

Lakes Region Housing Needs Assessment

Status Report to LRPC Commissioners

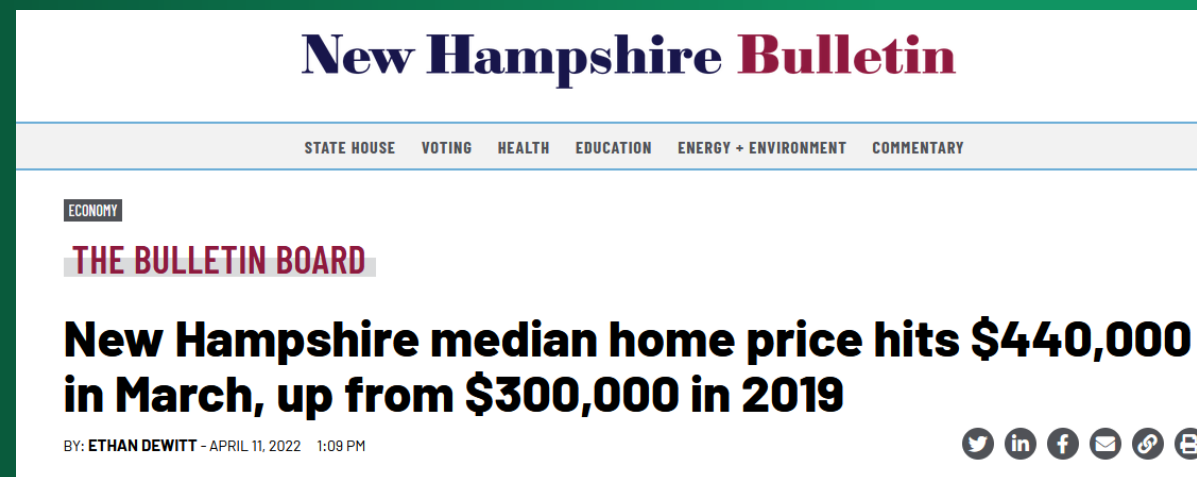
April 25, 2022



Lakes Region Housing Needs Assessment

Overview

- Purpose
- Process & Timeline
- Input
- Content
- Involvement



Lakes Region Housing Needs Assessment

Purpose

- Prior Lakes Region Housing Needs Assessments
 - 2004
 - 2015 - *Granite State Future* project
- Purpose of this RHNA
 - Fulfill RSA 36
 - Provide current, regional, and local data on housing needs for communities to determine compliance with the Workforce Housing Statute, RSA 674:58-61



Lakes Region Housing Needs Assessment

Workforce housing requirement

RSA 674:58-674:61

Municipalities that exercise power to adopt land use ordinances and regulations

Provide 'reasonable and realistic opportunities' for development

- Lot sizes and density requirements for workforce housing shall be reasonable'

In majority of land area zoned for residential use

- Multi-family not required to be permitted in majority of land zoned residential

Existing housing stock considered in determining compliance



Lakes Region Housing Needs Assessment

Process

- Organization
- Research
- Data gathering - spring
 - >70 datasets from US Census, ACS, and other sources
- **Local/regional input** - late spring & summer
 - Surveys & focus groups
- Toolkit of strategies for communities
- **Public review and comment** - late summer & fall
- **Adoption by Commission** - winter



Lakes Region Housing Needs Assessment

LR HNA Outline

- I. Acknowledgements
- II. Executive Summary
- III. Introduction
- IV. Analysis of Historical/Existing Conditions and Trends
- V. Analysis of Future Conditions and Trends
- VI. Affordable and Equitable Housing Choice - Opportunities & Barriers
- VII. Resources for Meeting Local Housing Needs/Recommendations
- VIII. Conclusion
- IX. Appendices

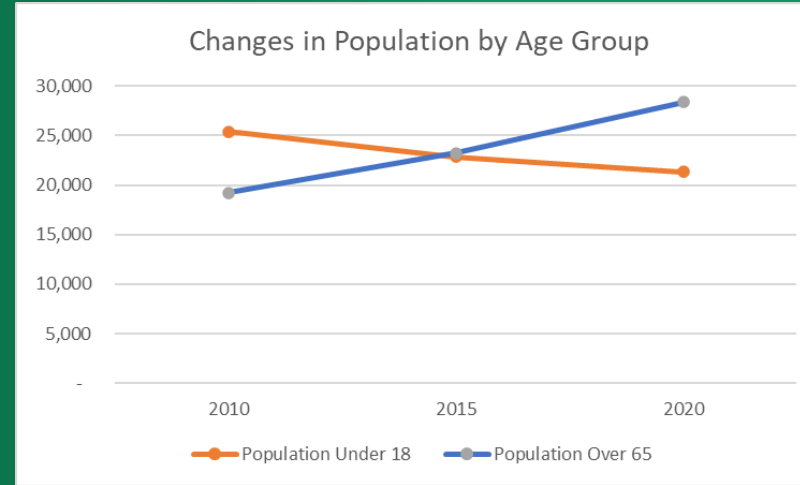


Lakes Region Housing Needs Assessment

A sampling of Lakes Region data

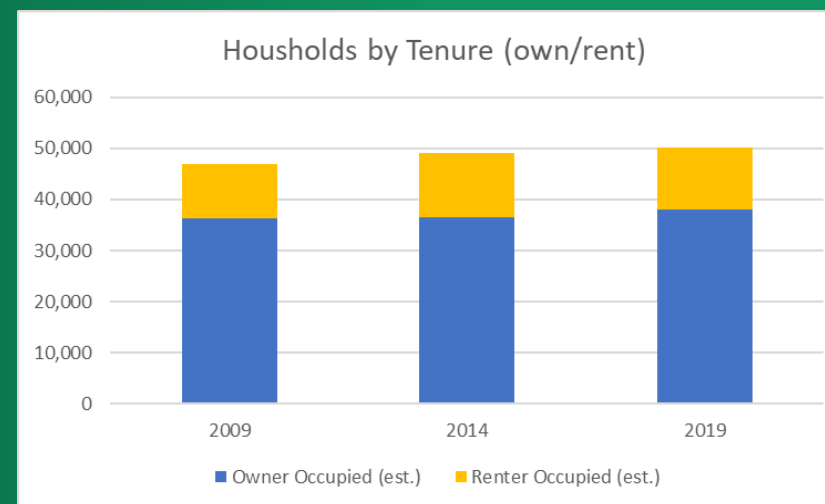
LR	2010	2015	2020
Population Total	119,171	120,276	122,273
Population Under 18	25,420	22,874	21,345
Population Over 65	19,204	23,222	28,366
% Under 18	21%	19%	17%
% Over 65	16%	19%	23%
NH			
% Under 18	23%	21%	19%
% Over 65	13%	15%	18%

Total	2010	2015	2020
No Vehicle Housing Units	2549	2596	2475
No Vehicle HU %	5.3%	5.3%	4.8%



Data Source: American Community Survey (ACS)

LRPC	2009	2014	2019
Population	120,774	119,698	121,389
Households (est.)	46,929	49,043	50,104
Persons/Household	2.57	2.44	2.42
Owner Occupied (est.)	36,360	36,587	38,056
Renter Occupied (est.)	10,569	12,456	12,048
Owner Occupied %	77%	75%	76%
Renter Occupied %	23%	25%	24%
NH			
Persons/Household	2.62	2.54	2.53
Owner Occupied %	73%	71%	71%
Renter Occupied %	27%	29%	29%



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Input

- Surveys
 - General public, employers
 - developers, social service providers, property owner & managers
- Focus Groups
 - municipal representatives

What we are hearing

- Who, Where
- What
- Why



Regional Housing Needs - Employers v.2 Overvi

Regional Housing Needs Assessment 2022

Survey Introduction:
In 2022 New Hampshire's Regional Planning Commissions are developing Housing Needs Assessments across the state to help to describe current housing supply, demand, and affordability within our region and begin to identify any challenges that may exist. As part of this process, our goal is to hear from a wide range of stakeholders, including employers, to understand how housing impacts our communities.

This survey asks questions to help us understand things such as:

- Whether housing conditions stand in the way of employer attraction and retention.
- What types of housing solutions might be most appealing to employers.
- What housing solutions businesses might consider supporting in order to alleviate housing impacts on employees.

Your responses will remain anonymous, and results will be presented in aggregate form only.

Do you care about housing in your community?

This important issue affects all NH residents and communities, and the Lakes Region Planning Commission (LRPC) is seeking input for its Regional Housing Needs Assessment to better understand and plan for the needs in our region.

Tell us your thoughts about housing needs.
Fill out our Housing Needs Survey.
<https://arcg.is/0jrjfx>

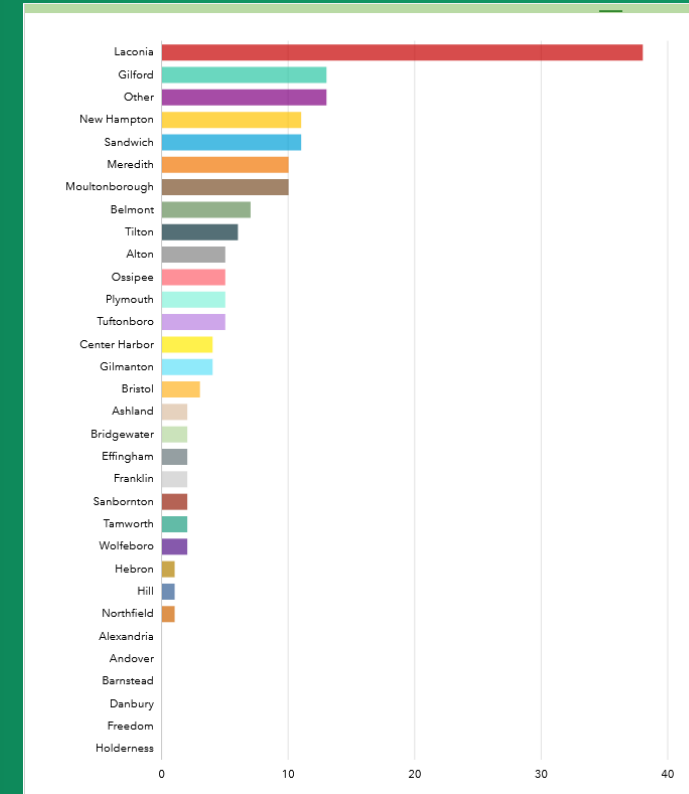
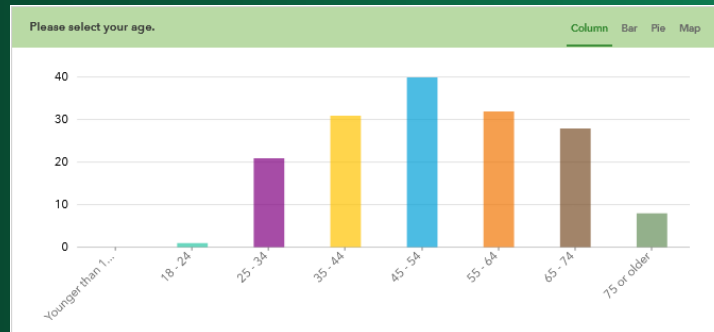


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What we are hearing

General Public

- Who, Where



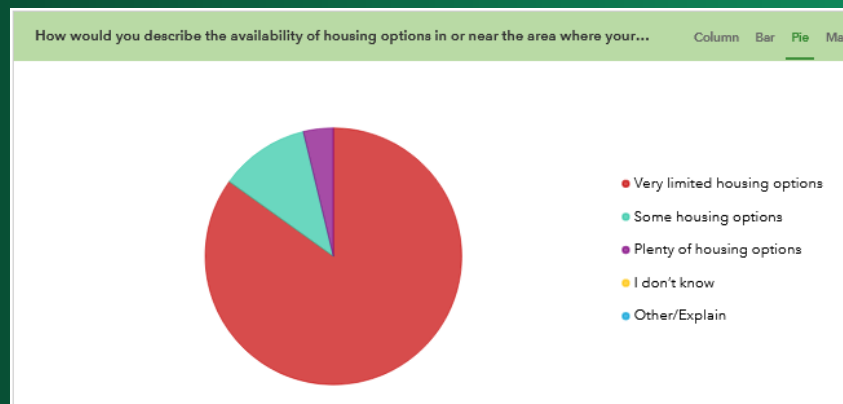
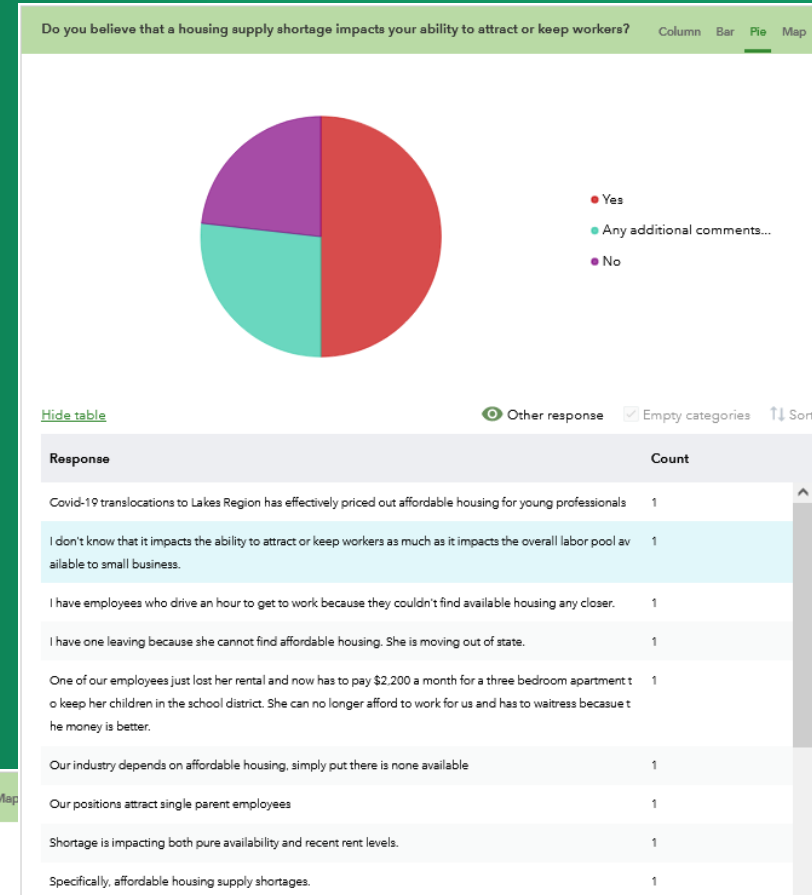
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What we are hearing

Employers

Answers	Count	Percentage
Construction	11	19.3%
Retail Trade	9	15.79%
Professional, Technical or Administrative Services	7	12.28%
Education, Healthcare or Social Services	6	10.53%
Recreation, Accommodation or Food Service	6	10.53%
Other	5	8.77%
Information, Media, Communications, Finance, Insurance or Real Estate	4	7.02%
Manufacturing	3	5.26%
Agriculture, Forestry, Fishing, Hunting or Mining	2	3.51%
Wholesale Trade, Transportation or Warehousing	1	1.75%
Utilities	0	0%

Answered: 54 Skipped: 3



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What we are hearing

Employers



- More businesses should look at providing employee housing 1
- Relaxing lot sizes would help people to afford their own house. More apartments would help also 1
- seems like our labor force are taught from high school how not to work. late starts, early release, not ready for the 8hr day. 1
- Situation is out of control. It doesn't help that housing has been turned into an investment commodity. Until more can be built - maybe there should be more rental assistance?? Allow tiny home parks or other innovative solutions? 1
- The housing market is terrible for everyone right now. It is completely overwhelming to the low income employees who want to live and work in this area. 1
- the only housing complaints are hear on a regular basis are from people who want to pay pennies on the dollar for nice new place. that's not reality. 1
- The questions are so in line on what we are seeing in Laconia at this time not many options. As an agency we are finding options from within to address our staff needs when they do come up. finding staff to provide services is paramount. 1



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Toolkit to Address Housing Needs

- Resources for meeting Local Housing Needs
 - Toolkit of strategies
 - Dozens of potential strategies
 - Resources
 - Case Studies



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Sample Tools

Loosen ADU restrictions to allow detached ADUs, multiple ADUs per lot, eliminate owner-occupied requirement, reduce minimum square footage	Allow adaptive reuse of buildings - conversion of commercial to residential, single-family to multi-family
Mixed Use Development district - allow 2 or more uses (commercial and residential)	Inclusionary zoning - relies on voluntary incentives that allow increased density in return for % of affordable units - RSA 674:21, I(k), 674:21, IV (a)
Reduce dimensional requirements - minimum lot sizes, street width, setbacks, frontage	Transfer of Development Rights - sending zone - receiving zones
Form-Based Code - regulate building form as it relates to streetscape and neighboring buildings	Public water/sewer - expansion or install in village centers
Cluster Development (Open Space Subdivisions)	Workforce Housing Ordinance - RSA 674:58-:61
Housing Commission - RSA 674:44-h - encourage diverse housing supply	RSA 79-E - Community Revitalization Tax Relief Incentive - establish Housing Opportunity Zone
Allow small homes on smaller lots, design standards	Eliminate or reduce parking requirements



Lakes Region Housing Needs Assessment

Involvement

- Surveys
- Focus Groups
- Review & Comment
- Commission adoption

LRPC Housing webpage: <https://www.lakesrpc.org/serviceshousing.asp>

Links to surveys: General Population - <https://arcg.is/0jrjfX>

Employer - <https://arcg.is/1ufaz1>

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