entrepreneurs. Partnerships between developers and commercial tenants can improve a project's viability.



Resources

- NH DES, NH Association of RPCs, NH OEP, and NHMA, "Innovative Land Use Planning Techniques: A Handbook for Sustainable Development," Chapter 1.5: Village Plan Alternative, <http://nhhousingtoolbox.org/resource-archive/ilupt-chpt-1.5.pdf>

Issues Addressed

Housing Costs, Housing Options, Sustainable Housing, Infrastructure, Multigenerational

Related Tools

Cluster Housing, Age-Friendly Neighborhoods, Missing Middle Housing Types, Housing Opportunity Zones, Workforce Housing Ordinance, Planned Unit Development, Wastewater System Alternatives

State Law

- NH RSA 674:21.VI, <http://www.gencourt.state.nh.us/rsa/html/LXIV/674/674-21.htm>
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Case Studies

Five communities have adopted the Village Plan Alternative rules as of 2020, but use of the tool has been limited. The Planning Board in Enfield, one of the communities that adopted VPA, put forward a Town Meeting warrant to repeal the VPA in 2022, citing its redundancy with other tools.

Nonetheless, mixed-use conservation or cluster developments have proven successful elsewhere.

Serenbe, Chattahoochee Hills, GA

Serenbe is a mixed-use conservation development located on the rural outskirts of Atlanta, GA. The 1,200 acre parcel currently houses 650 people and commercial uses while preserving 70% of the land for open space, forest, and agriculture. Homes are offered for sale or rent, and include single-family homes, cottage housing, townhomes, and live/work units. The development is divided into four “hamlets,” each of which is meant to have walkable access to shops and amenities. An organic farm operates on-site, and Sernbe residents can access weekly farmers markets and the farm’s CSA.



TIMELINE



Feb 2 ● SNHPC Executive Committee

Mid Feb ● Toolkit debut and SNHPC
RHNA Draft Release

Feb 21 ● SNHPC Commission Meeting
RHNA review

March 2 ● SNHPC Exec Com RHNA
Feedback

March 21 ● RHNA Final Release



THANK YOU

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