

HOUSING

The purpose of the Housing Chapter is to present Loudon’s current housing inventory, identify housing needs, and to develop long-term strategies for single family, multi-family, and senior housing.

The analysis and recommendations in this Chapter are focused around three main themes:

1. Maintaining a high quality of community life;
2. Ensuring that Loudon has a mix of housing types compatible with community character while meeting demographic needs now and into the future; and
3. Attracting a workforce in support of economic development efforts.

Data for this chapter are summarized from the Loudon Today Chapter and the Central NH Regional Planning Commission’s Regional Plan, completed in 2014. A wide range of data sources was used to compile the information in this Chapter, including the US Census Bureau, Decennial Census and the American Community Survey, the New Hampshire Housing Finance Authority (NHHFA) and other sources as noted in the individual tables.

As Loudon’s demographic trends change, so does its housing needs. Housing is a critical building block that supports a successful community and contributes positively to residents’ perception of quality of life. The majority of communities in New Hampshire experienced the impact of the downturn in the housing market in the latter half of the 2000s. Sales slowed as people tended to stay in

place in an effort to cope with lower property values and economic concerns fueled by the lack of job growth. Cyclically, these downturns lead to recoveries but it can be slow. In looking at past US Census data and State of New Hampshire population projection estimates, Loudon’s growth in population has slowed but it still

VISION STATEMENT

Retain the following core community values as expressed in the survey and visioning session while continuing to ensure a variety of housing options, both in design and levels of affordability, and pursue housing strategies that will meet changing demographic needs and attract the workforce of the future. Key values include:

Maintain and enhance community character.

Encourage the community to stay engaged in Loudon’s heritage and strong sense of connection to its natural scenic qualities and rural character.

Support a built environment that reflects the community with a strong civic pride in its heritage.

Meet changing demographic needs and capitalize on opportunities for economic development.

increasing and will continue to do so. From the standpoint of housing, a need exists to ensure that not only the right number of housing are provided, but a variety of housing types are provided to meet the needs of all age groups. Facilitating changes in housing stock type, while at the same time being careful not to create an inventory surplus should be a priority.

Like the region and state as a whole, Loudon should also consider attracting a workforce in future years to remain economically viable. To that end, this Chapter focuses on the current housing climate and strategies to protect the quality of existing housing and neighborhoods as Loudon moves into the future.

CHAPTER OBJECTIVES

OBJECTIVE 1

To continue to monitor development and population trends in an effort to ensure there is an adequate supply of housing options for residents.

OBJECTIVE 2

To support agricultural sustainability by evaluating new residential development that occurs in proximity to agricultural uses to insure the continued agricultural activities are not adversely impacted.

OBJECTIVE 3

To guide development and redevelopment in the Village District to maintain and enhance the economic vitality and livability of the Town Center.

OBJECTIVE 4

To promote balance between housing, natural resource protection, economic development and local employment opportunities in Loudon.

OBJECTIVE 5

To provide for more non-traditional housing opportunities in Loudon.

COMMUNITY SURVEY RESULTS

Residents who responded to the Community Survey expressed the opinion that single family homes should be the most highly encouraged housing type. The majority of survey responses came from resident home owners (96.1%), with 3.9% from renters. At the visioning session and in the community survey, participants felt that single family housing should continue to be the predominant form of housing with additional dwelling options for seniors. Preserving rural character was also highly valued among participants.

Specifically on housing, 40.9% would like to see 2-family duplex housing, 46.8% would like to see housing for residents over 55 and 50.2% would like accessory dwelling units/in-law apartments (see Question 2). These results highlight the importance of seniors needing more options to age in place and stay in Loudon. Based on the public outreach results from the survey and the visioning session, there is a strong desire for Loudon to maintain its rural character, and any new development should model sustainable design principles and be integrated into its natural setting to protect the natural environment.

Community Survey Question 19: Why do you feel that Loudon is a desirable place to live? (Please check all that are important)

Q. 19	Total	Percent
Small town/Rural atmosphere	311	89.9%
Proximity to cities	288	83.2%
People/Community spirit	192	55.5%
Scenic areas	180	52.0%
Historical character	136	39.3%
Town services	99	28.6%
Community/Recreational facilities	98	28.3%
NH Motor Speedway	95	27.5%
Education system	85	24.6%
Employment opportunities	17	4.9%

Community Survey Question 21: Loudon’s predominant form of housing is Single Family. What other types of housing would you like to see Loudon encourage? (Please check all that apply)

Q. 21	Total	Percent
Accessory dwelling units/In-law apartments	135	50.2%
Housing for persons over 55 years of age	126	46.8%
2-Family (Duplexes)	110	40.9%
Cluster Developments*	98	36.4%
Workforce housing	91	33.8%
Manufactured homes on individual lots	67	24.9%
Condominiums	62	23.0%
Conversion of large homes into apartments	37	13.8%
New apartment buildings	31	11.5%

*single family homes on smaller lots with remaining area as open space

DESCRIPTION OF THE REGIONAL HOUSING MARKET

Overall, the region has seen several demographic changes over the last decade. The region’s growth has slowed. It is slightly more diverse than ten years ago, but still remains overwhelmingly white. In terms of income, the region’s median household income is greater than the state or the nation as a whole. There are some areas where the population faces challenges in obtaining quality housing, in particular due to income, and among some populations of interest. Lastly, the average household size is decreasing. For more detail, please refer to the Central New Hampshire Regional Planning Commission’s Region Plan, completed in 2015 (<http://cnhrpc.org/regional-planning/gsf/>).

The region’s housing market itself has slowed as well. Building permits for new residential construction are down: in 2010, the number of building permits issued in the region was only 35% of the number of permits issued in 2000. In fact, of all the permits issued between 2000 and 2010, 73% were issued between 2000 and 2005. With regard to cost, both owner and rental housing are more affordable as the region is less expensive than the state and many of its other regions, but there is a segment of the population that has affordability problems. Transportation continues to be an issue for segments of the population: commute times are increasing and there are few options to driving a car.

There is a need for more housing options for many segments of the population. Choices, affordability for those on modest or fixed incomes, and the opportunity for seniors to “downsize” and age in place are key issues.

Key trends to keep in mind from the New Hampshire Housing Financing Authority’s 2014 publication, “Big Houses, Small

EXISTING HOUSING RELATED ORDINANCES

Workforce Housing Ordinance

Loudon's Workforce Housing Ordinance was developed in response to the requirements of New Hampshire's workforce housing legislation (RSA 674:58-16) that is intended to provide a diverse supply of home ownership and rental opportunities for low to moderate income households. The provisions of this ordinance will be in effect only when Loudon does not meet its regional "fair share" of workforce housing, as determined by a housing commission or the Planning Board. Permitted housing types include single family, duplexes, multi-family, accessory apartments, and manufactured housing.

Elderly Housing District

In Section 303 of Loudon's Zoning Ordinance, the Elderly Housing District was established to encourage the construction of housing units suitable for occupancy aged fifty-five and older. The district includes all of the current Village District plus the area bounded by NH 106 on the east, NH 129 on the South, North Village Road on the west and the northern boundary of parcel map 30, lot 6. The District also includes an area to the west bounded by Oak Hill road and Hardy Road to a line closest to the Soucook River, the Soucook River upstream, N. Village Road and School Street.

Manufactured Housing Parks and Subdivisions

In Section 400 of the Zoning Ordinance, manufactured housing is only permitted in manufactured housing parks and subdivisions. Manufactured housing parks must be located on parcels at least ten acres in size and contain at least four manufactured housing spaces. Gross density of the park should not exceed 0.5 manufactured home per acre, and should contain a common playground area. All parks should be accessible from good roads, a safe distance from swamps, poorly and very poorly drained soils, slopes larger than 15%, and land subject to natural or human made hazards. Special requirements state that each manufactured home space have a minimum area of 10,000 square feet with no more than one manufactured home per space. The structure should be placed at least ten feet from each space boundary and have at least 150 square feet of parking space.

Manufactured subdivisions must be at least ten acres and contain at least five lots only occupied by manufactured homes.

Open Space Development

Open Space Development is designed to allow more creative and alternative development with the goal of protecting open space areas. A density no greater than one dwelling per two acres must be maintained but lot size and frontage may be reduced; these developments are only permitted on parcels greater than 10 acres. Under the ordinance, a minimum of 66% of the land is to become permanently designated as open space, of which two-thirds must be farmland, forestland, or wildlife habitat. No more than 25% of the total land area can be wetlands or steep slopes.

Accessory Dwelling Units

At 2017 Town Meeting, Zoning Ordinance Section 509, Accessory Dwelling Units was adopted. Accessory Dwelling Units are now permitted by Special Exception within the Rural Residential, Village, and Agriculture Forestry Preservation zones.

Households: Perceptions, Preferences and Assessment

(<http://www.nhhfa.org/data-planning/needsassessment/2014/HousingPreference031114.pdf>):”

- **New Hampshire’s current housing supply is poorly aligned with evolving preferences among different age groups.** This mismatch exists both for aging Baby Boomers and younger workers. Older residents are likely to seek to “down-size” to smaller living arrangements, yet housing units of 3+ bedrooms far outnumber one- and two-bedroom units in the state. Given the relatively small number of young households in the state, it’s unclear whether the larger units built for Boomers during their child-rearing years will draw sufficient interest from buyers in future years.
- **Affordability and the New Hampshire advantage.** These factors may have been a big part of New Hampshire’s attraction to new migrants from higher-priced states over the past four decades. While the median price of homes is more affordable than just a few years ago, this is not necessarily true for first-time buyers, who have traditionally provided important liquidity to the housing market. The home purchases of first-time buyers enabled those who were selling their homes to “move up” or “down-size.” But younger residents now face inferior job prospects and high levels of student debt, and they are delaying marriage and child rearing. These younger residents are unsure of the benefits of homeownership—including the ability to easily resell at a later date. In addition, the state’s rental market has grown less affordable in recent years. The New Hampshire Housing Finance Authority’s (NHHFA) 2013 rental housing survey indicated that since 2006, the median monthly gross rent rose by 4 percent (in contrast to the 40 percent drop in the monthly mortgage cost) and vacancy rates decreased, meaning

A LINK BETWEEN HOUSING, DEMOGRAPHICS, AND ECONOMIC DEVELOPMENT

Demographics, housing, and economic development are, and will always be linked. For the region, and much of New Hampshire (as well as the New England and the Northeast), the aging workforce is a major problem for future economic viability. Part of addressing that issue is to develop housing strategies that attract demographic groups that will expand a community’s workforce – something the Economic Chapter of this Plan has identified as an economic development strategy. Loudon’s continued growth positions the community to develop housing that not only meets the needs of an aging population but a younger workforce as well. Looking for opportunities to balance these needs in terms of housing types, affordability and location is key.

renters were paying more, with fewer options to choose from. This reflects a national pattern for a growing percentage of households in rental housing.

- **Seniors Will Occupy a Growing Proportion of the State’s Housing Units.** New Hampshire’s senior population is expected to nearly double between 2010 and 2015, from 178,000 to 323,000 people, a change that is not matched among younger age groups. As a result, seniors will occupy a growing proportion of the state’s housing units, filling one in three units by 2025. The number of senior households in the state, both owners and renters, will nearly double by 2025. While seniors generally want to age in place, this desire is complicated by several factors, including high rates of disability, lower median income

and savings, declining caregiver population and other factors. The median income of the state’s senior homeowners is barely half that of the state median, and their home equity has been significantly reduced by the state’s housing downturn.

- **New construction will likely be limited in a projected era of slower population growth.** The rehabilitation of existing housing stock will become more important, especially for units constructed prior to 1939, and during the 1960’s and 1970’s.

RECENT HOUSING TRENDS IN LOUDON

Unlike county and statewide trends, Loudon has continued to experience significant growth, gaining over 800 new residents between 2000 and 2010. Loudon has also more than doubled in size between 1980 and 2010, and saw the third highest overall growth between 1960 and 2010 of all the communities in the Central NH Region.

Population projections from the [NH Office of Strategic Initiatives](#) predict a slower rate of growth in the future, with a gain of 14.2% by 2030.

HOUSING STOCK AND SUPPLY

The amount and types of housing within a community is influenced by many factors, including land use regulations, population growth, property values, educational quality and municipal services. A community’s approach to land use and development often is reflected in housing stock and supply. The following is a summary of current trends as identified through data resources. Housing units shown in Table 6.1 demonstrate a decreased rate of growth after 1990. Respectable rates of growth were seen in the last two decades. A 19.4% increase in housing units occurred from 1990 to 2000, and an 18.1% increase was experienced between 2000 and

Table 6.1: Population and Housing Growth, 1980-2010

Growth	Population	Net Change		Housing Units	Net Change	
		#	%		#	%
1980	2,454	NA	NA	880	NA	NA
1990	4,114	1,660	67.7%	1,476	596	67.7%
2000	4,635	521	12.7%	1,762	286	19.4%
2010	5,317	682	14.7%	2,081	319	18.1%
Total Change 1980-2010	-	2,863	116.7%	-	1,201	136.5%

Source: U.S. Census Bureau

Table 6.2: Loudon Housing Occupancy, ACS 2012-2016

Type	Number of Homes	Percent
Occupied Units	2,024	94.2%
Owner – Occupied	1,745	86.2%
Renter - Occupied	279	13.8%
Vacant Units	124	5.8%
Total Permanent Units	2,148	100.0%

Source: American Community Survey 2012-2016

Table 6.3: Age of Housing in Loudon, ACS 2012-2016

Age	Number of Homes	Percent
2010 or later	113	5.3%
2000-2009	323	15.0%
1990-1999	261	12.2%
1980-1989	542	25.2%
1970-1979	394	18.3%
1960-1969	56	2.6%
1950-1959	60	2.8%
1940-1949	36	1.7%
1939 and earlier	363	16.9%

Source: American Community Survey 2012-2016

2010. Overall, Loudon has gained approximately 1,200 housing units between 1980 and 2010.

Of the housing units located in Loudon, Table 6.2 shows that approximately 94.2% are occupied. Additionally, Table 6.3 indicates that a large portion of housing units were constructed between 1970 and 2009, with over seventy percent. Compared to the previous decades shown, a small portion of housing units have been constructed in most recent years since 2010, only approximately 5.3% of Loudon’s housing stock.

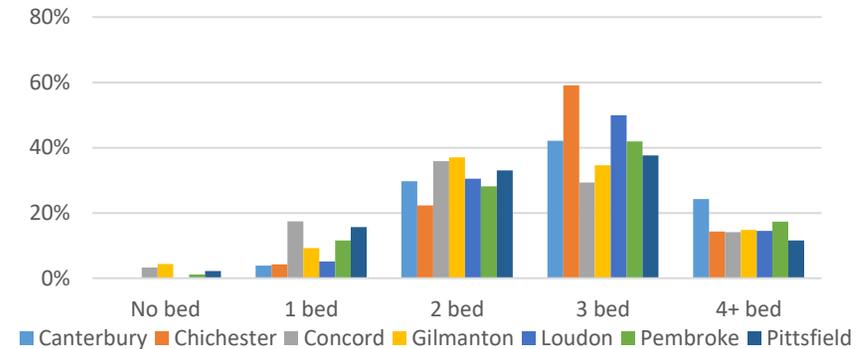
The housing unit data shown in Table 6.4 shows the units by type in Loudon and the surrounding communities, reinforcing the prevailing pattern of single family homes in Loudon. Figure 6.1 also shows the percentage of houses with none, one, two, three, and four or more bedrooms, indicating a high number of three bedroom homes in Loudon when compared to the surrounding communities. Most housing units in Loudon were constructed between 1970 and 2010.

The majority of units in Loudon are occupied, with over 94% (Table 6.2). Of the occupied units, approximately 86% are owner occupied, leaving approximately 14% as renter occupied, as reported by the American Community Survey 2012-2016.

HOUSING DENSITY

Housing density is calculated by dividing the number of housing units by the square mileage of the area. It is a measure of how thickly settled an area is. Loudon’s number of square miles, excluding water, is 46.0. Table 6.5 shows the average number of housing units per square miles for the Town of Loudon and the surrounding communities for 2000 and 2010. While the amount of change varied over the surrounding communities, Loudon experienced a 29.2% change in housing density, the largest behind the Town of Canterbury.

Figure 6.1: Number of Bedrooms in Housing Units, ACS 2012-2016



Source: American Community Survey 2012-2016

Table 6.4: Housing Stock by Type, ACS 2011-2015

Community	Number of Single-Family	Number of Multi-Family	Number of Mobile Home & Other
Canterbury	992	47	6
Chichester	896	143	36
Concord	7,862	9,405	1,005
Gilmanston	2,127	54	66
Loudon	1,700	206	233
Pembroke	2,007	1,031	47
Pittsfield	950	603	89

Source: American Community Survey 2011-2015

Table 6.5: Housing Units of Loudon and Surrounding Communities

Community	Land Area (Sq Mi)	2000		2010		Percent Change 2000-2010
		# Units	Units/Sq Mi	# Units	Units/Sq Mi	
Canterbury	44.4	749	17	1,002	23	33.8%
Chichester	21.2	823	39	963	45	17.0%
Concord	64.1	16,281	254	18,852	294	15.8%
Gilmanston	57.6	1,848	32	2,118	37	14.6%
Loudon	46.0	1,611	35	2,081	45	29.2%
Pembroke	22.5	2,661	118	2,872	128	7.9%
Pittsfield	24.3	1,498	62	1,769	73	18.1%

Source: U.S. Census Bureau and 2004 Loudon Master Plan

COST OF HOUSING IN LOUDON

This section looks at the cost of owner and rental housing in Loudon as a way to evaluate the housing market. The following Tables 6.6 and 6.7 present information related to the availability and affordability of housing.

It is important to keep in mind that RSA 674:58 defines workforce housing as homes that are affordable at 30% cost burden of a household’s gross annual income. Based on the assumption that no more than 30% of a household’s income should be spent on housing, Table 6.6 illustrates that 162 units are in this category representing approximately 58.1% of total occupied rental housing units. Owner occupied households with monthly costs 30% or less of a household’s income are at 68.9%. This indicates that the majority of Loudon’s residents pay less than 30% of their monthly household costs for both rental and owner occupied housing units.

Additionally, 47.5% of owner occupied households pay less than 20% of their household income on housing. This figure decreases to 21.1% for renter occupied units. The American Community Survey 2012-2016 reports a median gross rent of \$997 for the Town of Loudon, which is higher than the median gross rent reported for Merrimack County, \$962 respectively.

Table 6.6: Rental Households by Monthly Costs, ACS 2012-2016

Rental Households by Monthly Costs	Number of Units
Rental Costs Less than 20% of HH Income	59
Rental Costs 20%-29.9% of HH Income	103
Rental Costs 30% or More of HH Income	78
Zero or Negative Income	13
No Cash Rent	26
Total Renter Households	279

Source: American Community Survey 2012-2016

Table 6.7: Owner Households by Monthly Costs, ACS 2012-2016

Owner Households by Monthly Costs	Number of Units
Monthly Costs Less than 20% of HH Income	830
Monthly Costs 20%-29.9% of HH Income	374
Monthly Costs 30% or More of HH Income	503
Zero or Negative Income	38
Total Households	1,745

Source: American Community Survey 2012-2016

ACCESSORY DWELLING UNITS

As a result of SB 146 (New Hampshire’s Accessory Dwelling Unit Law) which took effect on June 1, 2017, the Planning Board recommended adoption of a new section of the zoning ordinance related to Accessory Dwelling Units (ADUs). ADUs are now permitted by Special Exception within the Rural Residential, Village, and Agriculture Forestry Preservation zones. The goal of the new section is:

“To provide expanded affordable housing opportunities, provide flexibilities in household arrangements and provide for the retention of rural character.”

HOUSEHOLD SIZE

Household size and the number of new residential permits issued gives important information that directly relates to trends that impact land use decisions and the capacity of Town services. As is typical of many other trends, decreasing household size is a common occurrence in New Hampshire and is consistent with a low birth rate and an aging population. Average household size in the Central NH Region was 2.61 in 2000 and 2.55 in 2010 respectively. While declining, Loudon’s household size in 2010 is still higher than the region and the state at 2.70.

RESIDENTIAL BUILDING PERMITS

Figure 6.2 looks at the residential building permits by type for Loudon through 2016. There is a noted increase in single-family permits in 2013, 2014, 2015, and 2016 after a large decrease in permits that began in 2009, a typical pattern seen throughout New Hampshire and the Region. Responding to the slowdown in housing development, Loudon’s Growth Management Ordinance was repealed in 2012.

Table 6.8: Average Household Size in Loudon

	1980	1990	2000	2010
Loudon	2.98	2.99	2.78	2.70
Central NH Region	-	-	2.61	2.55
New Hampshire	-	-	2.53	2.46

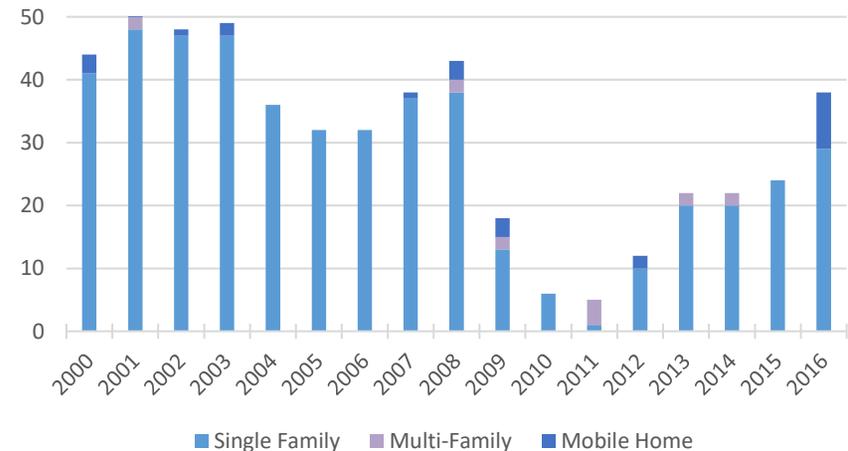
Source: US Census Bureau, 2004 Loudon Master Plan

Table 6.9: Population per Occupied Unit in Loudon, 2010

Unit Type	Number of Units	Average Household Size	Vacancy Rate
Owner-Occupied Units	1,717	2.77	2.0
Renter-Occupied Units	249	2.24	4.6
Total Occupied Units	1,966	2.70	-

Source: U.S. Census Bureau

Figure 6.2: Loudon residential Building Permits by Housing Type



Source: NH Office of Strategic Initiatives

SUMMARY OF TRENDS

Housing through the Generations and Future Workforce: People look for different housing types as they age through the life cycle. By 2030, the population of New Hampshire is expected to increase by approximately 95,000 from the 2010 Census count of 1,316,470.

The group most likely to purchase larger homes, those aged 35-54, is expected to decline in many NH communities, including Loudon. As households become more diverse, real estate preferences tend to diversify as well. Many of the baby boomers are looking to downsize, and the trend of smaller household sizes have impacts on market preferences.

In addition to the ability to age in place, there is a need for expanding the workforce into the future. Housing as an economic development strategy requires the ability to attract those that are not only in the workforce today, but in the future. Much of this is demand for housing is similar to what downsizing baby boomers are looking for: smaller homes near amenities and places of employment.

There is the potential for adopting new development approaches using market and other incentives, but it is unclear whether any incentives can jump start a solution. There is an interest in more walkable neighborhoods while maintaining the rural character of the Town.

In addition to 55 and older housing, ranch style housing developments have been successful elsewhere because they offer one story living with a small plot of land for gardens/open space. Cottage Style Development could be a potential solution for both work force housing and senior housing needs. Supporting these changes as a means of encouraging movement in the housing market would require a complex set of policy decisions on land use

requirements, and regulatory changes to the Town's development regulations.

HOUSING NEEDS ASSESSMENT

Judging strictly on the basis of population projections, Loudon would appear to need some amount of additional housing. However, changing household composition and housing preferences are likely to affect Loudon just as much or more than a slower rate of growth. Today, housing demand looks much different than it did 20 years ago. Like most mature, rural communities in New Hampshire and the region, Loudon has an aging population. Characteristics of an aging population include the tendency to downsize households, creating a demand for single level housing and potentially more demand for specialty senior housing.

With regard to attracting a workforce, those starting out may also seek smaller homes, and in addition, schools can also play a role in making Loudon an attractive location. Working closely with the school board to ensure that Loudon's schools are competitive with others in the Region will be key. Infrastructure, notably roads and broadband access, will also be an important draw to Loudon.

HOUSING NEEDS ASSESSMENT OVERVIEW AND HOUSING PROJECTIONS

The Housing Needs Assessment (HNA) draws on U.S. Census data and considers demographic changes and projections and their potential impact on housing need. This information can then be used to help community's better plan for future housing demand.

The HNA begins with a base year (2010) analysis using U.S. Census data for the number of renters over and under the age of 65 years, as well as the number of home owners of the same age. Ratios were then established between the number of people per household and the number of households in each of the four groupings (renters

INTERPRETING THE HOUSING NEEDS ASSESSMENT

The Housing Needs Assessment can serve as the starting point for a dialogue in Loudon on:

- Who can or cannot afford to live in our community?
- Can our children afford to stay or return to the community as they mature?
- Are populations with special housing needs given sufficient housing options?
- Do our elderly residents have sufficient alternatives to remain in the community if they chose to?
- Does our existing housing stock currently attract economic development? Do we want it to?

under 65, renters over 65; owners under 65, owners over 65). Using the ratios and population growth projections from the New Hampshire Office of Strategic Initiatives, an estimated number of needed owner and renter housing units in five-year increments were projected.

This section summarizes a projection of housing supply needs through 2040. This forecast of housing needs is designed to inform a community about the expected demand for housing in the future. This section includes projections of the needs for both owner and renter housing. It should be noted that the further out the projections go, the less reliable they may be.

The housing forecast is based upon the Population Headship Tenure

Model included in *The Evolving Environment and Housing's Future* produced by the New Hampshire Center for Public Policy Studies for NH Housing as part of the state's Housing Needs Assessment (2014). The model estimates the future need for housing using anticipated changes in household size, tenure, and age group. Headship is defined as the ratio of the number of household heads relative to the total population. For this model the headship ratio is computed for each population cohort and the total population. The projections are based upon headship rates by age group.

As mentioned earlier, the aging population has come to account for a greater share of all households in the region and state. Decreased fertility rates have further reduced household sizes with fewer children per household, and young families represent a smaller share of all households than they have historically. This model accounts for these trends in household formation and home ownership trends dependent on the age of the head of household and thus presents a more accurate reflection of future housing production needs to meet demand of a changing demographic.

While the projections identify the need for additional units throughout the region, it should be noted that new units do not necessarily equal new structures. For example, there could be the opportunity to add a small apartment or accessory unit with a single-family home. Highlights of the HNA for the overall Central NH Region include: a need for about a 6% increase in housing every five years between 2010 and 2025; about a 70/30 split, respectively, between owner-occupied and rental housing in 2015; and, about 47% of the rental housing needed by 2015 would be for those under 35 years of age or over 74 years of age. For Loudon, there is a projected need for 2,253 total units in 2025, up from an estimated 2,013 total occupied units estimated in the 2011-15 American Community Survey.

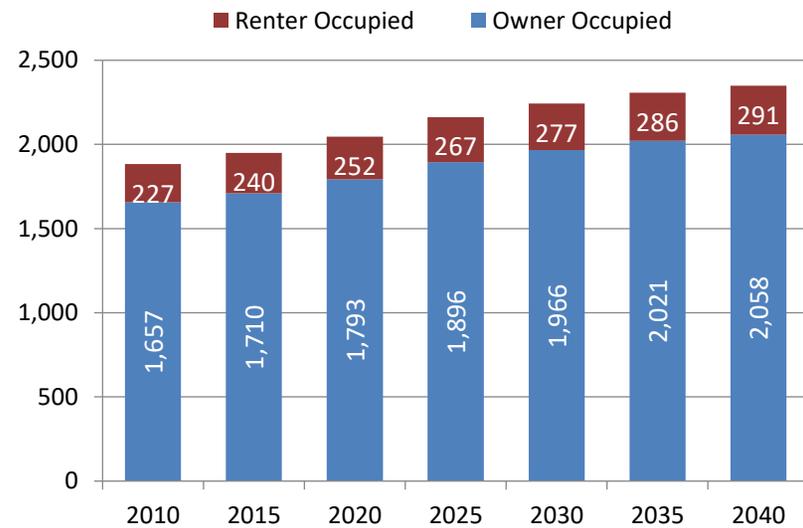
For the Central NH Region overall, there is a projected need for as many as an additional 6,280 units to meet demand by 2040. However, it should be noted that new units do not necessarily equal new structures. For example, there could be the opportunity to add a small apartment or accessory unit with a single-family home. Highlights of the Housing Needs Assessment for the Region include: a need for about a 6% increase in housing every five years between 2010 and 2025; about a 70/30 split, respectively, between owner-occupied and rental housing in 2015; and, about 47% of the rental housing needed by 2015 would be for those under 35 years of age or over 74 years of age.

The makeup of the population increase may present challenges in the current housing supply:

- The availability of smaller dwelling units for seniors to downsize;
- Transportation issues given the rural nature of the region and dependency upon the single occupancy vehicle; and
- The cost of housing for seniors on fixed incomes, those entering the workforce, disabled persons, and single parents.

As mentioned previously in the master plan, the dominance of a rural development pattern influences the housing character of Loudon. Even with a projected increase in growth rates than experienced since 2008, the projected dwelling unit demand is not a large increase over the current supply of both renter and owner-occupied units. It's an obvious conclusion that people look for different housing types as they get older. The group most likely to purchase larger homes, people aged 25-54, is declining and some

Figure 6.3: Projected Dwelling Unit Demand – Town of Loudon



communities are looking at ways to attract the younger workforce population. The challenge for Loudon is looking at ways to encourage a mix of housing that continues to support the rural character of the Town by increasing regulatory flexibility and other mechanisms in balance with environmental concerns.

HOUSING ASSESSMENT SUMMARY

Loudon’s total housing needs through 2040 should be able to be met through normal market and construction activity, even at the lower levels of housing unit construction observed since 2008.

While not fully quantified, it is clear that a need exists for smaller market rate and affordable housing units for persons under the age of 35 and older than 65 years of age. Please see the following section which discusses the ways the Town of Loudon could assist in meeting this need.

HOUSING OPPORTUNITIES

COTTAGE/POCKET DEVELOPMENT

The Town of Loudon could consider adding provisions for Cottage/Pocket Development in the existing Commercial/Industrial Zone and the Village District. Cottage Development, sometimes known as pocket neighborhood development, is a type of cluster development where smaller than typical units are grouped around common areas and facilities. Often Cottage style units are freestanding and can be attractive to both single persons, first-time home buyers and elderly residents wishing to downsize.

Cottage/pocket style developments are rising in popularity and the concept is still evolving. Examples of successful Cottage-style developments can be found in many states now, including New England with developments in Waterbury, Vermont and on Cape Cod. Cottage development would be consistent with the intent of providing a broader mix of non-traditional housing opportunities for the evolving demographic changes, such as aging Baby Boomers who want to remain in the community and younger workers.

EXCAVATION AREAS/POTENTIAL MIXED USE AMENITY DISTRICT

As noted in the Existing and Future Land Use Chapter, an important component of future land use in Loudon is the potential for redevelopment of excavation sites that are depleted or no longer operating. As it relates to housing opportunities, the Town of Loudon could consider the development of a future Mixed Use/Amenity District which could support resort, golf course or agriculturally supported developments.

OPEN SPACE DEVELOPMENT

Loudon now has open space development regulations, approved as part of the zoning ordinance in 2006. The Town could consider

revising as needed to better utilize cluster of residential development in order to protect natural resources by modifying the Open Space Development district to allow condominium land units and allow Agricultural Supported Development as well.

Condominium land units are non-frontage areas usually between 30,000SF to 1 acres which are owned in fee, on which a residence and accessory structures are allowed to be constructed and maintained by the owner. These homes would be served by appropriately designed common private drive(s). Common areas for these would have restricted open space areas where only farming, forestry or conservation use is allowed, and other common open space would be established for the common private drive(s), storm water drainage facilities, and potentially individual wells and septic systems, community buildings, overflow parking, barns and other accessory common facilities and structures. In Agricultural Supported Developments farm or garden plots could be established as Limited Common Areas, owned in common but generally linked to and restricted to use by the owner of a specific condominium land units for agricultural purposes only. The farm or garden plots could be separated from the homes, and only be provided with very low impact structures such as a common water supply, or tool sheds allowed and accessed by single lane unpaved farm roads.

The requirement to prepare a “yield plan” to determine density should be eliminated to simplify the development process.

AGRICULTURAL SUPPORTED DEVELOPMENT

This is a relatively new type of development where some form of agricultural development is used to support or promote the residential development. This could include the incorporation of farms, orchards, or community gardens in the amenity package that attracts new home buyers. A focus on locally grown food, and sustainable development is a key feature of these developments.

OBJECTIVES AND RECOMMENDATIONS

OBJECTIVE 1

To continue to monitor development and population trends in an effort to ensure there is an adequate supply of housing options for residents.

- Periodically evaluate zoning districts and other regulations to be sure they are meeting the needs of all residents.
- Continue to evaluate the future need for a Growth Management Ordinance based on current growth trends in the housing market.
- Monitor legislation, such as the newly amended RSA 674:71-73 related to accessory dwelling units, to ensure compliance with state law and providing adequate opportunities for these units in Loudon.

OBJECTIVE 2

To support agricultural sustainability by evaluating new residential development that occurs in nearby agricultural areas to ensure that continued agricultural activities are not adversely impacted.

- Review and revise the Land Development Regulations to ensure policies and practices do not create conflicts between agricultural activities and residential development.
- Educate homeowners on the value of Loudon's agricultural community and its contribution to the Town's rural character and sense of community.

OBJECTIVE 3

To guide development and redevelopment in the Village District to maintain and enhance the economic vitality and livability of the Town Center.

- Evaluate the current Elderly Housing District and whether it is meeting its intent.
- Consider allowing Cottage/Pocket Development in the Commercial/Industrial and Village Zoning Districts.
- Look for opportunities for public improvements to walkways and open spaces with the Village Area.

OBJECTIVE 4

To promote balance between housing, natural resource protection, economic development and local employment opportunities in Loudon.

- Monitor new population and housing data to assess response to new or emerging trends.
- Work with DOT and other partners to ensure that there is adequate and well maintained infrastructure to support expanded development.
- Evaluate the Open Space Development regulations to ensure that they are meeting the goals of open space and resource protection for residential development.
- Monitor overlay districts and other regulations to ensure they are meeting the community's priorities in providing a balanced supply of housing.

OBJECTIVE 5

To provide for more non-traditional housing opportunities including, but not limited:

- Review the Open Space Development regulations to allow for more housing alternatives including detached single-family condominiums with/without individual lots and public road frontage, duplexes and up to four unit townhouses, agricultural based open space development and resort development.
- Look for opportunities to cooperate with non-profits like Concord Area Trust for Community Housing (CATCH, to find and develop sites for affordable housing.