

The New Villages Project

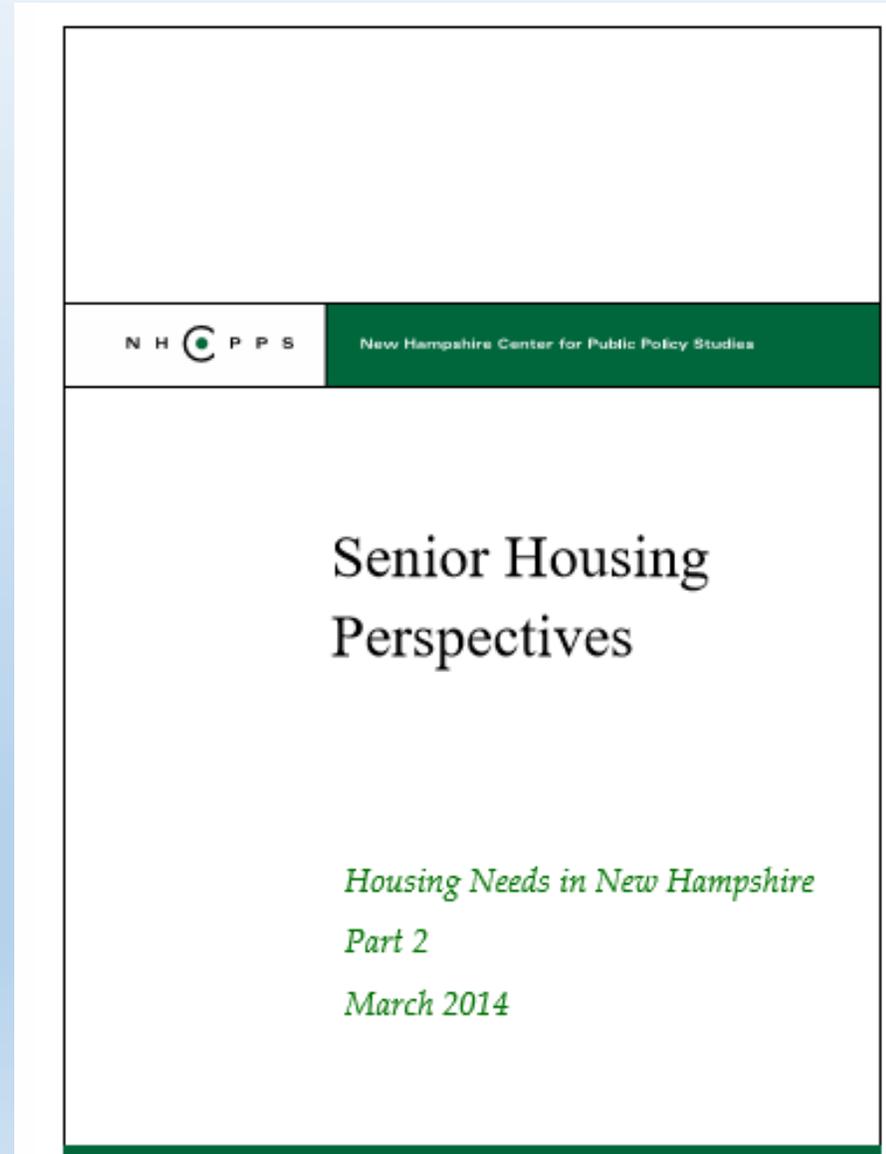
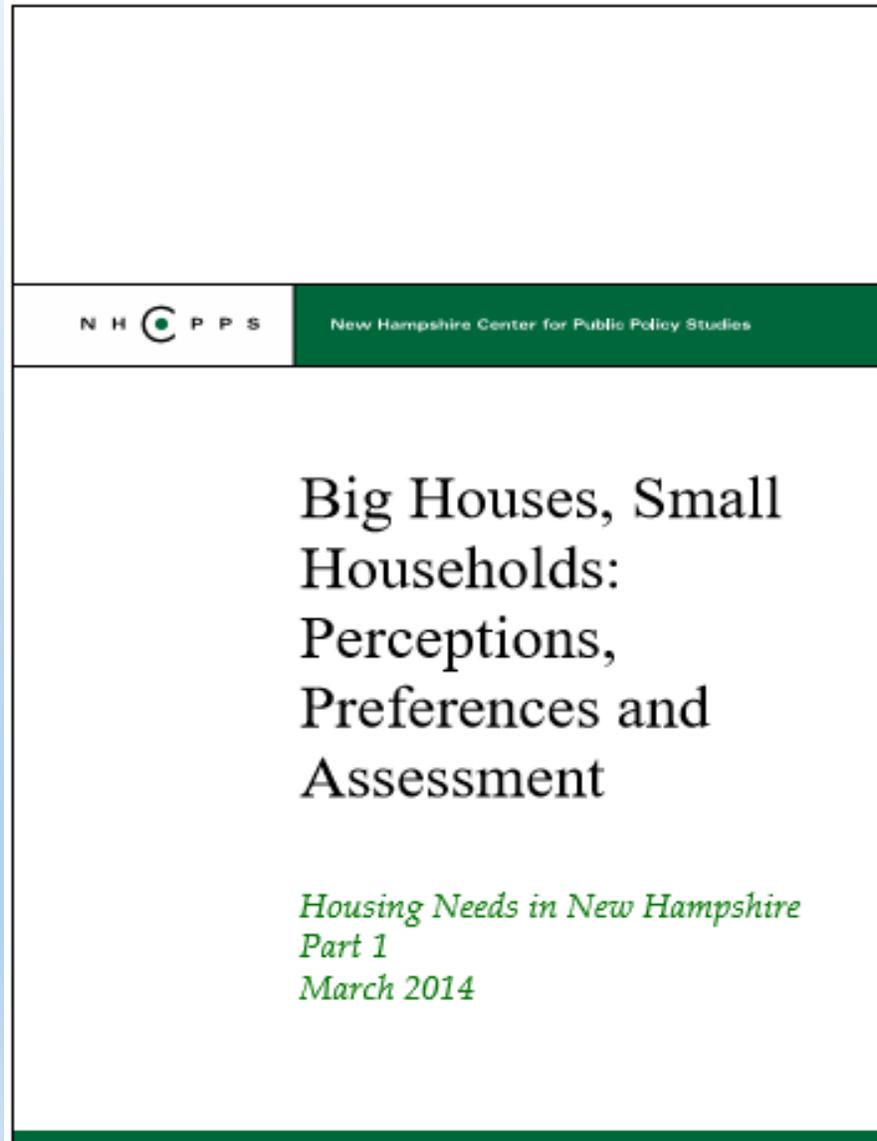
- ❖ What it is
- ❖ Why we think it is necessary
- ❖ What we are attempting to do



The Project

- Municipal Technical Assistance Grant (MTAG)
- Funded by the NH Housing Finance Authority
- Administered by PlanNH (non-profit whose mission is enhancing the quality of the built environment), with assistance from UNH Cooperative Extension
- Grant aims to create zoning that will increase opportunities for varying housing options in town

Why We Think It Is Necessary – Statewide Trends



Findings:

- Overall homeownership demand in New Hampshire is declining
- New construction will likely be limited in a projected era of slower population growth
- Seniors Will Occupy a Growing Proportion of the State's Housing Units
 - Percentage of people over 65 expected to double by 2025
- Seniors Prefer to Age in Place

Findings:

- There is a Housing Mismatch. New Hampshire's current housing supply is poorly aligned with evolving preferences among different age groups
- New construction has not met evolving preferences. Will zoning allow rehabilitation/reuse of existing homes?

Recent NH News Headlines

NH employers are urged to address region's housing shortage

By KIMBERLY HOUGHTON Union Leader Correspondent – August 3, 2016

The changing face of NH: What it means to have the 2nd oldest population in the nation

By GRETCHEN M. GROSKY New Hampshire Union Leader – August 13, 2016

In New Hampshire: When did the state get old?

By GRETCHEN M. GROSKY New Hampshire Union Leader – August 13, 2016

Where are NH's seniors going to live?

By GRETCHEN M. GROSKY New Hampshire Union Leader – August 14, 2016

And Beyond...

In Recovering Housing Market, the Starter Home Remains Elusive - Reuters

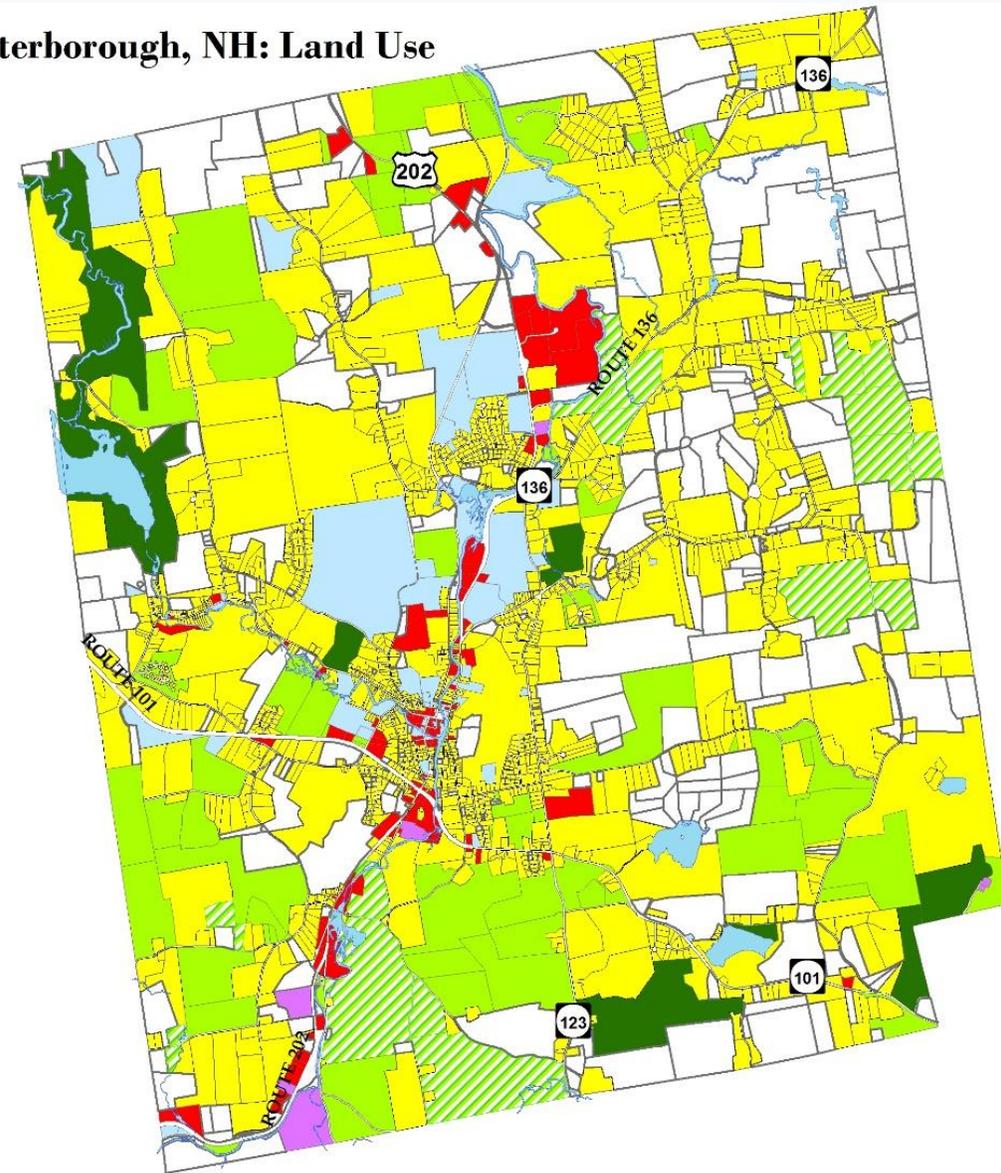
As Demographics Change, McMansions don't look so appealing - the Washington Post

Peterborough Housing

- Majority of housing is single-family detached & attached (condos, e.g.)
- Most single-family homes are located on large lots in the Rural District



Peterborough, NH: Land Use



Legend

Surface Water	Industrial	Public/Semi-Public
Agriculture	Mixed Use	Recreation
Commercial	Open Space	Residential
	Undeveloped	

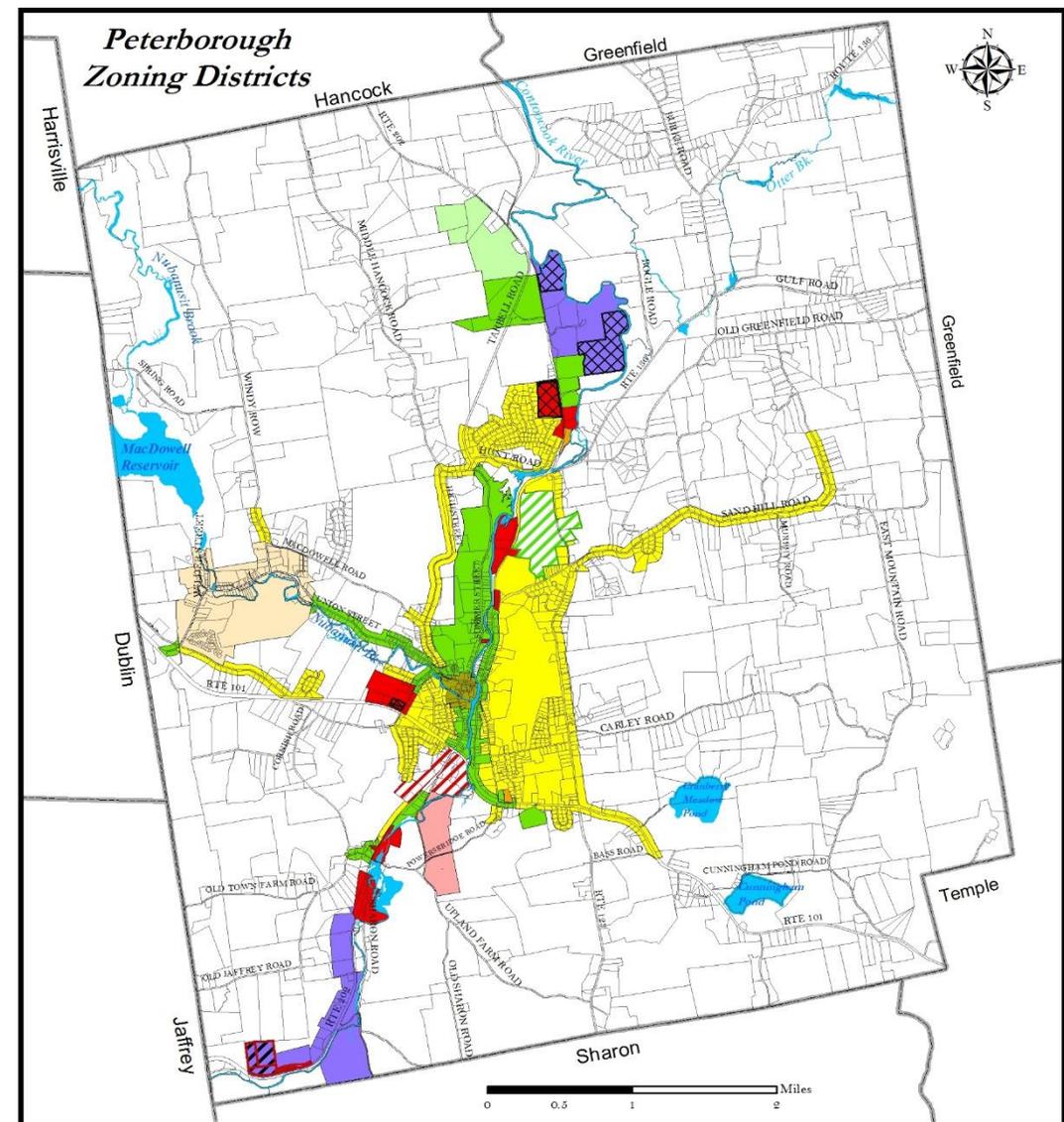
Created by Office of Community Development.
All Data from Town of Peterborough
Geographic Information System.



Date: 7/19/2016

Housing in Peterborough By Zoning District

- Family (Yellow): single family only on 1 acre
- General Residential (Green): single-family, two-family, and multi-family on ½ to 1 acre
- Rural District (White): only single- or two-family on 3 acres



Created by Office of Community Development, 2016. Map serves as a guide to the official Zoning District Descriptions found in Peterborough's Land Use Regulations, Chapter 245. Zoning Districts valid as of May 2016 Zoning Ballot Vote.

Legend	
==== Class VI Road	General Residence District
▭ Parcels (Current)	Monadnock Community Healthcare District
▨ Industrial Use - Must have Water/Sewer Extended	▭ Rural District
▭ Business/Industrial District	▭ Office District
▭ Commerce Park District	▭ Retirement Community District
▭ Commercial District	▨ Village Commercial District
▭ Downtown Commercial District	▭ West Peterborough District
▭ Family District	▨ Unavailable for Commercial Use

Housing Opportunity for Peterborough Workers

- Hourly employees at four of Peterborough's largest businesses (ConVal, MCH, NHBB, RiverMead) earn an average annual wage of @\$36,210.
- What can they afford to buy or rent in Peterborough?

What Do We Need/Want?

“Develop an understanding of how changes in our demographic makeup will influence our housing needs and develop strategies, including changes to our regulatory structure, to meet those needs.”

Peterborough Master Plan Vision Statement, 2015

- Smaller homes
- Access to services
- Walkability
- More options to rent



What does zoning have to do with it?

Current zoning gives you this

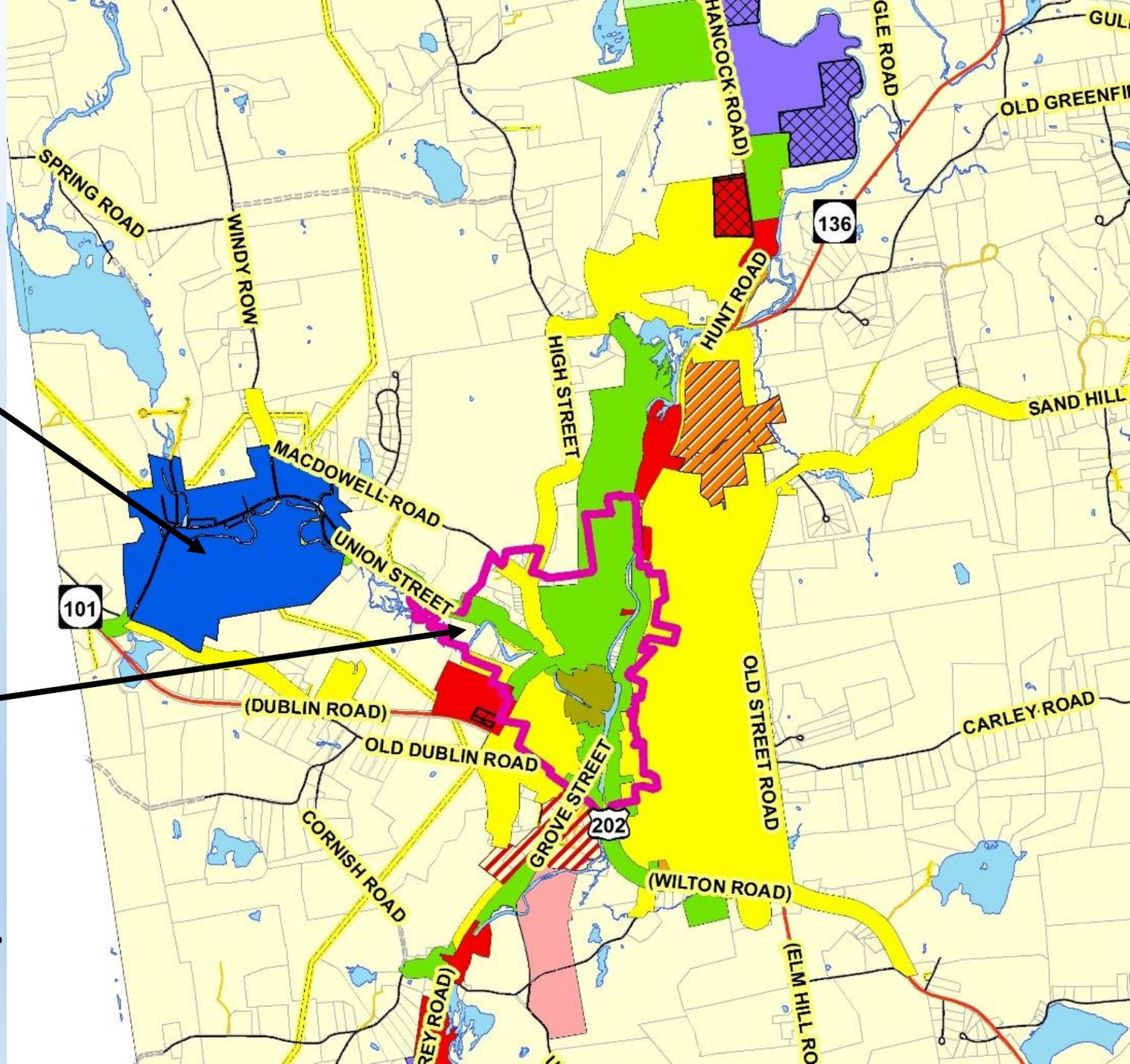


But not this

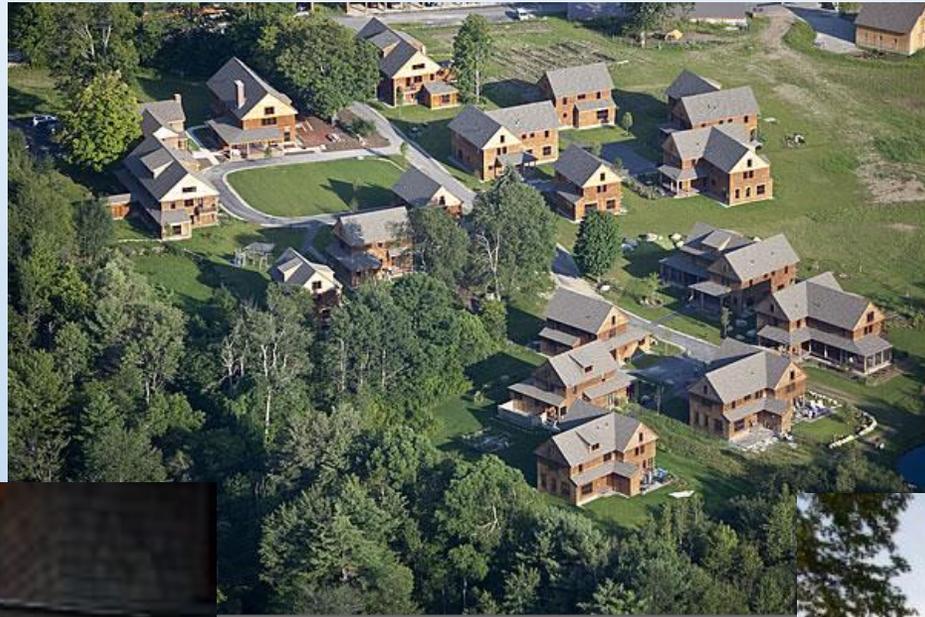


Exceptions

- West Peterborough District
 - No minimum lot sizes
 - 10-foot building setbacks
- TND District
 - Family – 10,000 sq.ft.
 - Gen. Res. – 5,000 sq.ft.
 - Setbacks - variable



Example of development following the 2004 adoption of the West Peterborough Zoning District: Nubanusit Neighborhood and Farm

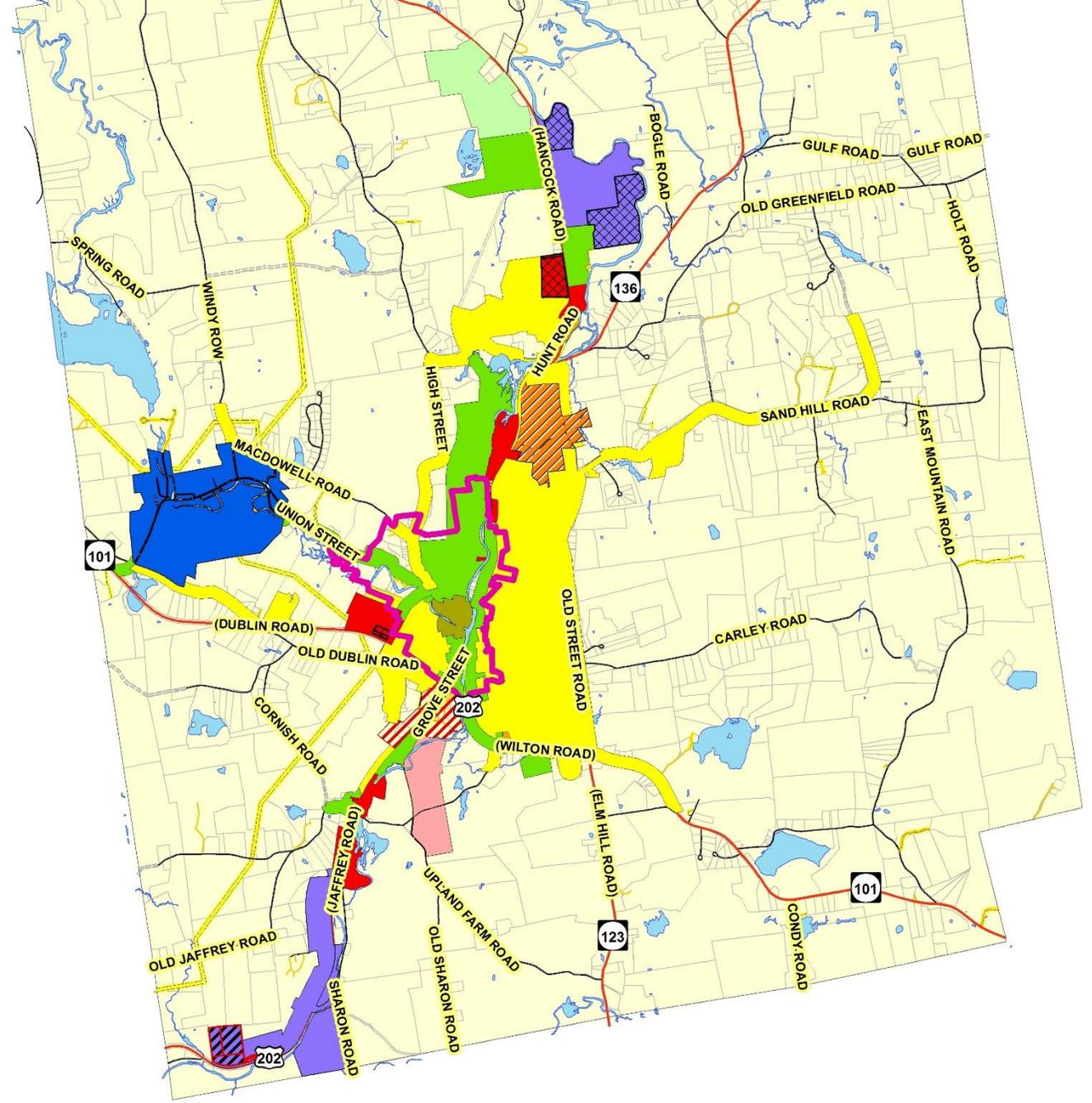


Example of development following the 2014 adoption of the TND Overlay District: The Overlook on Vine Street



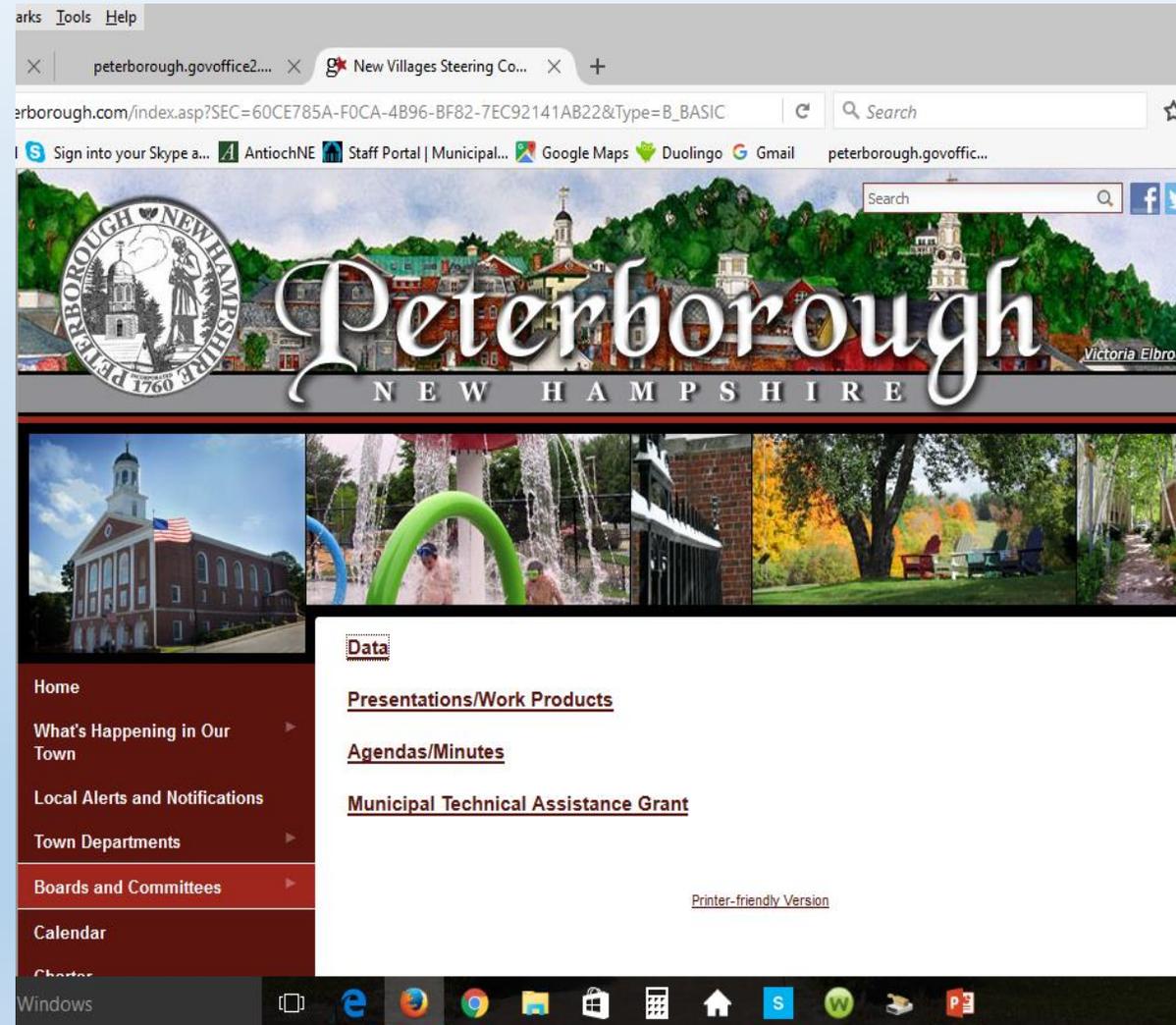
The Project

Draft zoning that would allow village- and neighborhood-type development in appropriate areas



What we have done so far...

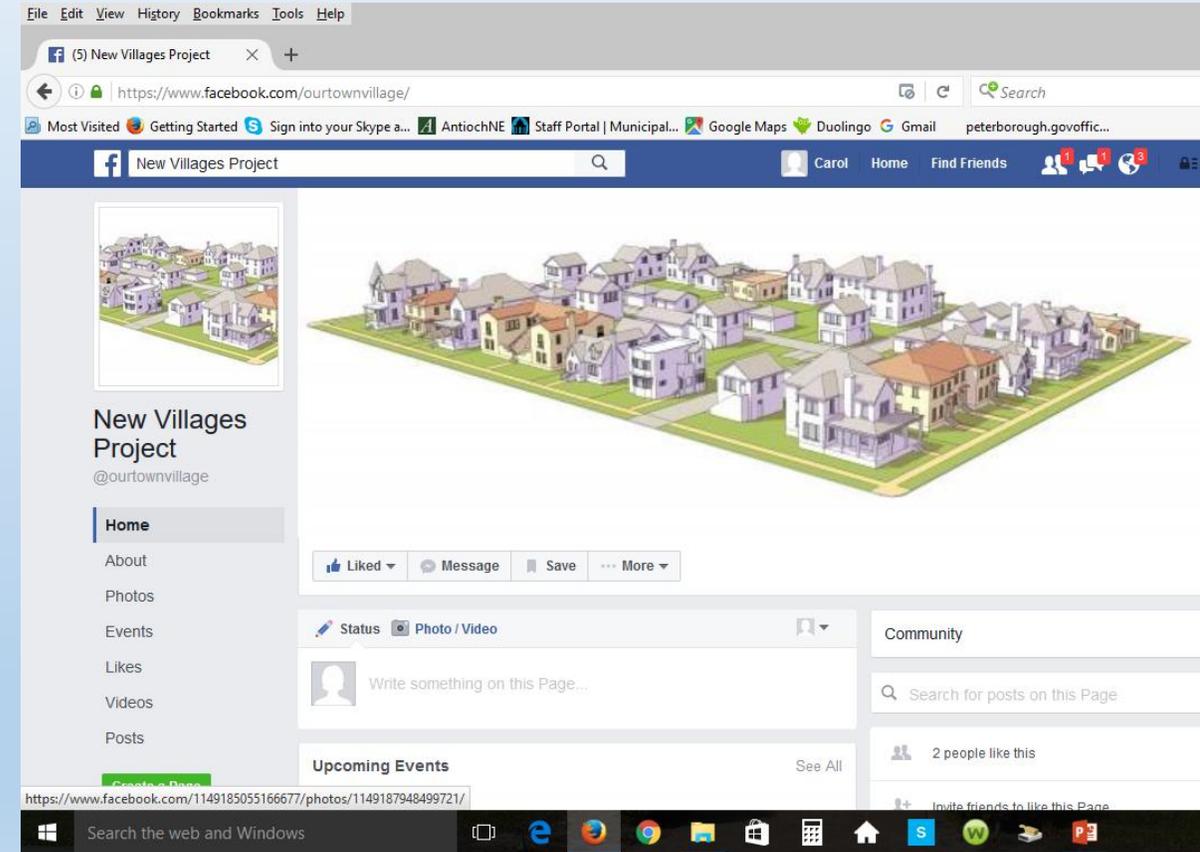
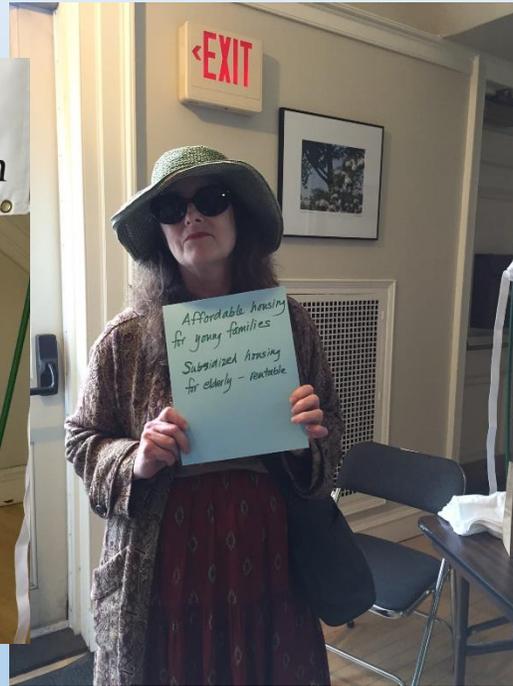
- Organized the Steering Committee
- Held a Community Supper Meeting on Sept. 14th to solicit public comment
 - Visual preference survey
 - Questionnaire
 - “What makes a good neighborhood?”
- Set up a page on the Town’s Website



What we have done so far...

- Created a “Planner is In” mobile booth w/survey
- Set up a Facebook page

The Town Planner is **IN**
Talk about what you want in Your Town



Please let the Planning Board know how you feel about housing in Peterborough by taking a **SHORT survey** (honest – only six questions!).

What we have heard so far...

What is important:

- More options for rentals – especially for young people
- Walkability & access to services
- More opportunities for smaller lots & smaller homes
- Making housing attractive and affordable
- Energy-efficiency

What to be careful of:

- Over-building the town
- Effect on property values
- How to ensure long-term affordability
- What happens to existing houses in the Rural District

Next Steps

- Review input from listening sessions, mobile booth, survey responses, etc.
- Begin to draft zoning language
- Hold public meetings to present draft language