

## RHNA Q & A

During and after the RNHA presentation on March 27, 2023, the following questions or comments were raised by one or more people. This is our formal response to those questions.

Note: Where possible the speaker and their community are indicated. **Red text** and an open dot show an answer to the question. **Green text** and a solid dot indicate that further work needs to be done.

- a. The LMA is not representative of the commuting patterns in my community. - D. Kerr, Barnstead
  - Outreach to Ken Gallagher, ODP asking how LMAs are determined, opportunities for input.
  
- b. The data is out of date – T. Galvin, Tuftonboro / Ash Fischbein, Ossipee
  - Dozens of datasets were reviewed and explored by a committee of regional planners and data experts.
  - Any dataset is going to have some limitations.
  - We strive to present the most current reliable data available at the time. Much of it comes from the US Census American Community Survey (ACS). Where appropriate, we have used the Decennial Census or another source which is widely considered the most reliable data source on demographics
  
- c. Did the projections & modeling take into account the impact of additional housing units on the capacity of the local schools? - Travis Austin, Wolfeboro Planner
  - No, this question is beyond the scope of the current project The projections address anticipated population change and the results of the housing model are based upon population and share of the regional economy.
  - The local/regional impacts on infrastructure and services (including schools) are a local/regional issue.
  
- d. Has an analysis of costs been done on the difference between building vertically vs. horizontally? (from the tables where some Wolfeboro/Tuftonboro/Ossipee folks were sitting)
  - Not specifically as part of this report but most density seems to come in the form of higher buildings. Other approaches like Tiny Homes could handle density differently. Again, this question is beyond the scope of this report.
  - Increasing housing density is certainly one of the major strategies for accommodating greater housing.
  - Several of the Strategies outlined in the NH Housing Toolbox rely on utilizing vertical space. Consider these Tools – Missing Middle Housing, Mixed Use Development, and Reduced Zoning & Subdivision Requirements
  
- e. What are the benefits (incentives, advantages) to developers to build WF Housing? - M. McConkey, Freedom

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- The monetary advantages stem from being able to construct more housing units, presumably on less land and with more compact infrastructure footprint than conventional housing.
  - The exact nature of those benefits depend upon what options and incentives are enabled at the local level. (It might be prudent for communities to consult with potential developers as they consider what Housing Tools to implement locally.)
  - In addition, Invest NH and other funding mechanisms can help subsidize projects to make them achievable.
- f. What is “higher density”? (Perhaps seeking a definition, measurement, or description) - Travis Austin, Wolfeboro Planner
- This is a relative term. The logic here is that higher density can contribute to making housing more affordable through reduction of town planning regulations, but higher density is only one factor in controlling costs. It depends upon what is currently allowed in each of the zones locally.
  - Consider these Tools – Cluster Housing, Infill Development, Missing Middle Housing, Mixed Use Development, and Reduced Zoning & Subdivision Requirements.
- g. Concern expressed by Dean Trefethen, Laconia Planner, through S. Soucy that the RHNA does not account for likely housing at State School property.
- Note: All Lakes Region Planners were able to provide information about anticipated housing projects to NH OPD as part of the Population Projection development.
  - Laconia’s comments about that potential were conveyed to NH OPD prior to the development of the projections.
- h. Two of the Income-Restricted Housing Properties (p. 99) in Ashland have merged. - M. Badger, Ashland
- This will be changed in the document. Check with M. Badger.
- i. Seeking greater explanation of the Fair-Share table (p. 93) - J. Gagnon, Ossipee Econ. Develop. & Zoning Revision Committees
- The Fair Share Table on p. 93 is a more detailed breakdown of the Fair Share Affordable Housing Table (Fig. 52 p. 68).
  - While the Fair Share Table on p. 93 (Appendix A) does not show Housing Units 2020, it does show the anticipated need for New Units by community in 2030 (blue) and 2040 (green).
  - Each year’s Total New Units is then broken out by Owners and Renters
  - Within each of these groups (Owners and Renters) the anticipated need is broken out by Workforce Housing and Market Rate Housing (based on the definitions on p. 87).

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- j. This is a draft copy – Can it be shared with PB & BoS? And What happens next to finalize it? – D. Kerr, Barnstead
- Yes. This is a draft copy. And yes, please do share with planners and decision-makers in your community. We are still collecting feedback on the draft document.
  - Questions, answers, and comments will be shared with the LRPC Commissioners, representing our 30 member communities. At the April Commissioner’s Meeting, the Commissioners will decide if they wish to go through a formal adoption or whether they wish to simply accept the report as a resource to help communities plan for their future development.
- k. Perhaps do more to emphasize (make obvious) the Toolbox (Section VIII, p. 80) – D. Kerr, Barnstead
- We will insert more graphics to make clear that the NH Housing Toolbox (a separate website and document) is available and how to access it.
- l. How is vacant determined? How does the Census/ACS determine the Seasonal figures (~80%)? Don’t disagree, just looking for sources. R. Doucet Tamworth PB. Addressed in attached email - DJ.
- Your questions about vacant and seasonal housing are quite reasonable, especially considering the seasonal nature of much of the Lakes Region economy.
  - We do have some more details about this in the draft report in Section V.C. beginning on p. 43 along with a table of Vacant Housing Types by municipality (Appendix B p.97).  
[http://www.lakesrpc.org/ckfinder/userfiles/files/Publications/2023%20RHNA%20Report%20\(DRAFT\).pdf](http://www.lakesrpc.org/ckfinder/userfiles/files/Publications/2023%20RHNA%20Report%20(DRAFT).pdf)
  - The data come from the American Community Survey (ACS) Table S25004. There are multiple subsets of "Vacant Housing" as defined by the Census/ACS - see pages 43-45 of this Census Definitions sheet  
[https://www2.census.gov/programs-surveys/acs/tech\\_docs/subject\\_definitions/2021\\_ACSSubjectDefinitions.pdf](https://www2.census.gov/programs-surveys/acs/tech_docs/subject_definitions/2021_ACSSubjectDefinitions.pdf).