

Regional Housing Workshop

Developing a long term vision for housing in the Nashua Region



March 29, 2013

Nashua Regional
Planning Commission





The Basics

Livability Principles

Housing Choices

Community &
Economic Vitality

Climate Change &
Energy Efficiency

Transportation
Choices

Traditional
Settlement
Patterns

Natural Resource
Functions &
Quality



What is a Housing Needs Assessment?

Typically include:

- Housing **Demand**
- Costs** and Affordability
- Housing **Supply** and **Condition**
- Resources** for Affordable Housing
 - Capacity to Support Affordable Housing
 - Distribution of Affordable Housing (Fair Share)



What is a Fair Housing Equity Assessment?

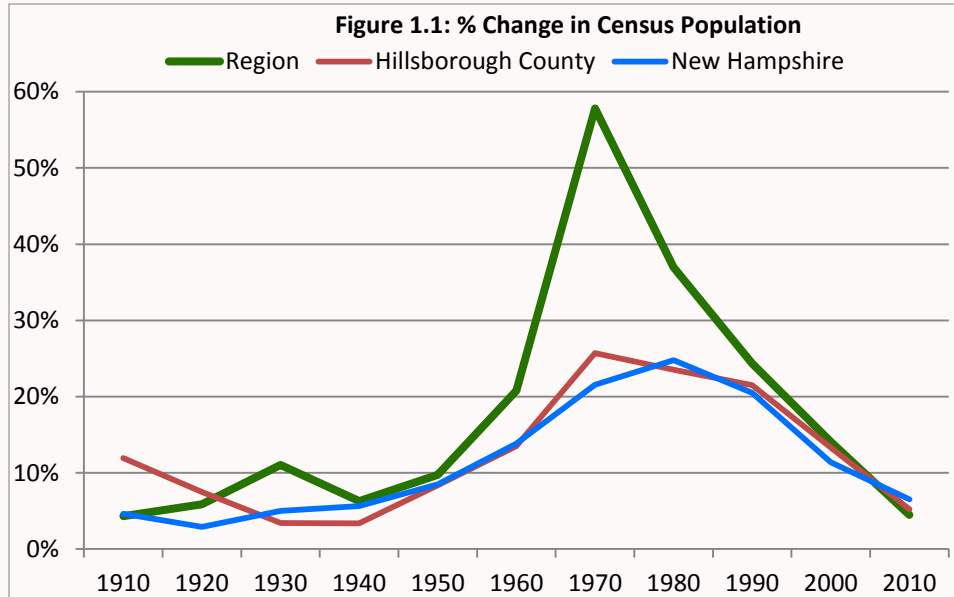
An analysis of:

- Segregation**
- Concentrations of **poverty**
- Access to existing areas of **high opportunity**
- Major Public **Investments**
- Fair housing issues, **services** and **activities**

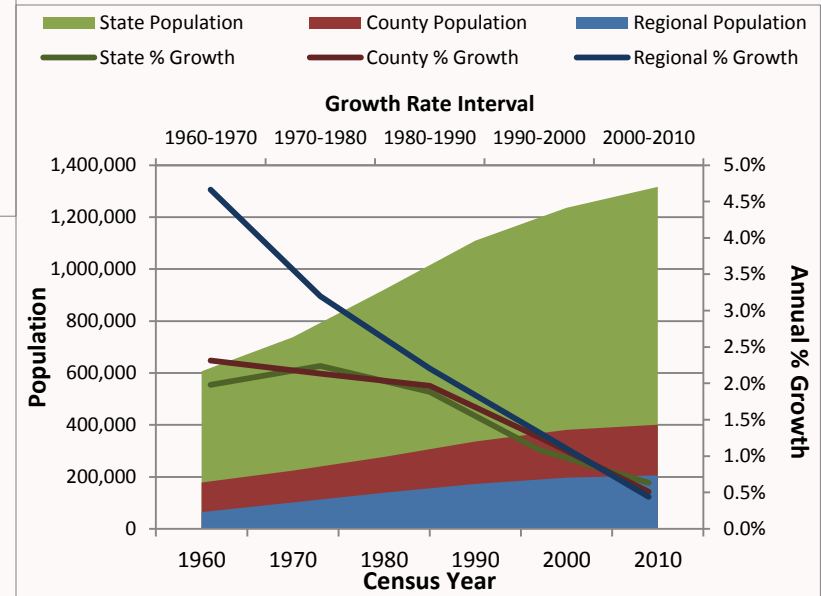


Big Picture Demographics – Population Trends

Population Trends



For the first time in nearly 100 years, the 2010 Census showed a lower percent growth in the Nashua Region than in Hillsborough County or the State.



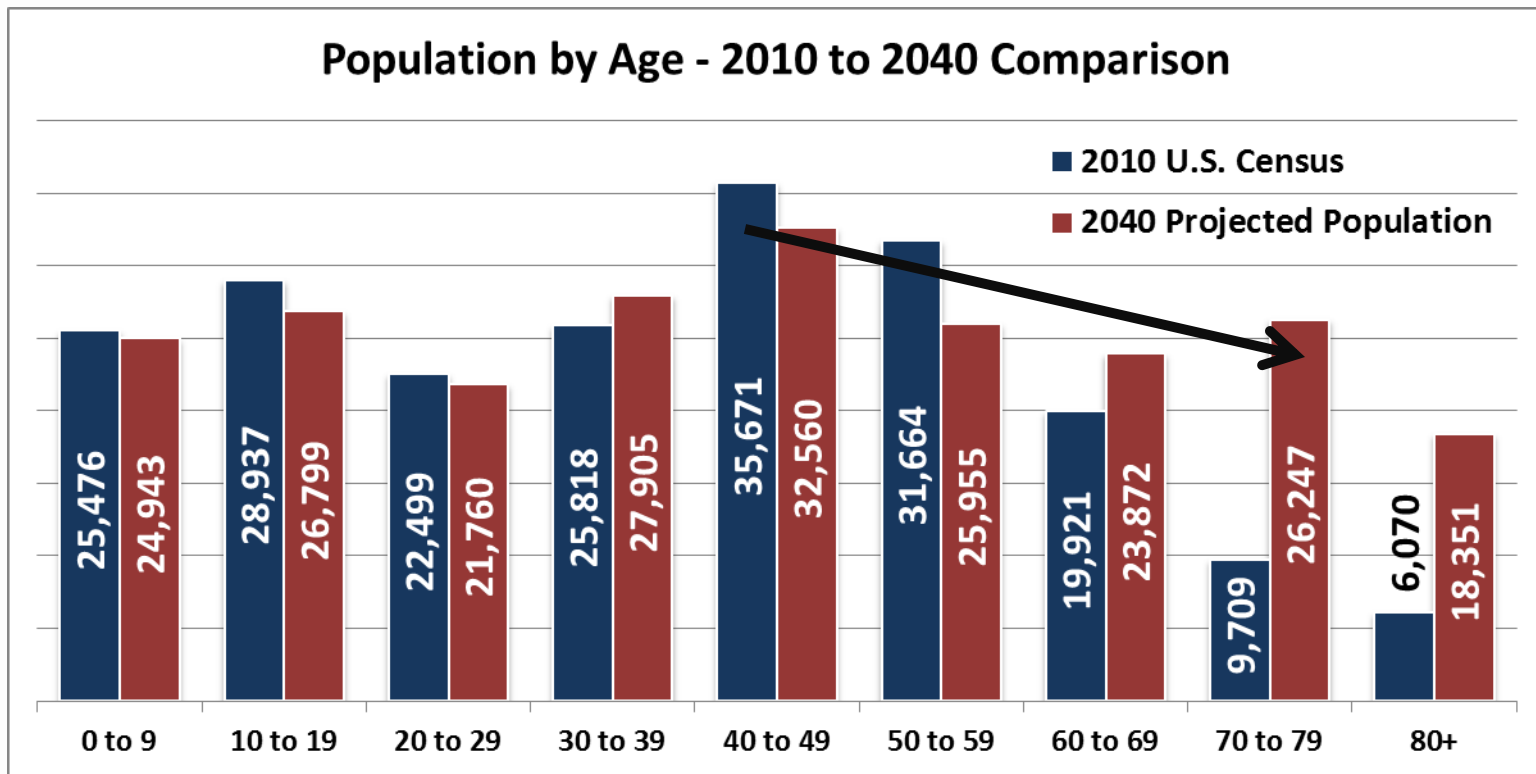
Regional population over the last decade has become flat at less than 0.5% growth between 2000 and 2010.



Big Picture Demographics – Projected Pop. Changes

Projected Population Changes

- ❑ 2040 Projected Population: 228,400 for NRPC region

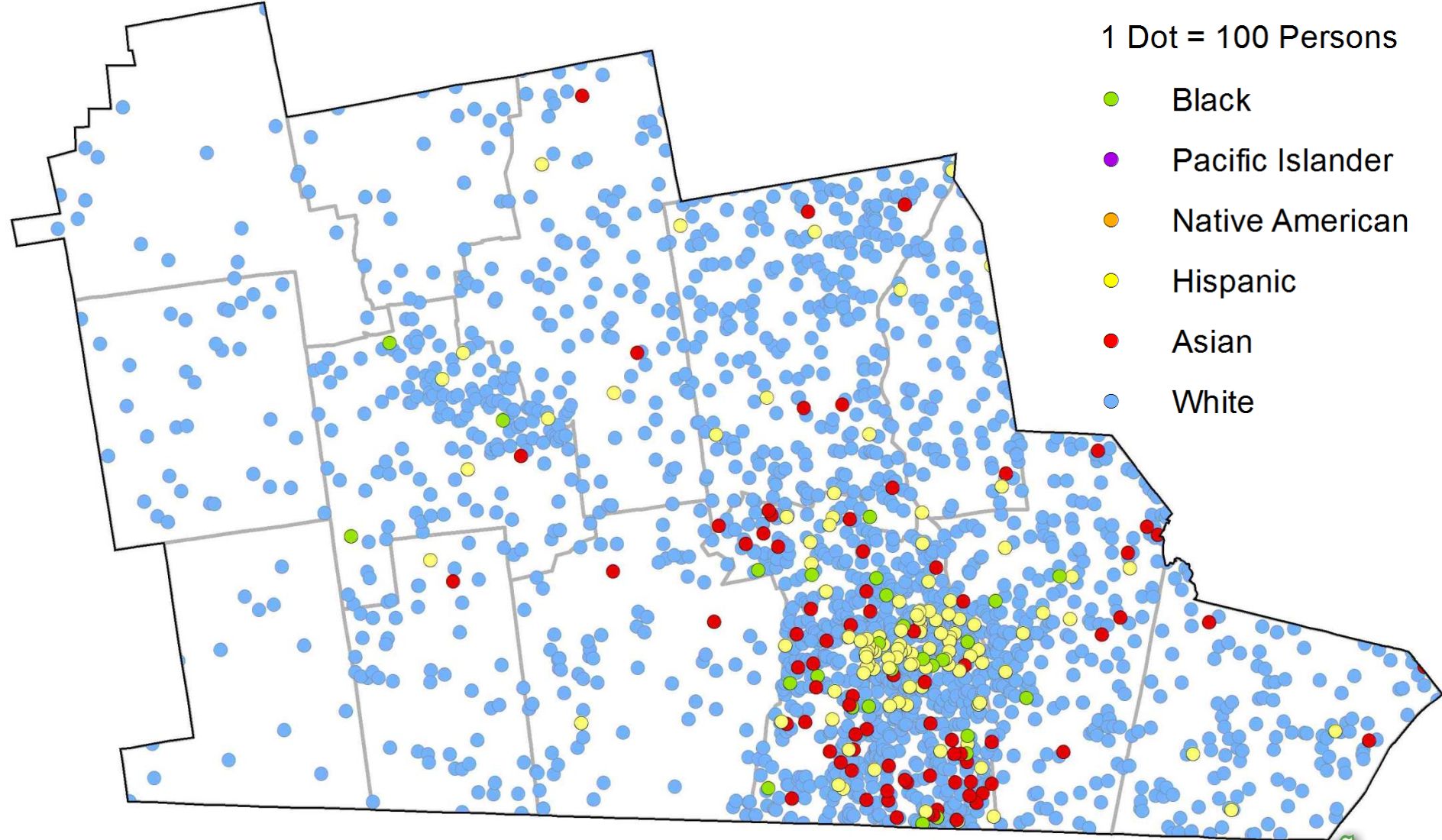




Where are we living?

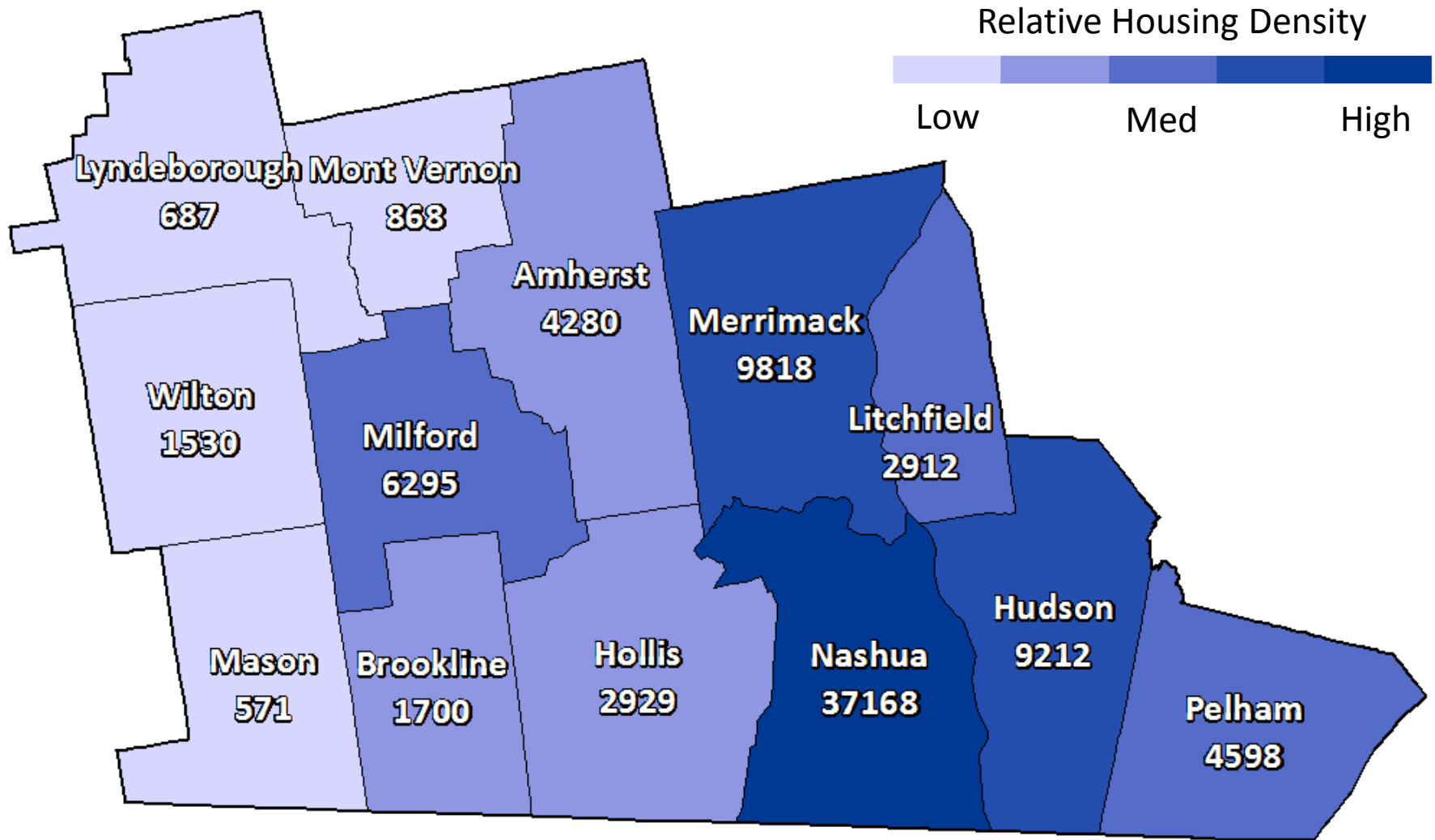
1 Dot = 100 Persons

- Black
- Pacific Islander
- Native American
- Hispanic
- Asian
- White





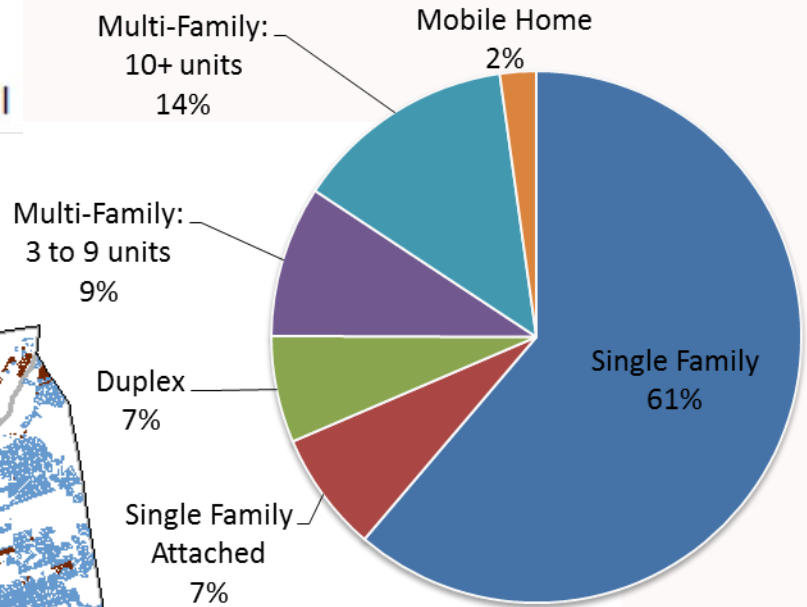
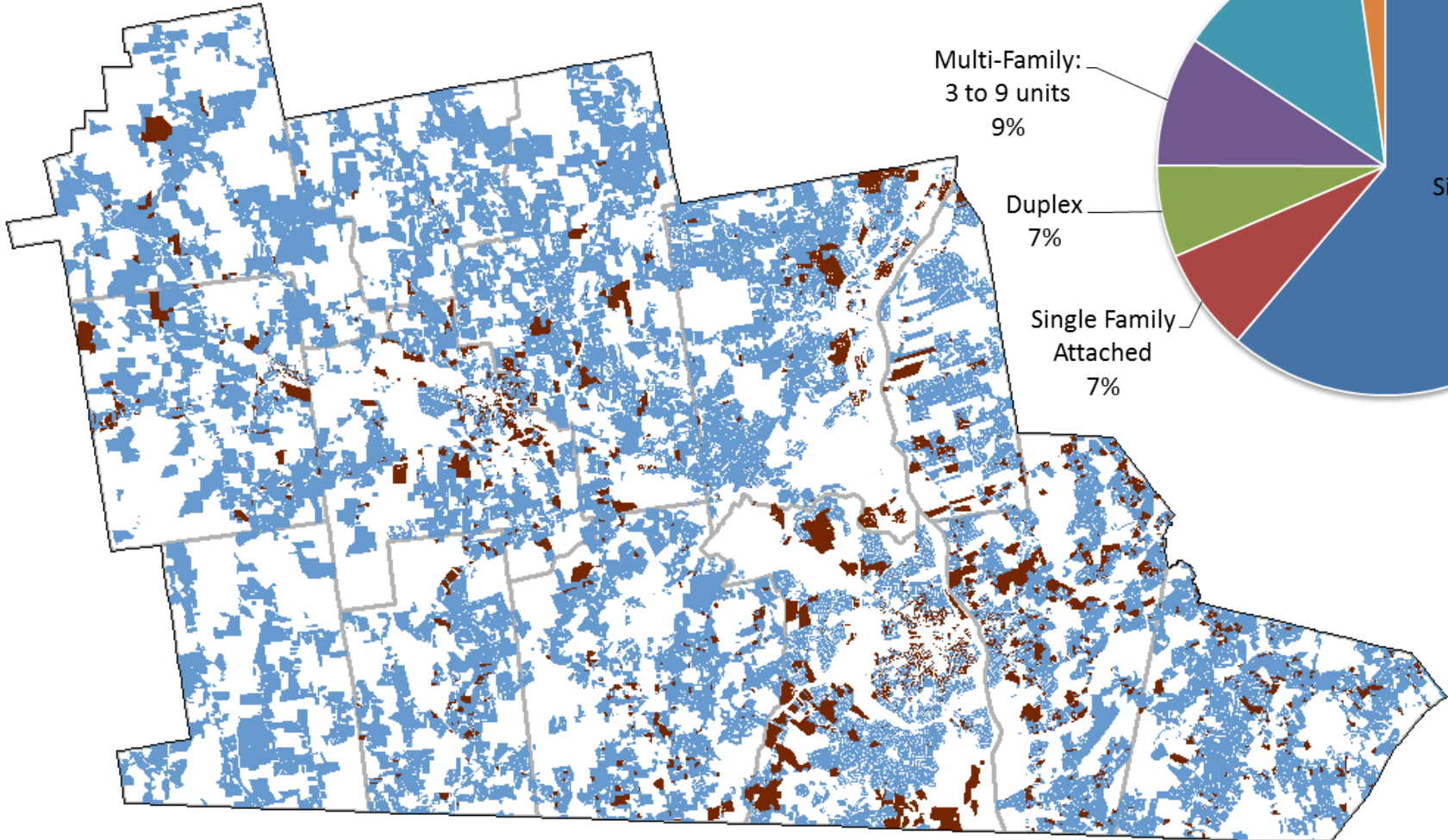
Where are we living? – Total Housing Units





Where are we living? – Regional Housing Supply

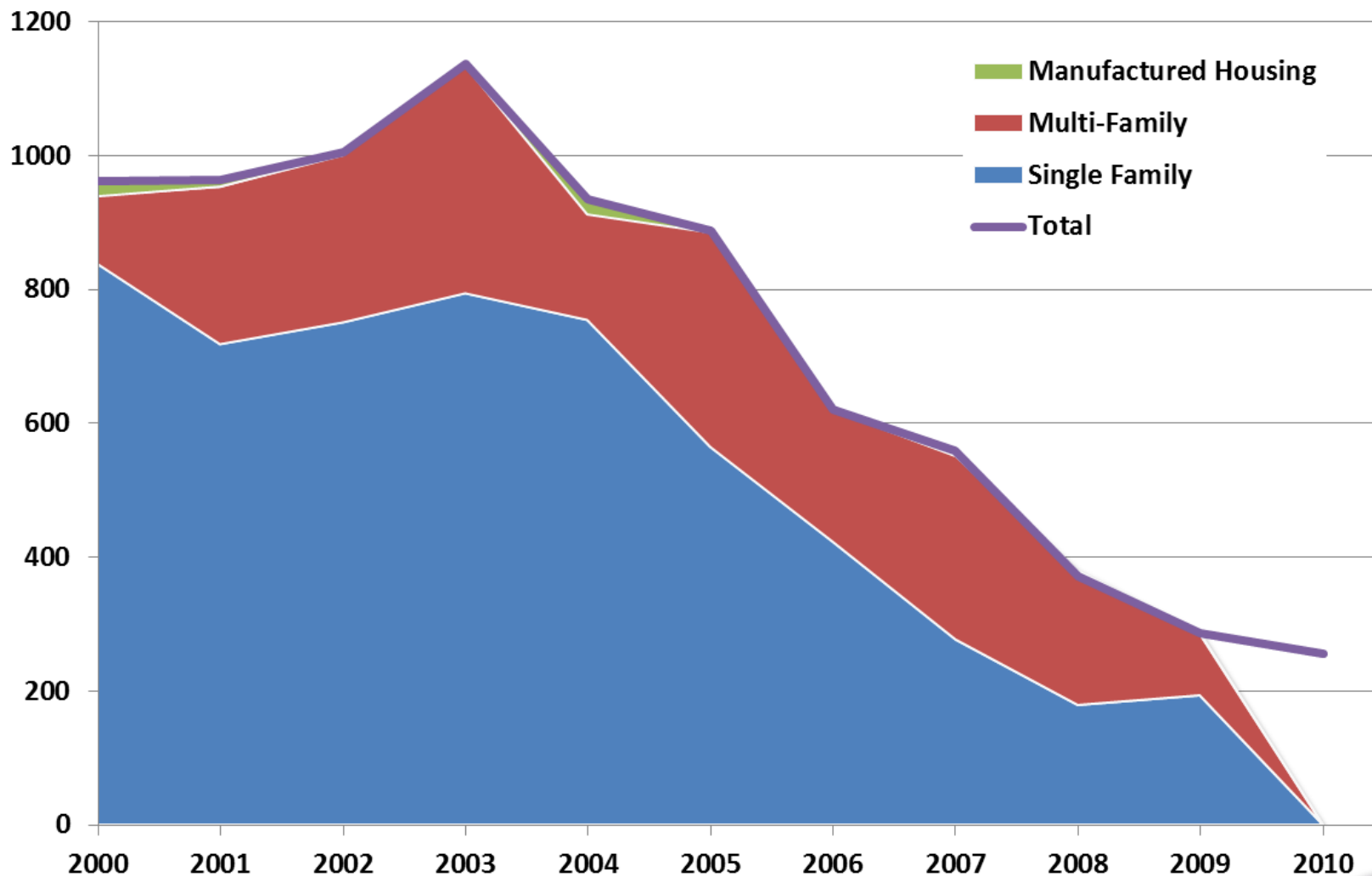
- Single Family Residential
- Two, Three, Four, and Multi Family Residential





Where are we living? – Housing Occupancy

Total New Building Permits, 2000-2010

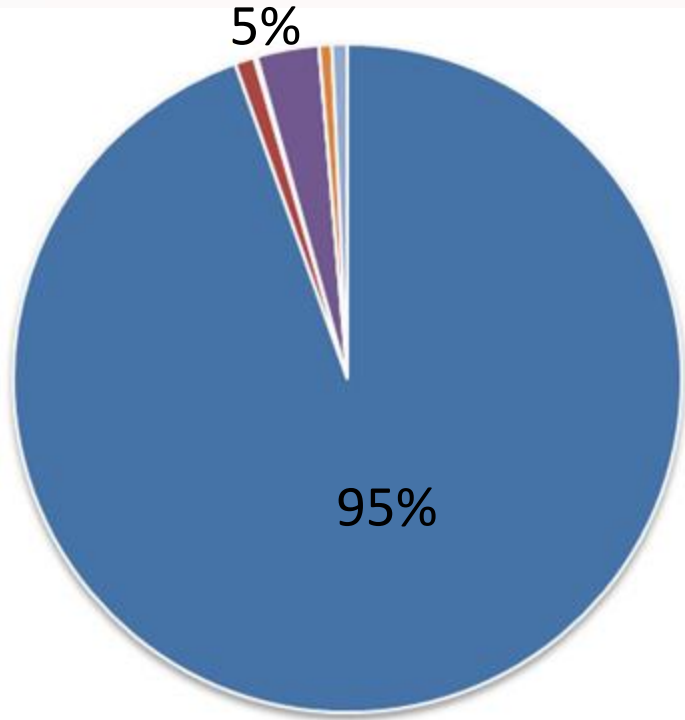




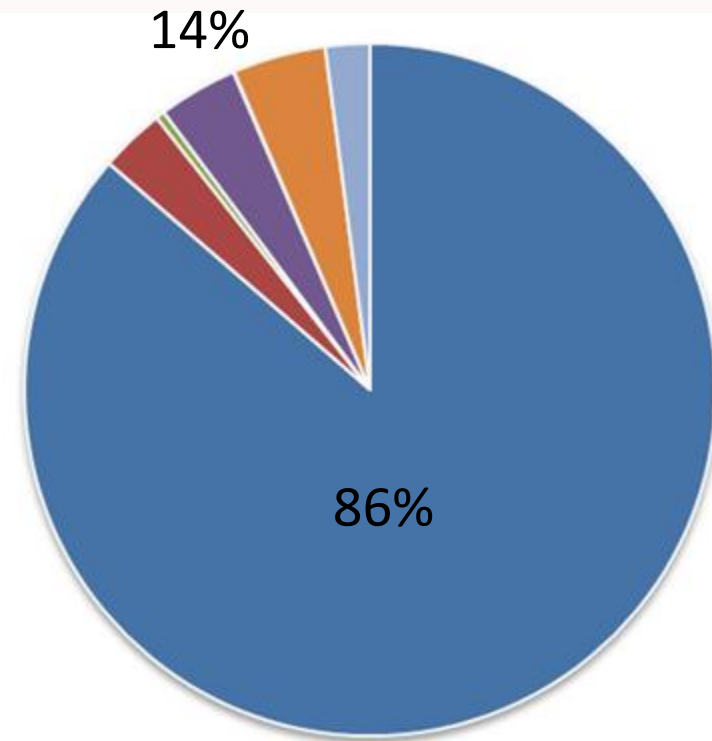
Who lives in our homes? – Own vs. Rent

Who owns and rents?

Owner-Occupied Units



Renter-Occupied Units

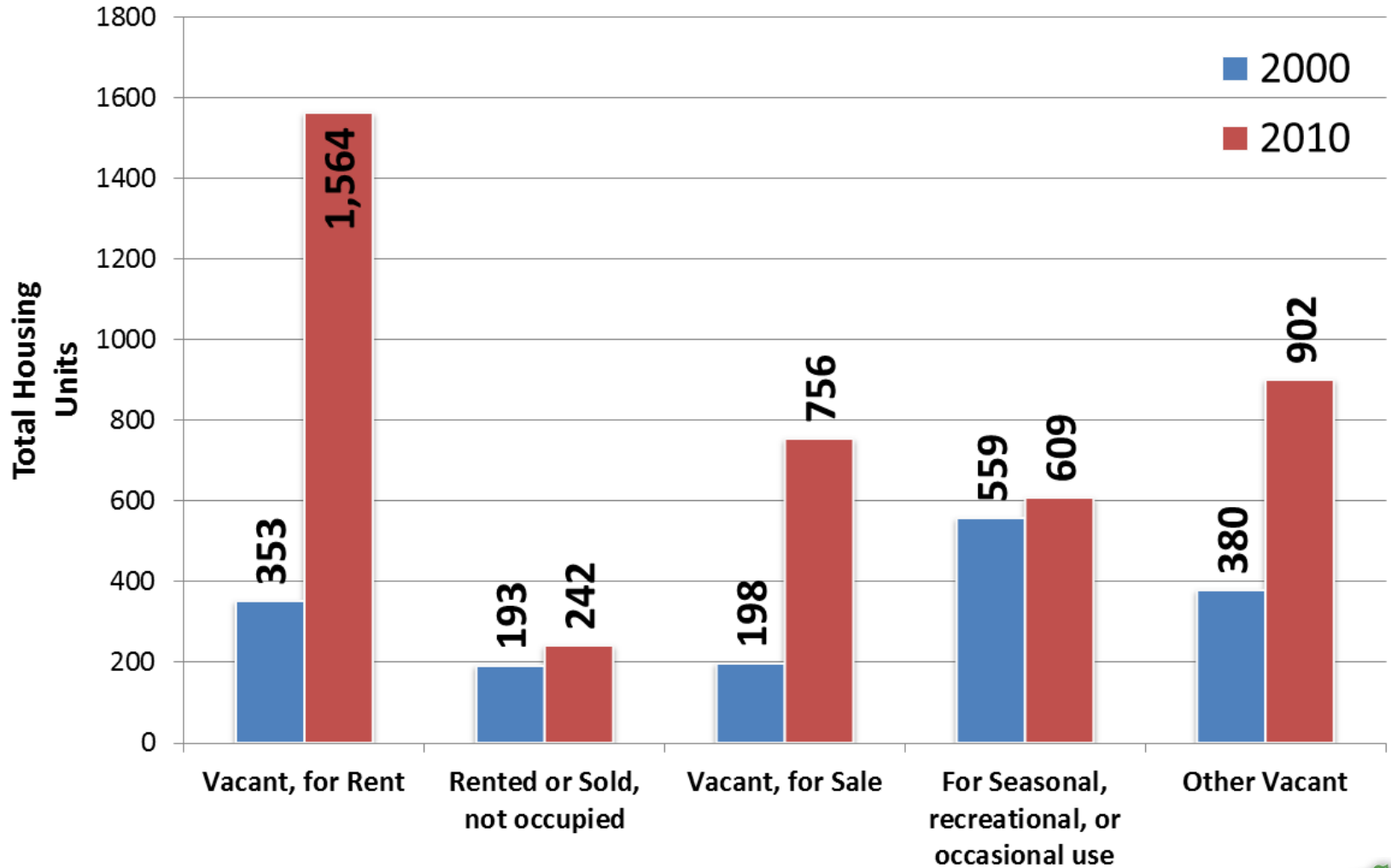


- White Alone
- Black or African American
- American Indian and Alaska Native
- Asian
- Native Hawaiian or Other Pacific Islander
- Some other Race



Where are we living? – Housing Occupancy

The Nature of Housing Unit Vacancies





Who lives in our homes? – Household Type

Traditional Households (HH's) are on the decline

Persons Living Alone
(23% of total HH's)

Non-Family Households
(30% of total HH's)

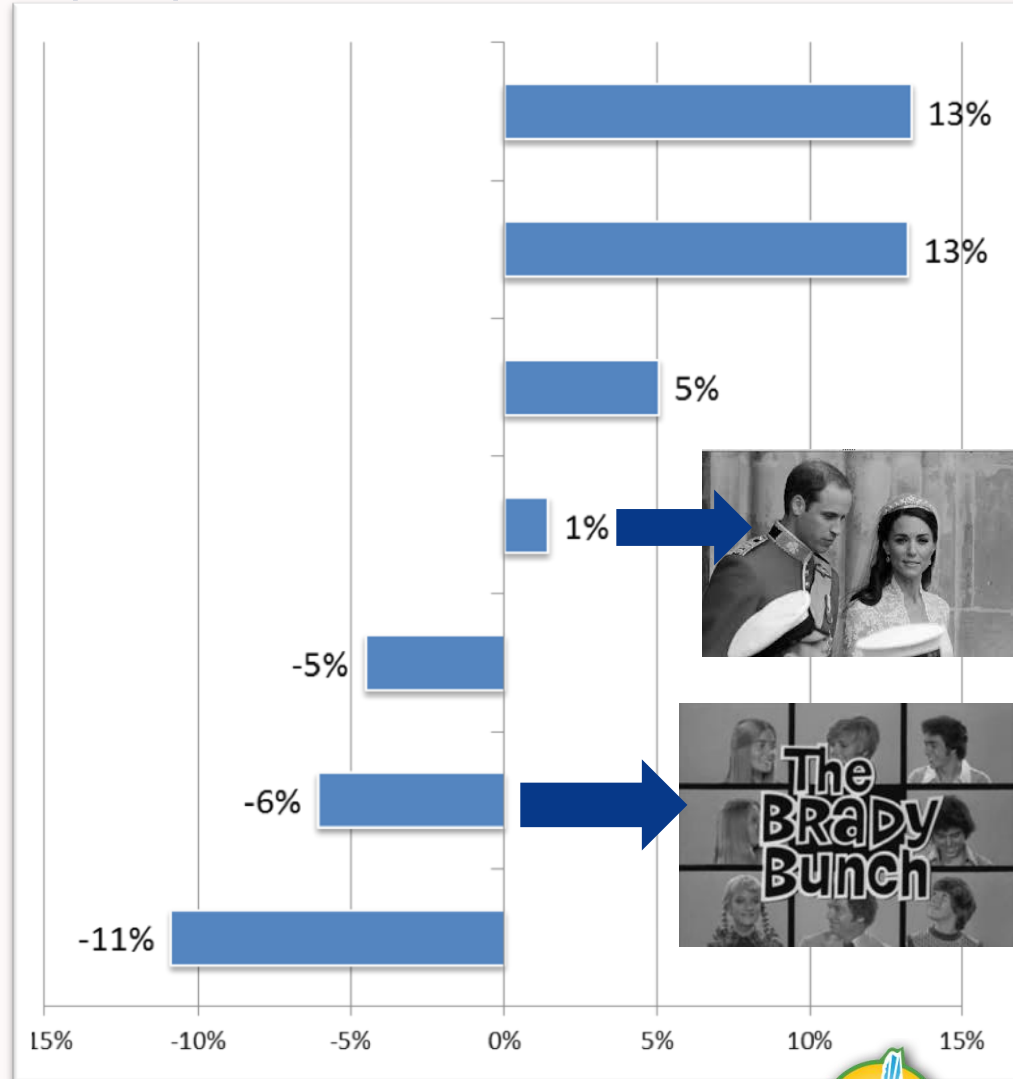
Family Households

Married Couple Families
(56% of total HH's)

**Households with
Individuals under Age 18**
(35% of total HH's)

**Families with Children
Under Age 18**
(33% of total HH's)

**Married Couples with
Own Children under 18**
(25% of total HH's)





Who lives in our homes? – Size of Households

7 or more person

6-person

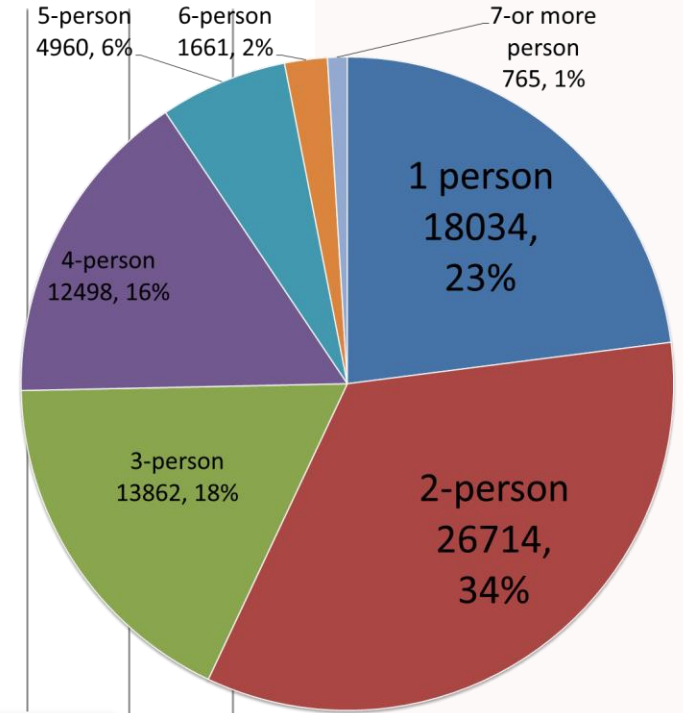
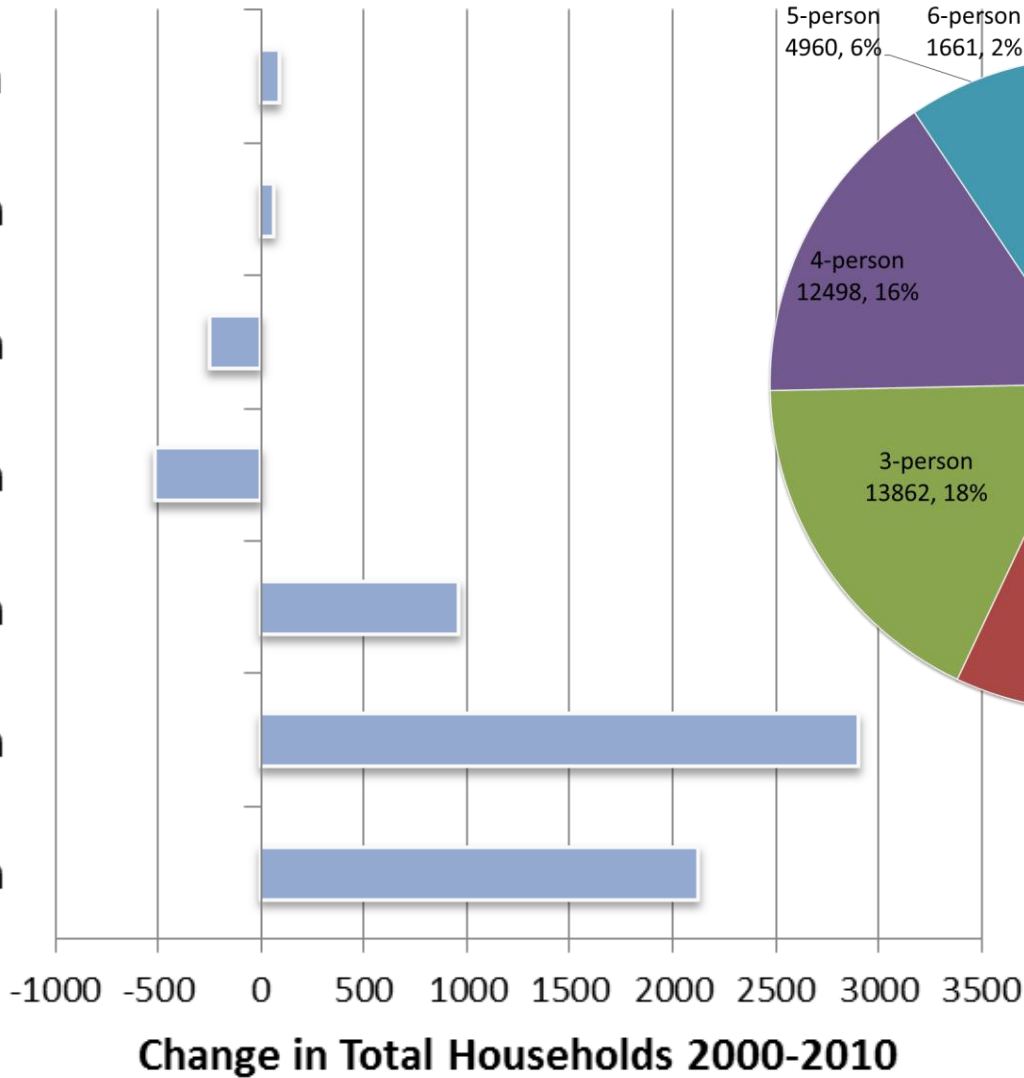
5-person

4-person

3-person

2-person

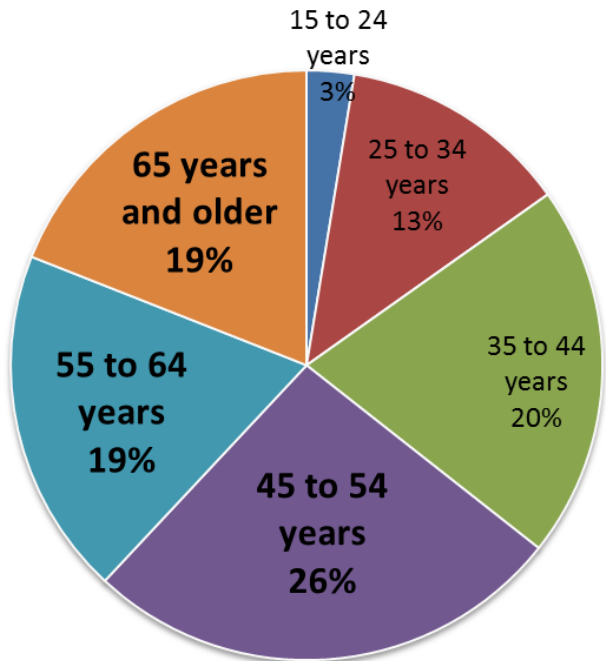
1-person



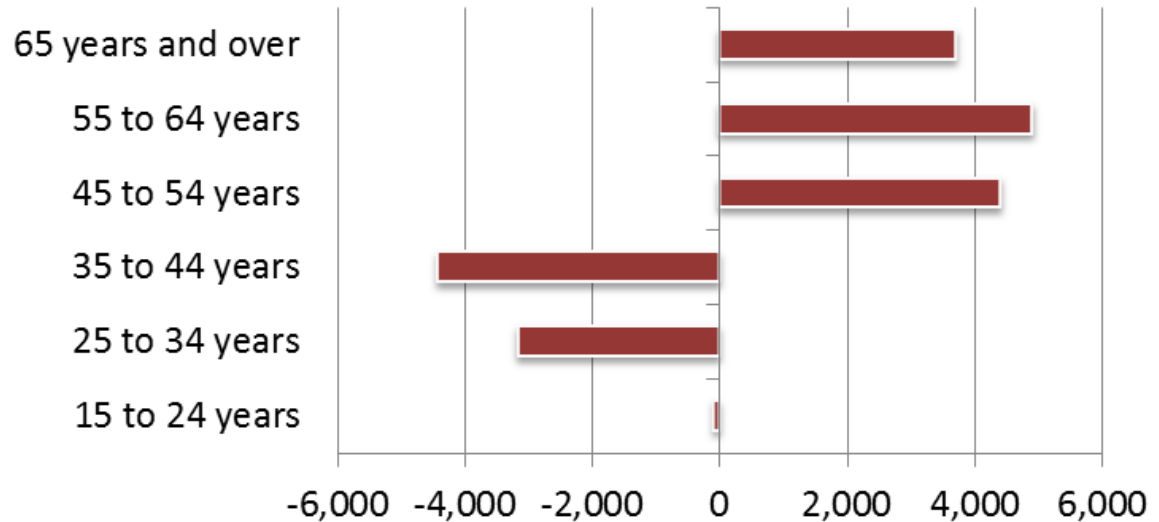


Who lives in our homes? – Age of Households

Younger Households in decline



Change in Total Households 2000-2010 by Age of Household Head

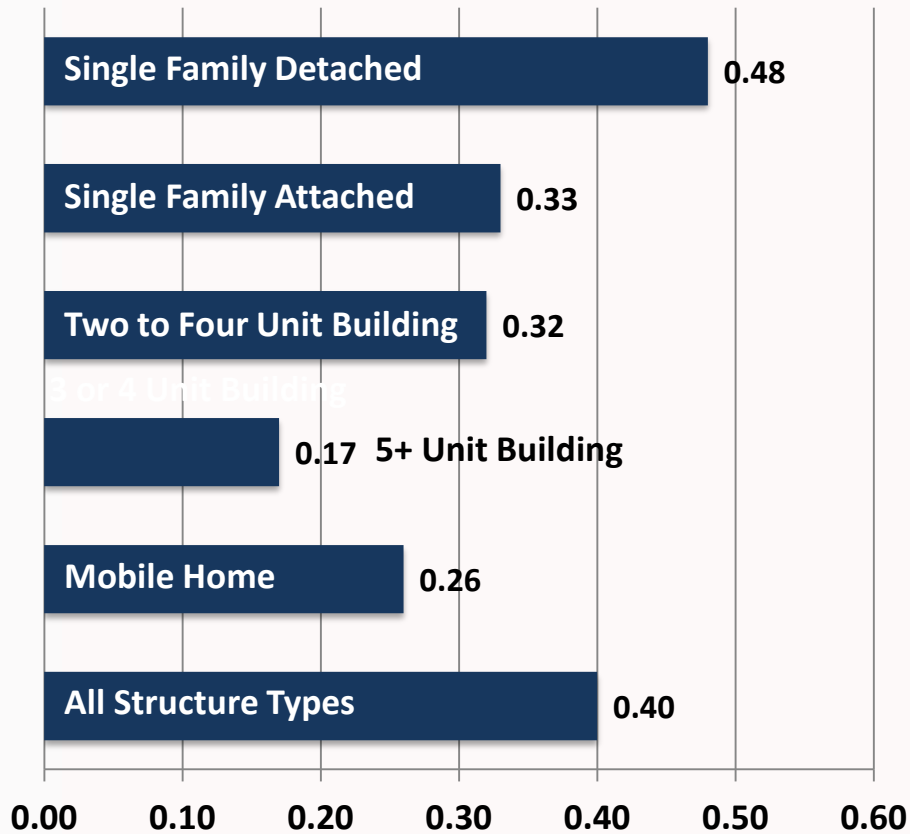




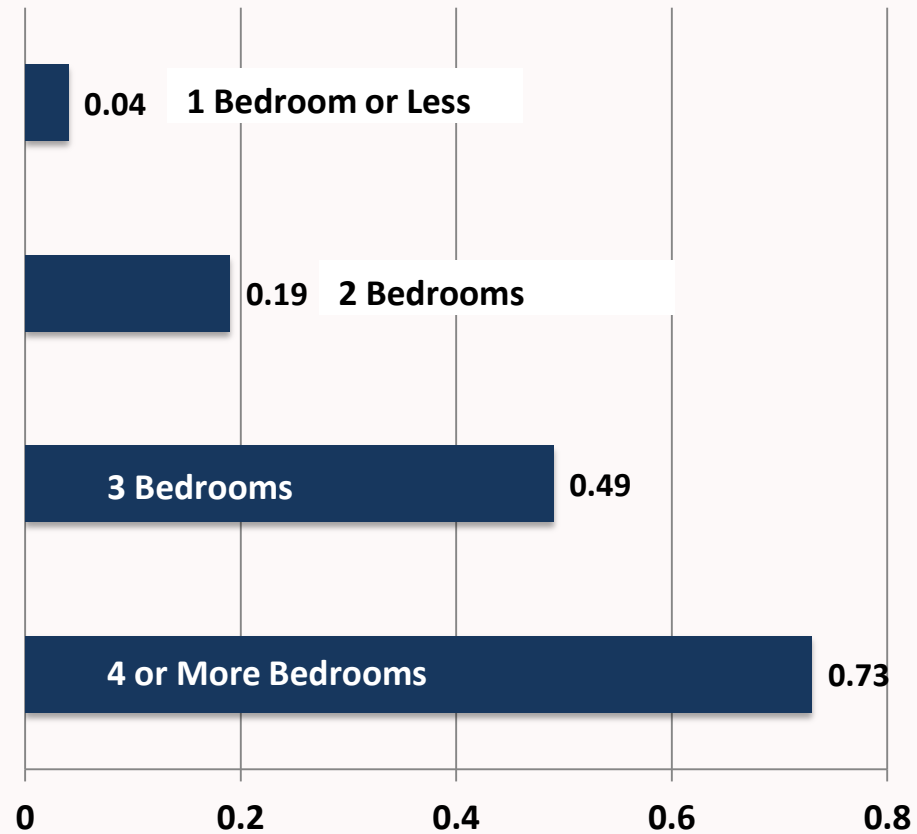
Who lives in our homes? – Children

Impact on NH Public School Enrollment

Unit Type, Grades K-12



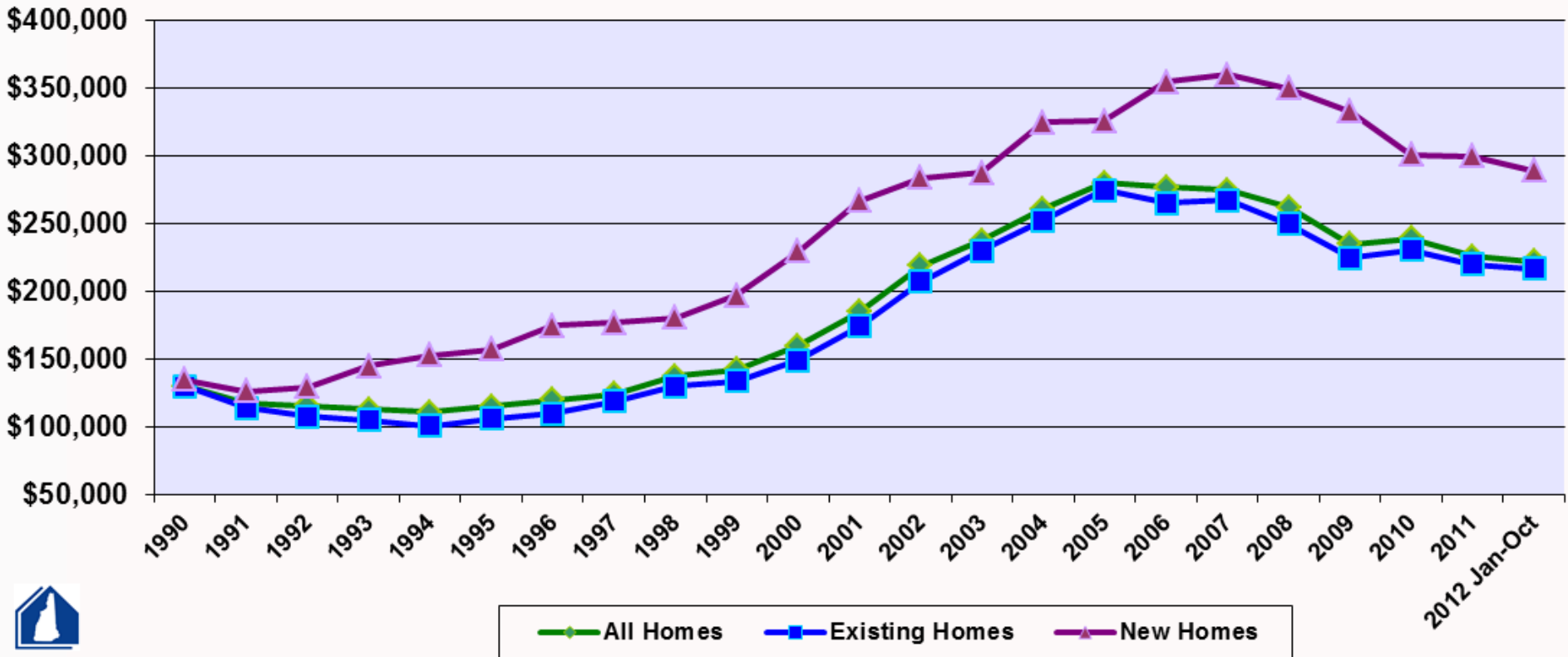
Number of Bedrooms, Grades K-12





What does it cost to live there?

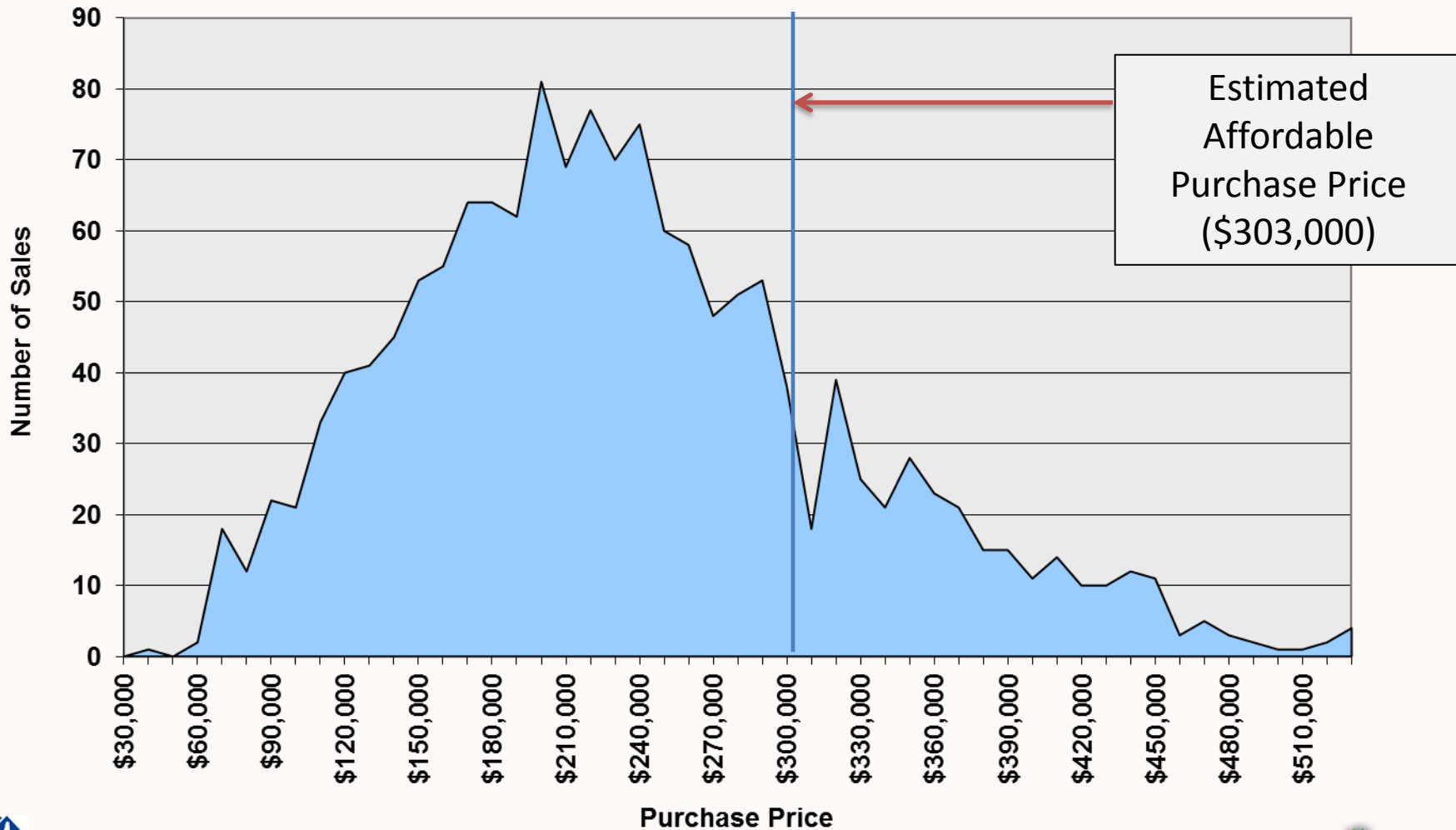
Median Purchase Price of Primary Homes





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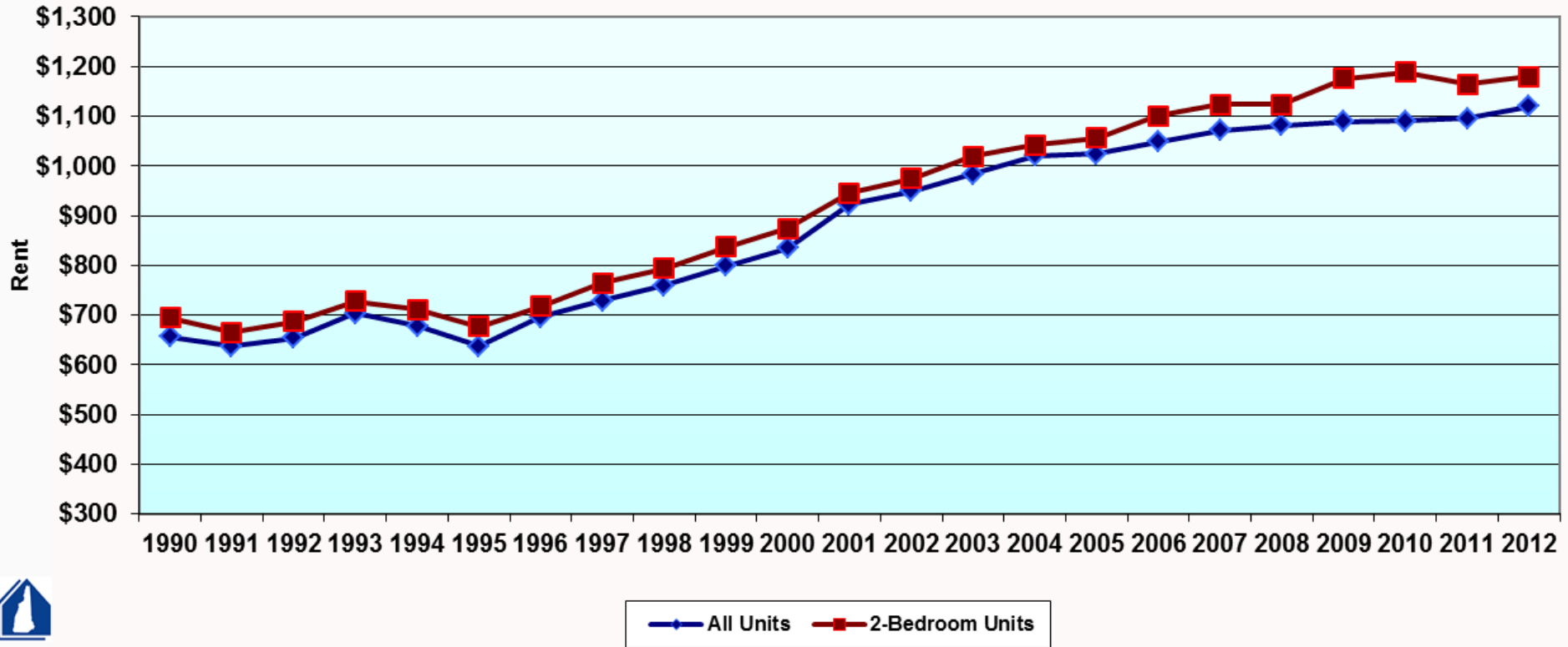
Primary Home Purchase Price Frequency, 2012





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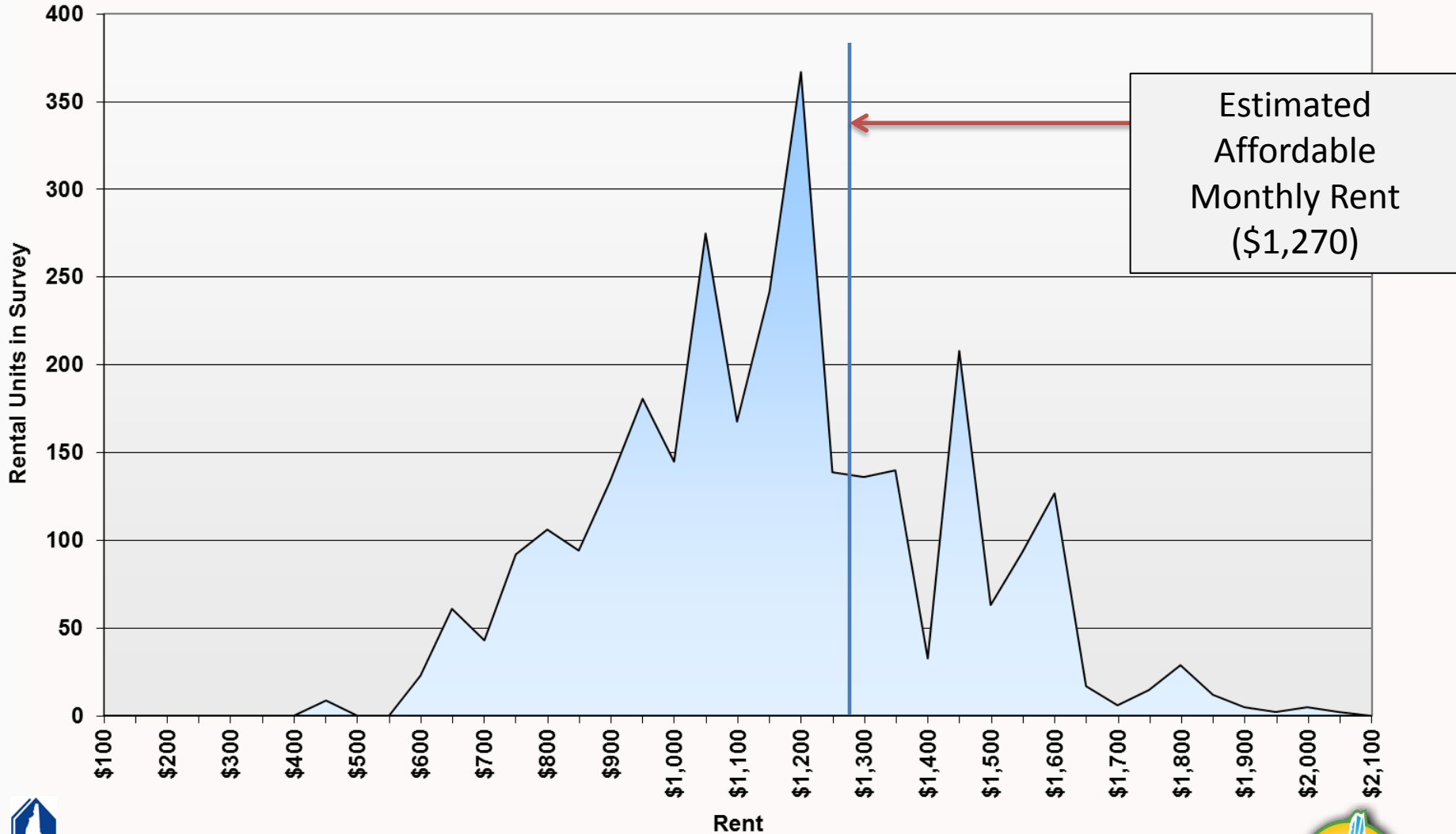
Median Gross Rental Cost





What does it cost to live there?

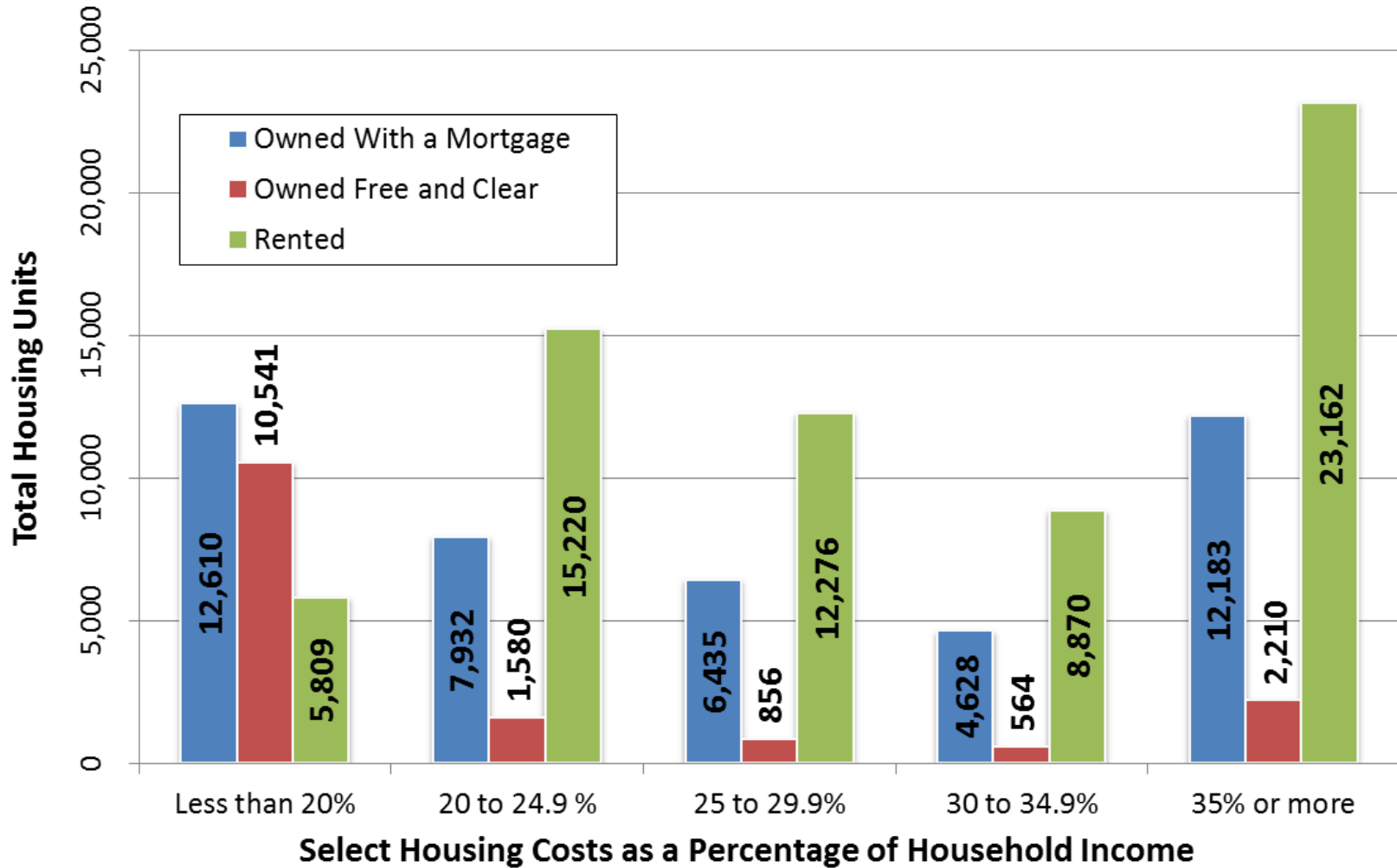
Residential Rental Cost Frequency, 2012





What does it cost to live there?

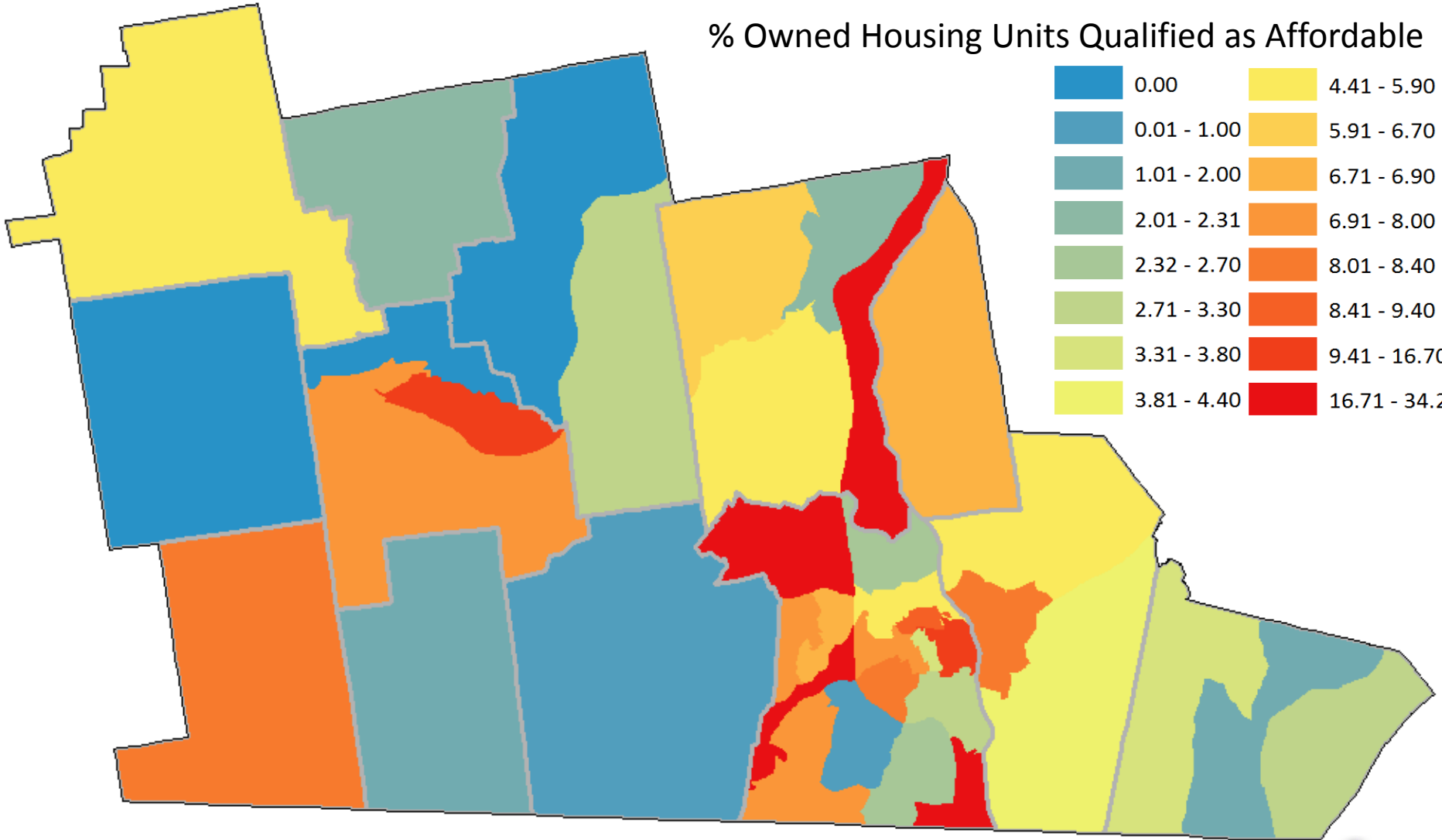
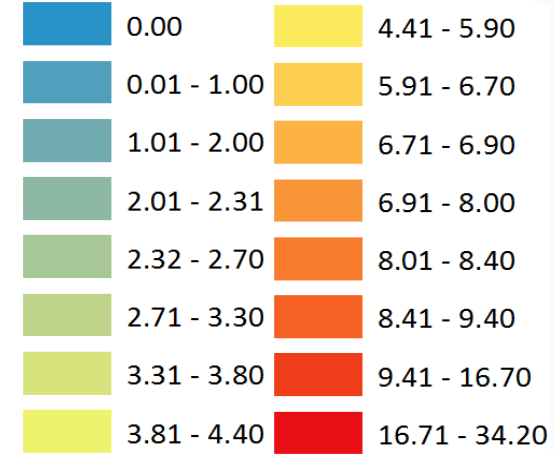
How affordable are our homes to our households?





What does it cost to live there?

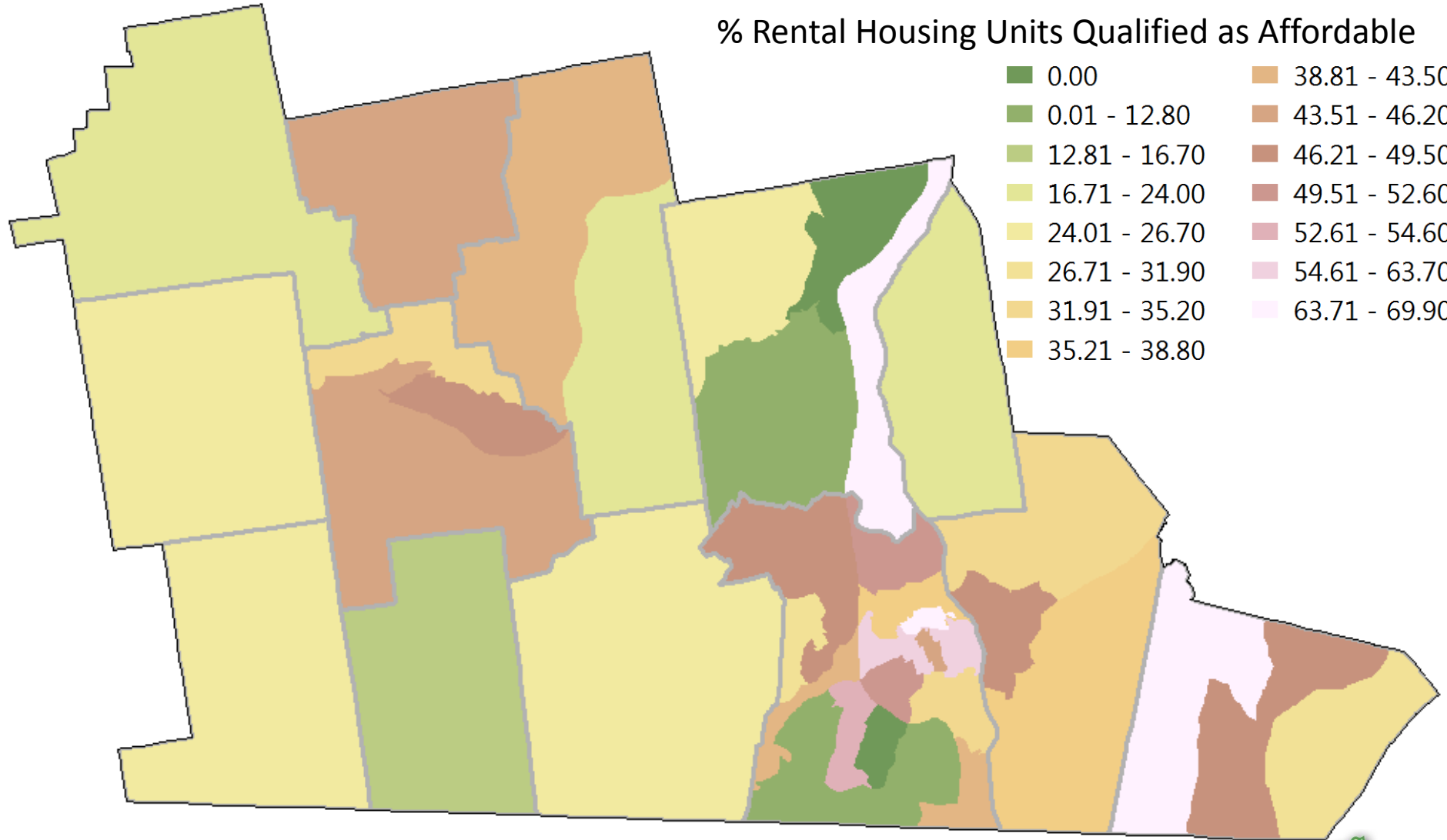
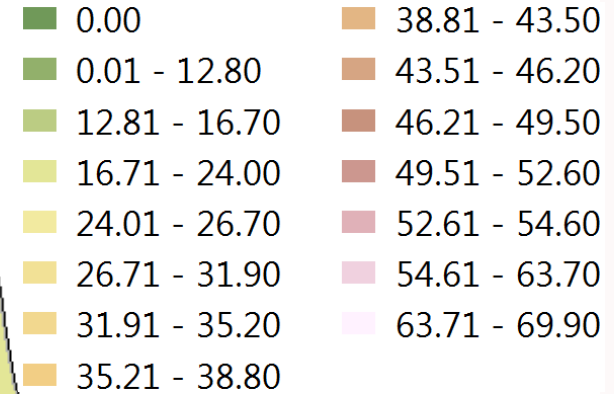
% Owned Housing Units Qualified as Affordable





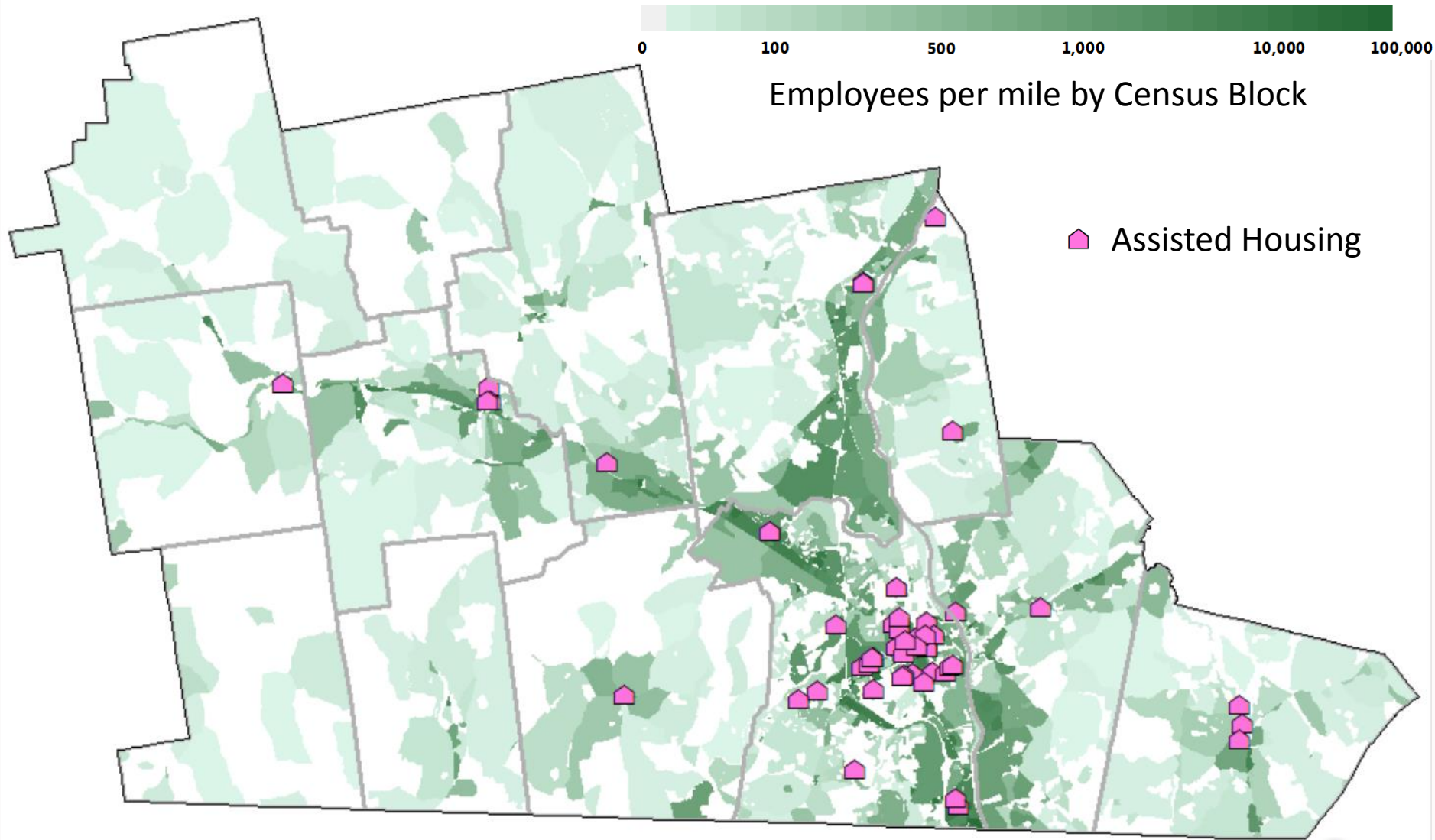
What does it cost to live there?

% Rental Housing Units Qualified as Affordable



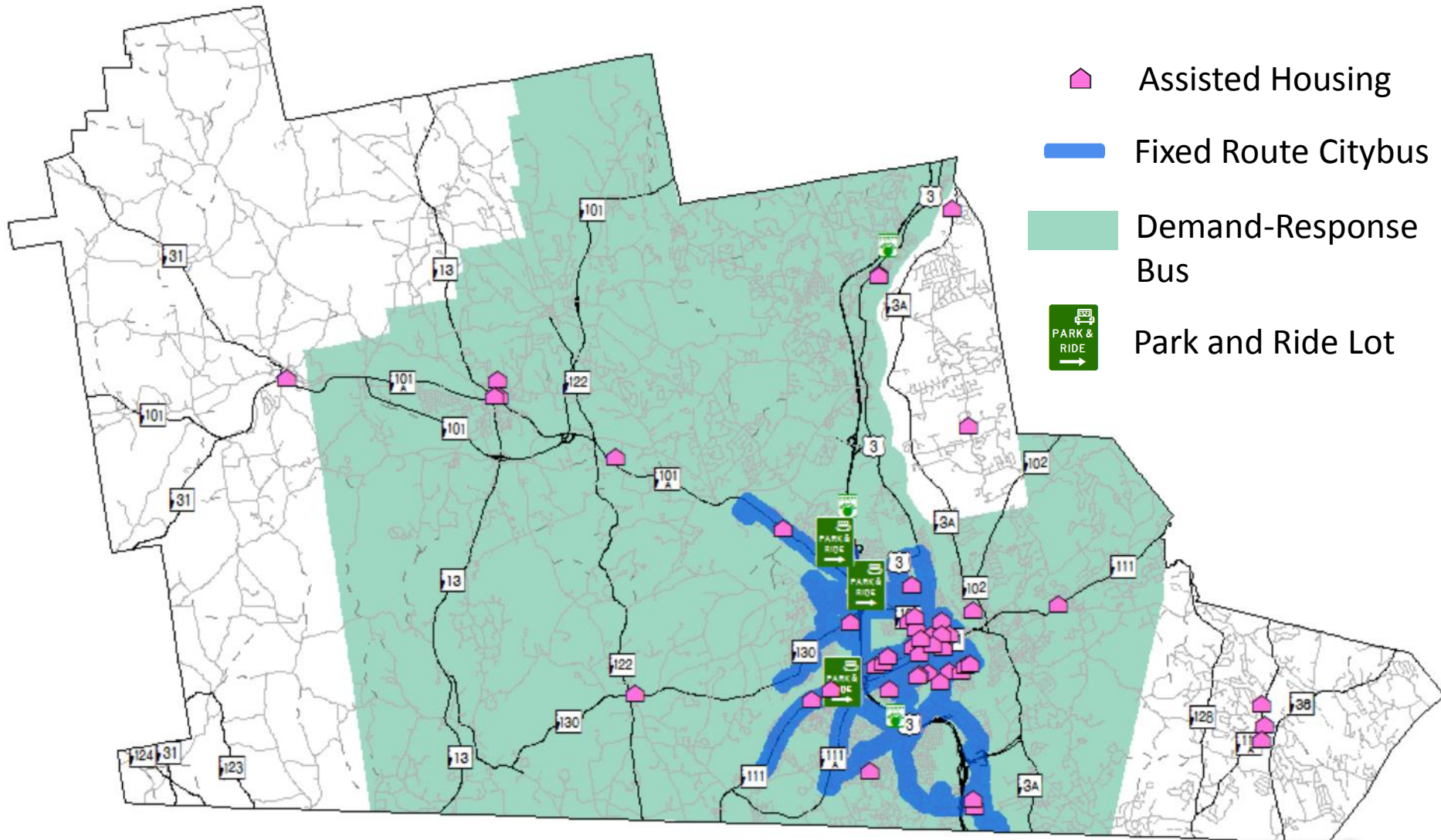


Access to Opportunity





Access to Opportunity





OUTREACH – Fall 2012

What is best about this area?

- Rural Character
- Economic Vitality
- Small Town Feel



What could make this area even better?

- Economic Vitality
- Non-Auto Transportation
- Recreation

Common Themes:

Rural Character, Economic Vitality & Transportation Choices



What We Heard About Housing

What is best about this area?

- Rural, Small Town & Suburban Setting
- Access to Amenities, Culture, Recreation and Jobs
- Community Spirit

What could make this area even better?

- Housing Choices
- Transportation – Public Transit and Roads
- Amenities, Economic Development, Safety



OUTREACH – Fall 2012 Visual Preference Survey

What type home do you prefer?

1



2



3



4



5



6



7



8



9





MUNICIPAL MASTER PLANS – Common Themes

Most NRPC communities included the following housing themes in their Master Plans:



- Encourage affordable and workforce housing



- Encourage a diversity of housing types



- Manage fiscal impacts associated with new housing



- Preserve neighborhood, town and rural character

- Preserve natural features and open space



- Encourage housing to meet residents of all ages' needs



BREAK-OUT GROUPS

Workshop Discussion

- ❑ Ask:
 - What's good about housing in the Region?
 - What are the challenges?
 - What are the regional needs?
- ❑ For 3 Topics:
 - Supply, Demand, and Existing Conditions
 - Affordability
 - Equitable Access to Opportunity



CONCLUSIONS - Connections

Linking Local, Regional, and State Planning





CONCLUSIONS - Connections

Linking Regional and Local Planning – Closer Look

- ❑ **Comprehensive Regional Plan**
 - Coordinated & unified look at housing
- ❑ **Regional Housing Needs Assessment**
 - For the purpose of assisting municipalities...
 - Regionally ALL persons, families & incomes
- ❑ **Local Master Plan**
 - *Optional Housing Section: Assess local needs using the Regional Housing Needs Assessment*



CONCLUSIONS

Using the Regional Plan to Assist Local Planning

- What are you working on?
- What hurdles to you face?
- Are there opportunities for collaboration?
- What can we do to help?



CONCLUSIONS – Get Involved in the Regional Plan

www.granitestatefuture.org/regions/nashua-region/

DOCUMENTS

OUTREACH

Regional Plan Advisory Subcommittees' Roles and Responsibilities

Outreach Strategy (coming soon)

FALL 2012 OUTREACH RESULTS:

Outreach Summary

Full Outreach Report

Chapter Summary Sheets:

- Transportation
- Housing
- Economic Development

LOCAL MASTER PLAN REVIEW

A comparison of regional commonalities among the various local master plan chapters.

- Transportation

Nashua Regional Planning Commission - Online Forum

Locations

Topics

Explore Your Region!

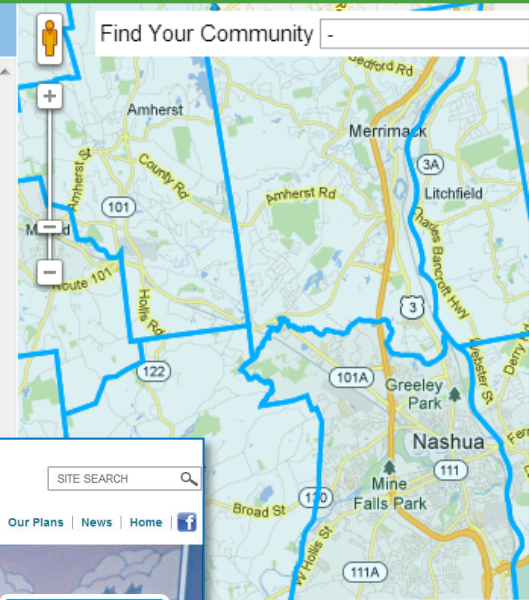
Take a look at the Locations and Topics your neighbors have entered by selecting either tab above.

Either add a new point or vote and comment on what others have entered below.

Add a New Point

Ideas, suggestions, what's missing?

Vote or comment on what others have already submitted:



A Granite State Future Is Your Future

SEARCH THE IDEAS: by Keyword Or Location

SHARE YOUR IDEA! Tell us your future vision for where you live, work and visit in New Hampshire!



Regional Housing Workshop

Developing a long term vision for housing in the Nashua Region





CONCLUSIONS – Get Involved in the Regional Plan

Committees and Workshops

MISSED THE WORKSHOP?

TRANSPORTATION WORKSHOP 2/12/2013

- Presentation
- Discussion Guide
- What We Heard - Summary of Discussion
- Workshop Input - Table of all Comments



HOUSING WORKSHOP 3/29/2013

- Make sure to join us at NRPC's offices from 11:30-3 and share your ideas! **RSVP required.**
- Agenda

MISSED THE MEETING?

NRPC'S REGIONAL PLAN **SUBCOMMITTEES**

Regional Plan Advisory Subcommittees' Roles and Responsibilities

ADVISORY COMMITTEE

- February 26, 2013
- January 29, 2013

COMMUNITY & ECONOMIC VITALITY

- Stay tuned for upcoming meetings

NATURAL RESOURCES

- Stay tuned for upcoming meetings

TRANSPORTATION COMMITTEE

- Stay tuned for upcoming meetings

HOUSING COMMITTEE

- Stay tuned for upcoming meetings



CONCLUSIONS – Get Involved in the Regional Plan

Regional Listening Session – Join Us!

How can we make the Nashua Region the best place to live, learn, work, and play for everyone?



Tuesday, April 30, 2013
6:30 – 9:00 PM

6:00 Sign in and Refreshments

Nashua Senior Center
70 Temple Street



Register at

tinyurl.com/RegisterListening

