

# *1. Housing*

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## **Inventory and Analysis Provides Basis for Housing Plan**

This Housing Inventory and Analysis provides an overview of the existing and future housing supply and demand as well as related issues, such as cost and affordability, in the Town of Nottingham. This analysis will provide the basis for a plan to provide opportunity for a variety of housing choices in Nottingham. Housing is affected by and is closely related to other planning issues such as land use, economic development and the town's projected population growth. These planning themes will be addressed in subsequent working papers. Establishing a plan for residential growth is a key component of a town's overall Master Plan.

## **Nottingham Primarily a Residential Community**

Nottingham's first land grant was awarded in 1722 to 132 "proprietors" who established a town by charter known as New Boston. By 1766 the communities known as Deerfield and Northwood became separate municipalities leaving Nottingham with its current boundaries. The first recorded settlement in Nottingham was established in 1724 in the area now known as Nottingham Square. Over the next two centuries small family farms mostly devoted to livestock began to take root along with lumbering and its associated activities including the manufacture of charcoal and the construction of saw mills. Many of these mills were constructed along streams to take advantage of water power.

From that period forward, housing often associated with these activities has dotted the Nottingham landscape with a variety of architectural styles including colonials and garrisons. More recently, such styles as Cape Cods, gambrels and contemporaries have become more prevalent. As farming and lumbering have declined, Nottingham has primarily become a residential community with a number of small businesses.

## **Current Housing Distribution**

Nottingham's housing is generally concentrated in the northern and eastern portions of the town as shown on the attached **Land Use Map, Map 2**. More specifically there are clusters of residences in the following areas:

- Northwest Nottingham, between US Route 4 and NH Route 152.
- Adjacent to the shores of Nottingham and Pawtuckaway Lakes
- Adjacent to the following roadways in eastern Nottingham—Route 152, Poor Farm Road, Mill Pond Road, Smoke Street, Kelsey Road and Mitchell Road

## **Current Housing Trends—Recent Slowdown in Construction after Rapid Growth**

Until about 1940 there had only been about 215 housing units constructed in Nottingham. By 2000 that figure had reached almost 1600 units with most of the construction occurring since 1970.

Based on residential building permit data from the 9-year period of 2000 to 2008 there were a total of 449 housing units added to Nottingham's housing stock bringing the total to 2045. Of these 453 units, 441 units (or 97.3%) were single-family, the predominant housing type in the community. From 2002 through 2004 there was a spike in the number of housing units (over 230 permits issued) as the result a several large subdivisions. During the last three years of this period only 81 units (or 18% of the total number) were added, indicating the current slow-down in housing construction.

During the same 9-year period an average of 50 units per year were built, but only 16 in the years 2005-2008. Since the trend in housing construction has been slow the last several years, it is not likely that the 50 units per year will continue. For purposes of projecting housing growth between 2010 and 2015, more modest numbers would be appropriate to apply. Using a range of 35 units per year as the high and 20 units as a low (based on the recent slowdown) to extrapolate out to future years, Nottingham could expect to gain between 120 units and as many as approximately 200 units during the six year period from 2010 to 2015. The length and severity of the current economic recession will determine the number of units that are constructed during that period. Most likely, it will be closer to the lower range.

## **State Policies and Statutes Provide Guidance for Local Housing Policy**

There are a number of state statutes that provide guidance to a municipality as it prepares information for a Housing Chapter as part of its Master Plan process. The first of these can be found in the state's planning enabling legislation for Master Plans that encourages communities to address housing, although it is not required.

RSA 674:2 describes the required elements of a Master Plan which include Land Use and a Vision statement. The statute also describes optional elements of a Master Plan—including the Housing Chapter under III (l) which states:

“A housing section which assesses local housing conditions and projects future housing needs of residents of all levels of income and ages in the municipality and the region as identified in the regional housing needs assessment performed by the regional planning commission pursuant to RSA 36:47, II, and which integrates the availability of human services with other planning undertaken by the community.”

In RSA 36:47 II the state addresses the issue of housing for all income levels on a regional basis.

“For the purpose of assisting municipalities in complying with RSA 674:2, III(l), each regional planning commission shall compile a regional housing needs assessment, which shall include an assessment of the regional need for housing for persons and families of all levels of income. The regional housing needs assessment shall be updated every 5 years and made available to all municipalities in the planning region.”

Nottingham is part of the Strafford Regional Planning Commission's (SRPC) planning region and the SRPC is responsible for preparing the regional housing needs assessment. The most recent assessment was conducted in 2004.

In NH RSA 672:1 III e, the state encourages housing opportunity for low and moderate income persons and families:

“All citizens of the state benefit from a balanced supply of housing which is affordable to persons and families of low and moderate income. Establishment of housing which is decent, safe, sanitary and affordable to low and moderate income persons and families is in the best interests of each community and the state of New Hampshire, and serves a vital public need. Opportunity for development of such housing, including so-called cluster development and the development of multi-family structures, should not be prohibited or discouraged by use of municipal planning and zoning powers or by unreasonable interpretation of such powers;”

Two additional state statutes directly address the need for communities to provide housing opportunities for a variety of incomes, particularly those with low to moderate incomes. RSA 674:32 I. states that “municipalities shall afford reasonable opportunities for the siting of manufactured housing, and a municipality shall not exclude manufactured housing completely from the municipality by regulation, zoning ordinance or by any other police power.” Mobile homes and manufactured housing are oftentimes used interchangeably.

The most recent legislation adopted in 2008 addresses the need for workforce housing. NH RSA 674:58 – 61 (also referred to as SB 342) , requires municipalities to provide reasonable and realistic opportunities for the development of workforce to be located in a majority, but not necessarily all, of the land area that is zoned to permit residential uses within the municipality.

## **Key Regional Housing Issue—Need for Affordable Housing**

As noted above (RSA 36:47 II), each regional planning commission in the state must prepare a regional housing needs assessment every five years. The Strafford Regional Planning Commission (SRPC) completed the most recent *Regional Housing Assessment* in 2004 and is scheduled to update this planning document by 2010. Although Nottingham falls within this area of study, the assessment describes the housing situation in regional terms; local data and information are not included. The Commission considers the study to be in need of an update to include local information. The report notes there is a critical need for additional housing throughout the region, especially for affordable housing, which they define as housing intended for “teachers, firefighters, bank tellers, retail workers, nurses and the elderly.” In general, affordable housing means that a family making the median family income in an area should pay no more than 30% of its income for housing.

In particular, the report states the greatest need is for families who earn less than 50% of the Median Annual Income (MAI) with the cost of housing requiring 30% or more of their income. To address the housing situation, the report notes that actions can be taken in three areas: market response, local response and regional response. For example, a *private* developer might determine there is a market and incentive (i.e. profit) to create affordable housing in a particular community. The local municipality might realize its zoning is exclusionary because the density is too low to

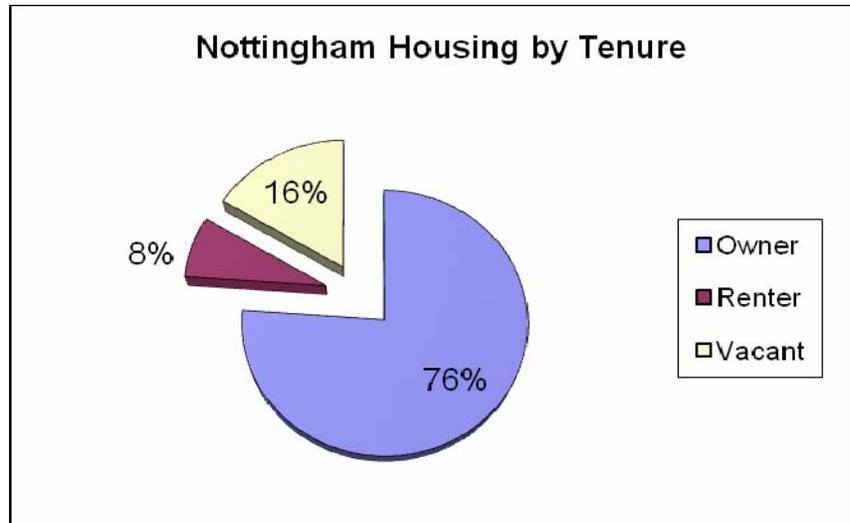
encourage affordable housing and responds by amending the zoning to encourage higher density housing. On a *regional level*, the SRPC could educate and inform municipalities as to the need for affordable housing and its linkage to the employment base. When the SRPC updates the *Regional Housing Assessment*, it will likely contain a “fair share” allocation of the regional housing for each municipality. The “fair share” information will help provide guidance to the town regarding the need for affordable housing in Nottingham.

## Existing Housing Situation—Nottingham Primarily Single Family

### Housing by Tenure

According to the 2000 US Census, the Town of Nottingham had a total of 1,592 housing units, of which 1,331 were occupied and 261 or 16.4% remained vacant—a relatively high number compared to other communities. It is assumed that the majority of the vacant units are seasonal homes or camps, located adjacent to town lakes and other recreational amenities such as Pawtuckaway State Park. Of the 1,331 occupied units, 1,212 units or 92% were owner occupied and 119 or 8% were rental as shown in **Figure 1-1**.

**Figure 1-1: Housing by Tenure**



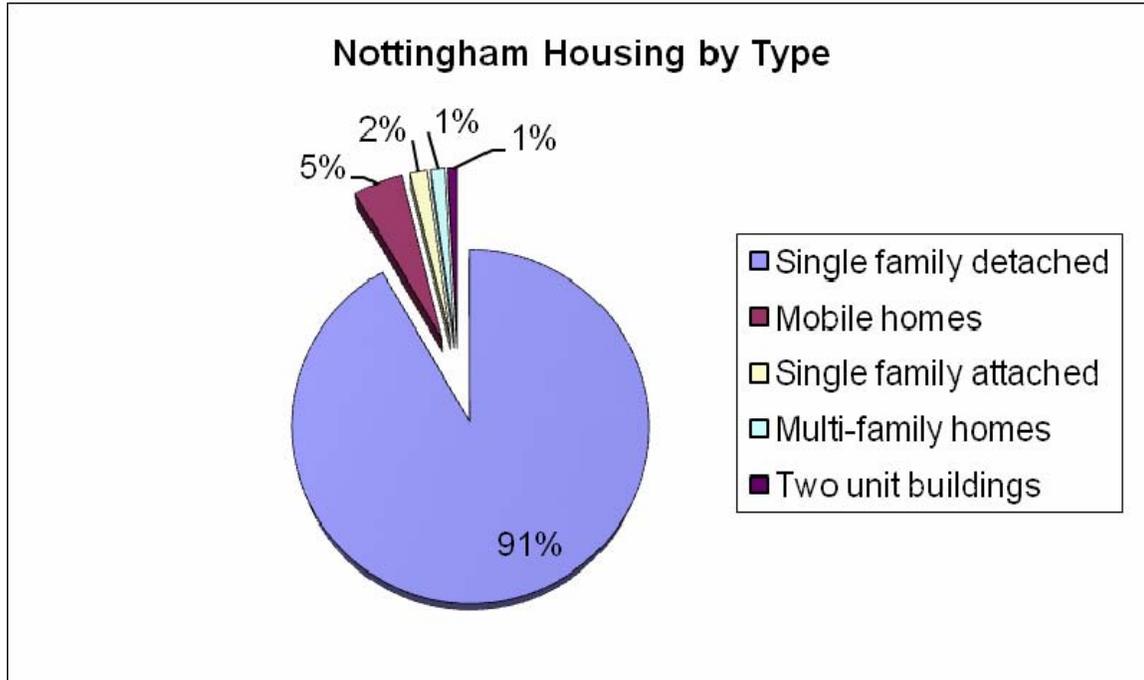
Source: 2000 U.S. Census, Summary File 3

### Housing by Type

Of the town’s 1,592 total units in 2000, 1,458 were traditional single family detached homes and represents 91% of the town’s housing stock. **See Figure 1-2 below.** The balance of the housing supply, 8.4%, consists of 26 (2%) single family attached homes, 14 (1%) two unit buildings, 21 (1%) multi-family homes and 73 (4%) mobile homes. The 73 mobile homes are on single lots; Nottingham does not allow parks for mobile homes.<sup>1</sup>

<sup>1</sup> . The data for Figure 1-2 and Table 1-1 are based on the 2000 US Census which used the term mobile home. Consistent with New Hampshire state law, Nottingham no longer uses the term mobile home, replacing it with manufactured home in its zoning ordinance. Table 1-3 uses the abbreviation for manufactured housing

**Figure 1-2: Housing by Type**



Source: 2000 U.S. Census, Summary File 3

**Table 1-1** compiles all housing units by type and tenure, illustrating again that over 90% of Nottingham’s housing stock is single family detached units that are owner occupied with a small number of these as renter units (119).

**Table 1-1: Units in Structure, by Tenure and Vacancy Status**

All Housing Units		Occupied Housing Units			Vacant
		Total	Owner	Renter	
Total Units	1,592	1,331	1,212	119	261
1, (Detached)	1,458	1,214	1,130	84	244
1, (Attached)	26	19	19	0	7
2	14	14	11	3	0
3 or 4	14	14	7	7	0
5 to 9	7	7	0	7	0
10 or more	0	0	0	0	0
Mobile Home	73	63	45	18	10

Source: 2000 U.S. Census, Summary File 3

At present, Nottingham’s housing stock is generally homogeneous as there is a strong preference for single family detached homes.

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since the building permit data is based on the Town of Nottingham’s building permit records. Both terms refer to the same type of housing.

## Age and Growth of Housing Stock

The town experienced significant expansion of its housing stock during the 1970s and 1980s. 762 units, or an annual average of 38 units, were constructed—360 from 1970-79 and 402 from 1980-89 as shown in **Table 1-2**. The housing units built during this twenty-year period represent almost one-half or 48% of the town's entire housing stock. Due to the economic recession at the beginning of the 1990's, the town experienced a slowdown in construction with 314 new housing units during that decade for an annual average of 31 units. In 2000, the median year of construction for all housing units in town was 1978.

**Table 1-2: Age of Housing by Tenure**

Year Built	All Housing Units	Occupied Housing Units	
		Owner Occupied	Renter Occupied
Total Units	1,592	1,212	119
1999 to March 2000	53	46	0
1990 to 1998	261	219	0
1980 to 1989	402	331	41
1970 to 1979	360	282	21
1960 to 1969	115	83	22
1950 to 1959	114	59	0
1940 to 1949	71	27	7
1939 or earlier	216	165	28
Median Year Built	1978	1980	1971

Source: 2000 U.S. Census, Summary File 3

## Residential Building Permits, 2000 to 2008

During the nine year period from 2000 through 2008, the town added a total of 453 new housing units bringing the total number to 2,045 as shown in **Table 1-3**. Of these 441 (or 97.4 %) were single family detached homes, 9 units were multi-family and 3 were manufactured housing. Housing construction during this nine-year period exceeded the previous high—the 10-year period of the 1980s when 402 units were built. By comparison, during this 9-year period, 50 units were constructed on an annual average, although much of this growth was the result of several years of unusually high housing starts between 2002 and 2005.

**Table 1-3: Recent Trend in Residential Building Permits, 2000 to 2008**

Housing Stock as of 2000 Census		Residential Permits, Net Change										
		2000	2001	2002	2003	2004	2005	2006	2007	2008	Change	Total
Single Family	1,458	39	41	53	72	104	51	39	28	14	441	1,899
Multi Family	61	7	0	2	0	0	0	0	0		9	70
Mfg Housing	73	1	2	0	0	0	0	0	0		3	76
Total Housing	1592	47	43	55	72	104	51	39	28	14	453	2045

Source: 2000 U.S. Census, Summary File 3; Town of Nottingham Building Inspector, 2009; NH OEP, 2008

In 2009, there were a total of 1,899 single family units in Nottingham or 92.9% of all units with multi-family at 3.4% and mobile homes at 3.7%. The amount of new housing starts expanded through 2004 when building permits peaked at 104. In the following year, the town experienced a sharp decline in residential permits to 51, with a steady decline thereafter to 14 units in 2008. Several adjacent communities also experienced a similar decline in housing construction during this same period. The national economic recession that began in late 2007 / early 2008, coupled with a decline in the number of persons entering the housing market contributed to this condition. In spite of the current downturn, it appears that market conditions favor single-family housing over multi-family and manufactured housing and it is likely the trend will continue.

During this 9-year period, an average of 50 units per year were built although only an average of 27 units were built in the last three-years. A mid range of 38 units per year produces 228 units during the period. The length and severity of the current economic recession will determine the number of units that are constructed during that period. Using any of these figures, the town will need to consider whether or not its land use regulations can accommodate this additional growth in a manner consistent with its 2004 Master Plan and the goals of the Housing and Conservation Planning Project of 2009.

### **Cost of Housing Increasing Faster than Personal Income**

Housing costs in Strafford and Rockingham Counties have risen sharply in the last ten years as a result of low interest rates for home buyers, strong job growth and a significant population growth in the region. Residential sales data for Nottingham for the years 2001-2005 are summarized below for the Strafford Regional Planning Commission (SRPC) region.

- The median purchase price of a residential dwelling in Nottingham in 2001 was \$189,900 compared to \$160,000 in the SRPC region and \$180,900 in Rockingham County.
- By 2006, the average sales price for a residential dwelling in Nottingham had increased by 66 % to \$314,900, by 45% to \$232,000 for the SRPC region, and by 68% to \$303,750 in Rockingham County.

During the period 2004 to 2006 alone, the percent change in the median home sales price in Nottingham increased 8.0% compared to a 1.7 % increase experienced in the Strafford RPC Planning Region as a whole. However, from 2006 to 2008, Nottingham experienced an 11.0% decrease in the median home sales price, Rockingham County decreased by 5.7%, while the SRPC region's decline was just 1.0%. While this trend towards lower housing costs will likely continue during the current economic recession, it is expected that population and employment growth and eventually housing demand will rebound.

In an effort to address this discrepancy between the small increases in income and the larger increases in housing costs, in 2008 the state legislature passed a workforce housing law that is now in statute as NH RSA 674: 58-61. NH RSA 674:58 IV defines workforce housing in the following manner:

“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 for the metropolitan area or county in which the housing is located as published annually by the United States Department of Housing and Urban Development. ‘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 for the metropolitan area or county in which the housing is located as published annually by the United States Department of Housing and Urban Development. Housing developments that exclude minor children from more than 20 percent of the units, or in which more than 50 percent of the dwelling units have fewer than two bedrooms, shall not constitute workforce housing for the purposes of this subdivision.”

For purposes of this legislation and determination of median income levels, Nottingham’s median income is based on the figure for the Western Rockingham County U.S. Department of Housing and Urban Development’s (HUD) Fair Market Rent Area (HMFA) which also includes Deerfield and Northwood. In 2008, the (HUD) median area income (MAI) for a family of four in Western Rockingham County<sup>2</sup> was \$90,600. Based on this number, the average family in this region making a five percent down payment on a home would be able to afford a home with a selling price of approximately \$273,000. For renters the median area income (MAI) is set at \$48,920 or an estimated family rent of \$1,220.

### **30% of Income for Housing Costs**

For planning purposes and consistency with the state and federal approach to the issue, the cost of owner occupied housing includes principal, interest, taxes and utilities. The cost of renter occupied housing includes the rent plus utilities. An accepted state and federal standard for housing affordability is that a household, either owner occupied or renter occupied should pay no more than 30% of their income for housing costs.

In Nottingham in 2000, for owner occupied units, of the 875 households who responded to the 2000 Census survey, 643 (73.5%) households paid less than 30% of their income for housing and 232 (26.5%) housing holds paid more than 30% of their income for housing. There is a direct correlation between income and one’s ability to pay an affordable amount for housing costs. Those who paid less than 30% of their income tended to have higher incomes and those who paid more than 30% had lower incomes. **See Table A 2 in the Appendix H-A.**

There are two data sources for the price of a primary home:

- NH Housing Finance Authority’s Purchase Price data base which is based on a limited sample and
- Information from the Multiple Listing Service (MLS).

### **NH Housing Finance Authority Housing Data**

**Table 1-4** based on data from the NHHFA includes figures for the median house price for all homes, existing homes and new homes from 2000 through 2008. Based on this table in Nottingham the median price of housing peaked around 2006 at \$314,600 and has since declined.

<sup>2</sup> Includes Auburn, Londonderry, Candia, Deerfield, Nottingham and Northwood, which is the region for median family income in reference to RSA 674: 58-61.

These data may be skewed by local circumstances. For example in Nottingham the higher prices for waterfront property can skew the true cost of housing in the remainder of the community. A more comprehensive table with figures for median house prices beginning in 1991 is located in the **Appendix H-A (Table A-3)**.

**Table 1-4: Median Home Prices, 2000-2008**

Year	All Homes		Existing Homes		New Homes	
	Median Purchase Price	Sample Size	Median Purchase Price	Sample Size	Median Purchase Price	Sample Size
2000	\$171,900	44	\$160,000	32	\$185,000	12
2004	\$291,800	109	\$280,000	53	\$299,900	56
2005	\$299,500	103	\$275,000	59	\$329,900	44
2006	\$314,900	58	\$300,000	35	\$338,200	23
2007	\$295,000	46	\$292,000	35	\$333,000	11
2008	\$280,000	25	\$253,000	17	\$294,933	8

Source: NHHFA Purchase Price Database

Note: 2008 is through September 2008; calculations based on sample size of less than 50 are less accurate.

### MLS—Recent Residential Sales

While there is a slight difference in data results between the NHHFA data and the Multiple Listing Service, both have captured the recent trend of increased median housing prices through 2006 and then the decline in prices. In 2006 the median sales price of a house in the MLS data base was \$332,904 as shown in **Table 1-5** compared to \$314,900 in the NHHFA data base. In 2008 the MLS noted a median price of \$262,000 whereas the NHHFA was \$280,000.

**Table 1-5: House Sales in Nottingham**

Year	Number of Sales	Median Price	High	Low
2005	121	\$299,000	\$687,000	\$115,000
2006	66	332,904	730,000	145,000
2007	60	310,350	646,000	178,000
2008	54	262,000	720,000	92,500
2009	56 listed		639,000	137,900

Source: Multiple Listing Service

With respect to housing availability based on the workforce housing definition in RSA 674: 58-61, according to the MLS, in 2008 there were a total of 54 sales of single family homes in Nottingham, of which 28 or 52% sold for less than \$273,000. In 2009, the MLS includes 56 single family homes listed in Nottingham, of which 18 or 32% are listed below \$273,000, i.e., fewer homes available for workforce individuals. By comparison in Deerfield in 2007 there were 44 sales for single family homes of which 32 or 73% sold above \$273,000 and only 12 or 27% were sold for less than the workforce housing threshold price.

The situation of declining home values has occurred in the past, most recently in 1991 and 1992, at the time of the last economic recession to affect New Hampshire and the nation. Even though the current economic recession is driving down the price of housing, Nottingham should be concerned with the issue of housing affordability into the future.

### Housing and Travel to Work

There is a strong correlation between employment and housing as people generally tend to live relatively close to their place of employment. However, when employment opportunities are not close to their home, residents need to commute to work. A thirty minute commute is considered reasonable. Nottingham’s geographic location in Western Rockingham County allows residents to easily commute to the Seacoast and southern New Hampshire, Concord, and Manchester. Approximately 66% of residents work in town and in the Seacoast area. Of Nottingham working residents, 20.3% live (see Table 1-6) and work in town and 46% of the residents commute to Seacoast communities. For a comparison of commuting patterns in Nottingham between 1990 and 2000, see Table A-1 in the Appendix H-A.

**Table 1-6: Commuting Patterns**

Working In	2000	Percentage
Nottingham <sup>1</sup>	252	20.3%
Portsmouth	226	18.2%
Durham	132	10.6%
Exeter	146	11.7%
Manchester	111	8.9%
Raymond	88	7.1%
Concord	73	5.9%
Dover	67	5.4%
Other	146	11.9%
1. Includes individuals working in a home office.		

*Source: 2000 US Census*

Nottingham is a bedroom community because housing costs in town are less expensive than in the Seacoast. This commuting pattern is typical of many communities in the area. Nottingham will likely continue to be in demand as a bedroom community assuming the price of gasoline and transportation remain at reasonable levels.

### Existing State and Local Land Use Regulations with Respect to Affordable and Workforce Housing

#### *State Legislation Requires Reasonable and Realistic Opportunity for Workforce Housing*

In 1991 the New Hampshire Supreme Court issued a far reaching decision in support of affordable housing in the case of *Britton v. Town of Chester*. In this case the court determined that the state’s existing planning enabling statutes required each community in the state to provide an opportunity for the development of housing that is affordable to low and moderate income households (RSA 672:1, III-e).

As noted earlier, in 2008 the NH Legislature passed Senate Bill 342 (now RSA 674:58 – 61), which codifies the *Britton* decision. This legislation requires all municipalities to provide “reasonable and realistic opportunities” for the development of workforce housing. For a municipality that is not responsive to the new Workforce Housing law, the legislation also provides for an accelerated appeals process which could result in the Court granting a “builders’ remedy” within six months of an appeal from a local Planning Board decision, allowing a developer to construct workforce housing without review by the local planning board.

#### *Nottingham Master Plan Encourages Housing Options for All Residents*

In Chapter I Vision, Guiding Goals and Policies, the 2004 Nottingham Master Plan contains a section on Housing Polices. The first sentence states: “Nottingham needs lifelong housing options for all its residents. The Town should encourage and promote a range of housing types and prices for people of all levels of compensation.” This section further states: “The following policies will help encourage a mix of housing options while preserving property rights of individuals, and maintaining the Town’s rural landscape and character:

- An accessory apartment to an existing dwelling unit should be allowed.
- Elderly or assisted living facilities should be encouraged where access to community services is easily available.
- Mixed commercial and residential uses in the same rural building should be allowed in commercial zones or village nodes. This will keep the commercial use in harmony with the residential nature of Nottingham and provide for another housing option.”

The section includes additional policies that address connection of developments and neighborhoods, higher densities, preservation of historic homes and pedestrian friendly housing among others.

#### *Nottingham’s Recent Land Use Regulations Updates Are Working toward Consistency with Master Plan and State Workforce Housing Law*

The Town Meeting of 2010 approved two amendments to the ZO that provide greater opportunity for workforce housing:

- *Open Space Subdivision Development (OSD)*. This amendment preserves open space and allows a more compact arrangement of housing units as well as a density bonus to a developer if the proposed subdivision provides for workforce housing.
- *Multi-family Conversion*. This amendment allows the conversion of an existing large homes into multi-family units not to exceed eight in any one building.

Another option to help meet the Nottingham’s workforce housing needs is the Accessory Dwelling Unit (ADU), which is similar to an accessory apartment, although it can be detached, provided no additional land area is required. ADU’s are also suitable for an aging grandparent or a younger family member that has not been able to secure affordable housing.

### **Considerations for Balanced Housing Opportunities in Nottingham**

In order to respond to existing state legislation and in particular NH RSA 674:58 – 61, the town will need to consider potential housing strategies appropriate for the Town of Nottingham. The following strategies are intended to encourage a broad range of housing including affordable and workforce housing.

### **Observations and Trends**

1. Nottingham is primarily a residential community.
2. The cost of housing has increased faster than household incomes.
3. The rapid residential growth of the growth 1990's and in early 2000 has slowed in recent years due to the overall economic recession.
4. Progress has been made toward providing more opportunity for affordable housing in Nottingham through the inclusionary provisions of the Open Space Development regulation and the conversion of larger homes into multi-family housing.
5. Nottingham's Land Use Regulations could provide more opportunity for compact residential lots in the Town Center area.

### Potential Housing Strategies:

1. Review the town's land use regulations to identify any areas that could potentially be revised to encourage the development of a wider variety of housing opportunities.
2. Work with outside resource agencies, such as the Strafford Regional Planning Commission (SRPC) and NH Housing Finance Authority to determine the level of need for affordable and workforce housing in Nottingham.
3. Work with the Strafford Regional Planning Commission on the update of the Regional Housing Needs Assessment to be conducted in 2009 – 2010.
4. Explore the development of affordable and workforce housing in Nottingham.
5. Explore the establishment of a Housing Commission to study and recommend housing programs and ordinances.
6. Consider allowing more compact housing opportunities in the Town Center.
7. Consider adopting a provision to allow Accessory Dwelling Units (ADU's).

## Action Plan

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### Vision Goal for Housing

*Provide housing choice opportunity for age and income diversity.*

**Objective H-1: Provide housing opportunities for a variety of owned and rental units that will be affordable to a broad range of age and income groups.**

#### Actions

- Action H 1.1: Insure that the Zoning Ordinance continues to allow a permitted independent dwelling unit (one) within the existing structure (that include separate kitchen and sanitary facilities) in all zoning districts.
- Action H 1.2: Amend the Town Center District of the Zoning Ordinance to include:
- single and multi-family residential as permitted uses consistent with RSA 674: 58-61, Workforce Housing.
  - lot size requirement that are more consistent with current lot sizes and building setbacks/yards,
  - greater density coverage, and
  - provisions for building design guidelines that are consistent with Nottingham's traditional architectural style.
- Action H 1.3: Review Article II of the Zoning Ordinance (Dwelling Unit Requirements) in general, but specifically Section F, Multi-family. At present, the area and dimensional standards are too restrictive to provide any practical opportunity for multi-family housing.
- Action H 1.4: Explore the establishment of a Housing Commission to study and recommend housing programs and ordinances.

**Objective H-2: Work cooperatively with regional and non-profit housing entities to encourage greater variety of housing types.**

#### Actions

- Action H 2.1: Work with such resource agencies as the Strafford Regional Planning Commission (SRPC) and NH Housing Finance Authority to determine the level of need for affordable and workforce housing in Nottingham as well as approaches to accommodate a broad range of housing opportunities.
- Action H 2.2: Work with the Strafford Regional Planning Commission on the update of the five-year Regional Housing Needs Assessments.

## Appendix H-A

**Table A 1: Workers Living in Nottingham**

Working In:	1990	2000
Nottingham	178	252
Portsmouth	125	226
Durham	114	132
Manchester	94	111
Raymond	69	88
Exeter	65	146
Hampton	48	
Epping	46	
Dover	44	67
Concord		73
Newington	36	
Stratham	35	
Plaistow		51
Northwood		50
Seabrook		45

Source: 1990 and 2000 U.S. Census

**Table A 2: Selected Monthly Housing Cost as a Percent of 1999 Housing Income**

Percentage of Income	Specified Owner Occ. Housing Units	Less than \$10,000	\$10,000 to \$19,999	\$20,000 to \$34,999	\$35,000 to \$49,999	\$50,000 to \$74,999	\$75,000 to \$99,999	\$100,000 to \$149,999	\$150,000 or More
Total Households	875	29	36	71	0	303	202	103	21
Mthly Costs Less than 20% of HH Inc	341	0	0	0	38	70	126	86	21
Mthly Costs 20% to 24.9% of HH Inc	177	0	0	0	21	92	58	6	0
Mthly Costs 25% to 29.9% of HH Inc	125	0	0	6	14	92	7	6	0
Mthly Costs Less Than 30% of HH Inc	643	0	0	6	73	254	191	98	21
Mthly Costs 30% or More of HH Inc	232	29	36	65	37	49	11	5	0
Mthly Costs 30% to 34.9% of HH Inc	59	0	0	11	12	25	11	0	0
Mthly Costs Less Than 35% of HH Inc	702	0	0	17	85	279	202	98	21
Mthly Costs 35% or More of HH Inc	173	29	36	54	25	24	0	5	0
Mthly Costs 50% or More of HH Inc	0								
Percent Not Computed	0	0	0	0	0	0	0	0	0
Percent of Owner Households Paying									
Mthly Costs Less Than 30% of HH Inc	73.5%	0%	0%	8.5%	66.4%	83.8%	94.6%	95.1%	100%
Mthly Costs 30% or More of HH Inc	26.5%	100%	100%	91.5%	33.6%	16.2%	5.4%	4.9%	0%
Mthly Costs Less Than 35% of HH Inc	80.2%	0%	0%	23.9%	77.3%	92.1%	100%	95.1%	100%
Mthly Costs 35% or More of HH Inc	19.8%	100%	100%	76.1%	22.7%	7.9%	0%	4.9%	0%
Mthly Costs 50% or More of HH Inc	9%								
Percent Not Computed	0%	0%	0%	0%	0%	0%	0%	0%	0%

Source: Census 2000, SF3, Tables H97 and H94

**Table A 3: Median Purchase Price of Primary Homes, Town of Nottingham**

Year	All Homes		Existing Homes		New Homes		Non-Condominiums		Condominiums	
	Median Purchase Price	Sample Size								
1991	\$111,048	17	\$117,524	11	\$92,900	6	\$111,048	17	NA	NA
1992	\$90,000	26	\$90,000	23	\$102,476	3	\$90,000	26	NA	NA
1993	\$93,524	30	\$90,000	22	\$97,500	8	\$93,524	30	NA	NA
1994	\$109,000	27	\$115,000	16	\$105,000	11	\$109,000	27	NA	NA
1995	\$103,000	18	\$103,000	17	\$93,800	1	\$103,000	18	NA	NA
1996	\$110,000	11	\$110,000	11	NA	NA	\$110,000	11	NA	NA
1997	\$115,000	32	\$105,000	24	\$116,500	8	\$115,000	32	NA	NA
1998	\$125,799	44	\$118,000	38	\$136,900	6	\$125,799	44	NA	NA
1999	\$146,900	49	\$139,900	45	\$146,900	4	\$146,900	49	NA	NA
2000	\$171,900	44	\$160,000	32	\$185,000	12	\$174,900	43	\$105,000	1
2001	\$189,900	55	\$174,200	39	\$222,200	16	\$189,900	55	NA	NA
2002	\$239,933	75	\$225,000	44	\$251,733	31	\$239,933	75	NA	NA
2003	\$250,000	105	\$235,000	64	\$265,900	41	\$250,000	105	NA	NA
2004	\$291,800	109	\$280,000	53	\$299,900	56	\$291,800	109	NA	NA
2005	\$299,500	103	\$275,000	59	\$329,900	44	\$299,933	98	\$155,000	5
2006	\$314,900	58	\$300,000	35	\$338,200	23	\$314,900	58	NA	NA
2007	\$295,000	46	\$292,000	35	\$333,000	11	\$295,000	46	NA	NA
2008	\$280,000	25	\$253,000	17	\$294,933	8	\$280,000	25	NA	NA

Source: NHHFA Purchase Price Database

Note: 2008 is through September 2008; calculations based on sample size of less than 50 are less accurate.

## Land Use Map, Map 2

