HOUSING

For the Town of Hillsborough

The purpose of the Housing Chapter is to present Hillsborough's housing inventory, identify housing needs, and to develop long term strategies that reflect public input, data analysis and projected needs. This Chapter also discusses the current housing climate and the implications of changing demographic trends.

The objectives and recommendations at the end of this Chapter are focused around three main themes that are derived from the public outreach process and from the foundation for the vision statement:

- Protecting and enhancing Hillsborough's quality of life;
- Using a mix of housing types to respond to changing demographic needs and economic trends; and
- Ensuring that housing development is compatible with both Hillsborough's rural character and its village character, including historic preservation and architectural standards.

Data for this Chapter are summarized from the "Hillsborough Today" Chapter and the 2015 Central NH Regional Planning Commission's Regional Plan. 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.

OBJECTIVES OF THE CHAPTER

OBJECTIVE 1

Maintain the existing housing stock, protect existing residential areas, but continue to look for opportunities to develop new residential neighborhoods.

OBJECTIVE 2

Preserve and enhance the current Village development pattern.

OBJECTIVE 3

Ensure a mix of housing that address changing demographics and meet the demands of the housing market.

OBJECTIVE 4

Look for opportunities to strengthen the connection between housing opportunities and economic development, and natural resource protection and transportation.

COMMUNITY SURVEY RESULTS

Residents who responded to the Community Survey demonstrated their appreciation for Hillsborough's rural character and small town feel, but showed concern for the aging population with the majority of respondents desiring senior housing (55+) and assisted living. As shown in community survey question 17, respondents were in support of condominiums, accessory dwelling units, and workforce housing.

Comments provided in the survey voiced concern for the high cost of living in Hillsborough, with many wishing for more affordable housing that would attract people to live and work in Town. Many stated that a lower tax rate would encourage future residents to move to Hillsborough instead of other surrounding area communities. Additionally, respondents seem to desire more revitalization of current housing instead of new development.

WHAT WE HEARD...

"I like what Hillsborough has...a small town feel of single family homes... don't want Hillsborough to grow into a city."

"Would like to see continued small town, neighborly friendly life style."

"The tax rate is too high to allow the average family to own property. People are moving to areas with lower taxes."

"We need to provide for very small houses affordable for young people."

"Would like to see revitalization vs new development."

"Must be affordable to encourage young people to stay and work in Hillsborough."

Community Survey Question 11:

Should Hillsborough promote infill development?

Q. 11	Total	Percent
Yes	231	73.6%
No	37	11.8%
No Opinion	46	14.7%
Total	314	100.0%

Community Survey Question 17:

Hillsborough's predominant form of housing is single family. What other types of housing would you like to see encouraged in Hillsborough?

Q. 17	Total	Percent
Senior housing (55 and older)	153	57.7%
Assisted living	117	44.2%
Condominiums	103	38.9%
Accessory dwelling units/in-law apartments	100	37.7%
Workforce housing	96	36.2%
2 family (duplex)	90	34.0%
Cluster developments	84	31.7%
Conversion of large homes into apartments	73	27.5%
New apartment buildings	64	24.2%
Mobile homes on individual lots	26	9.8%
Mobile home community	19	7.2%
Total	265	100.0%

HILLSBOROUGH VISIONING SESSION

Input received at the Hillsborough Visioning Session is similar to that received in the Community Survey. While it was agreed upon that the majority of existing housing is single-family residential, attendees supported additional multi-family housing targeted to the elderly as well as families in the community. It was suggested that the community focus on attracting retirees given that this is the fastest growing demographic in the Region, with the understanding that this new housing stock would be available for other age groups over time.

A concern was raised that some of the existing multi-family housing in Town was poorly maintained and unattractive. While there are attractive and well maintained multi-family housing in the community, it was felt that the low quality of many of the existing multi-family units would make it difficult for the community to accept more of this type of housing.

COMMON THEMES

These are some common themes that emerged from the community's comments on housing:

- → *Encourage the development of affordable housing in Hillsborough.*
- → *Pursue lowering the tax rate so as to keep current residents and attract new residents to Hillsborough.*
- → *Provide opportunities for more senior housing as trends show an aging population.*
- → *Encourage revitalization of current housing stock so to have a supply of high quality housing options.*

HOUSING VISION STATEMENT

"Provide opportunities throughout the Town of Hillsborough that meet the varied housing needs of Hillsborough's current and future residents."

DESCRIPTION OF THE REGIONAL HOUSING MARKET

Overall, the region has seen several demographic and housing economic changes over the last decade. The region's growth has slowed, but is still expected to grow over the next 15 years. 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. Lastly, the average household size is decreasing.

The region's housing market itself has slowed as well. Building permits for new residential construction are down; in 2015, the number of building permits issued in the region was only 47% of the number of permits issued in 2000. In fact, of all the permits issued between 2000 and 2015, 65% 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 fewer options to driving a car.

Regionally, it has been identified that 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 Households: Perceptions, Preferences and Assessment:"

- **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 "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 have an impact on the affordability of housing in New Hampshire, something which 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 can often face inferior job prospects and high levels of student debt, and they are delaying marriage, and 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 as well. The New Hampshire Housing Finance Authority's (NHHFA) 2016 rental housing survey indicated that between 2010 and 2015 the state median monthly gross rent for a two-bedroom apartment rose by seven percent (in contrast to the 2 percent drop in the monthly mortgage cost) and vacancy rates decreased (6.4% to 2.7%), meaning 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 nearly doubled 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 potential reductions in support services through federal cutbacks could severely hamper the ability of seniors to receive essential services.

- **New construction will likely be limited in a projected era of slower population growth.** The need to rehabilitate the existing housing stock will become even more important, however, Hillsborough's population and employment is projected to increase which will support additional housing development.

RECENT HOUSING TRENDS IN HILLSBOROUGH

Unlike Central New Hampshire Region and statewide trends, Hillsborough continued to experience significant population and housing growth between 2000 and 2010. As illustrated in Table 5.1, the Town grew by 1,083 people (a 22% increase) during this period and added 570 new housing units (a 25% increase). Hillsborough has nearly doubled in size since 1980, a population of 3,437 people expanding to 6,011 residents by 2010, an overall 75% increase.

Table 5.1: Population and Housing Growth, 1980-2010

	Population	Net Change #	Net Change %	Housing Units	Net Change #	Net Change %
1980	3,437	NA	NA	1,828	NA	NA
1990	4,498	1,061	30.9%	2,157	329	18.0%
2000	4,928	430	9.6%	2,326	169	7.8%
2010	6,011	1,083	22.0%	2,896	570	24.5%
Total Change 1980-2010	-	2,574	74.9%	-	1,068	58.4%

Source: US Census Bureau Decennial Data

THE NEW HAMPSHIRE WORKFORCE HOUSING LAW

New Hampshire's Workforce Housing Law (NH RSA 674:58-61) became effective on January 1, 2010. The law essentially outlines that towns must provide *Reasonable and realistic opportunities for the development of workforce housing within the framework of the Town's zoning ordinance and land use regulations*.

Furthermore, the law describes that *the collective impact of all such ordinances and regulations on a proposal for the development of workforce housing shall be considered in determining whether opportunities for the development of workforce housing are reasonable and realistic.*

Population projections from the NH Office of Strategic Initiatives predict a much slower rate of growth in Hillsborough in the future, with a projected increase of about 9% between 2010 and 2030.

HOUSING STOCK AND SUPPLY

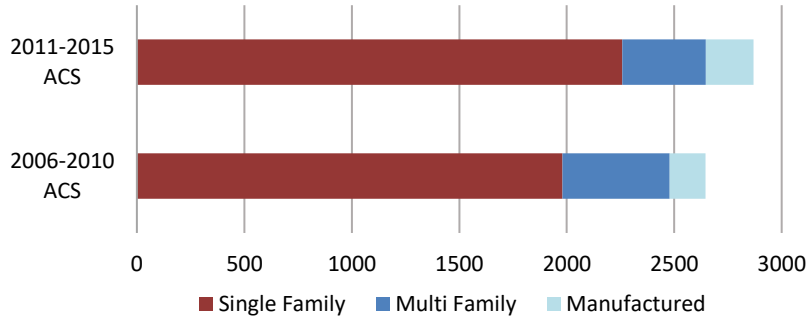
The amount and types of housing within a community are influenced by many factors including land use regulations, population growth, property values, educational quality and municipal services. A community's approach to land use and development often is reflected in housing stock and supply. The following is a summary of current trends as identified through data resources.

The number of Hillsborough housing units shown above in Table 5.1 demonstrates a decreased rate of growth between 1990 and 2000, a trend that follows the region. The 24.5% increase in housing units between 2000 and 2010 yielded 570 new units to total nearly 2,900 units. Overall, Hillsborough gained 1,068 housing units between 1980 and 2010. During this period, population grew faster than housing units.

Figure 5.1 displays the growth of three different types of housing units from 2006 to 2015, Single Family, Multi-Family and Manufactured. Between 2011 and 2015, the number of multi-family units in Hillsborough decreased by 111 while the number of manufactured units increased by 56. During this period, single family units increased by nearly 279. Overall, these trends indicate the growth of single family and manufactured homes and the decline of multi-family homes in Town.

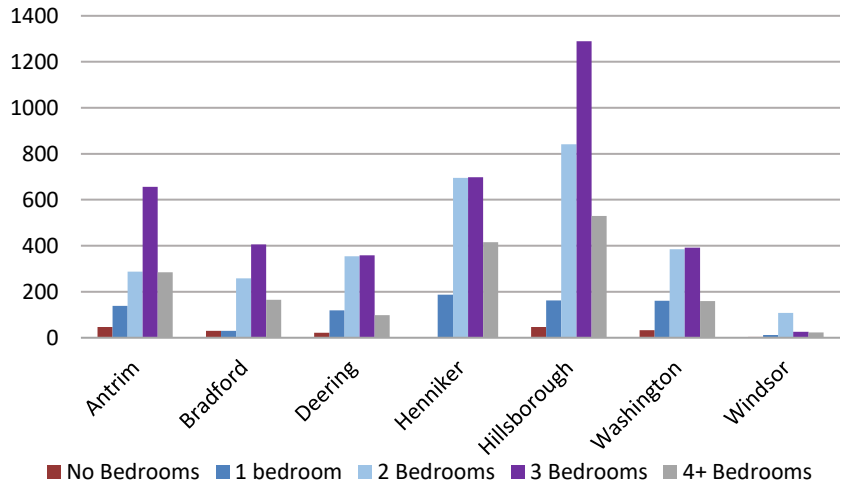
Compared to neighboring communities, Hillsborough had the greatest number of three-bedroom homes from 2011-2015 as displayed in Figure 5.2. Within Hillsborough, there are 1,290 three-bedroom homes, while 841 two-bedroom homes and 529 four-bedroom homes are the next most popular home sizes. In most other communities, the number of two-bedroom homes were nearly equal to the number three-bedroom homes, with the exception of Antrim that followed a similar pattern to Hillsborough.

Figure 5.1: Housing Units by Type



Sources: American Community Survey 2006-2010, 2011-2015

Figure 5.2: Number of Bedrooms in Homes, 2011-2015



Sources: American Community Survey 2011-2015

From Table 5.2, the majority of permanent housing units in Hillsborough are occupied (83%), although 18% are vacant and seasonal housing units. A total of 523 housing units were vacant, of which 295 of those units seasonal and 228 units were other vacant units as of 2015. The large number of homes around Emerald Lake and Franklin Pierce Lake contribute to this high unoccupied figure, as do vacant units in the Village.

As shown in Table 5.3, much of the Town's housing was built in the last 40 years between 1960 and 1999 (59%). Those units built in 1939 or earlier constitute 27% of the entire housing stock. From 2000 to present, 18% of Hillsborough's housing was built. These trends indicate the Town's housing is mostly modern, with 73% of its homes built after 1940.

HOUSING DENSITY

Housing density is calculated by dividing the number of housing units by the square mileage of the community. Density is a measure of how thickly settled an area is. The Town of Hillsborough measures 43.7 square miles in size, excluding water.

Table 5.4 displays the average number of housing units per square miles for the Town of Hillsborough and area communities for 2000 and 2010. Hillsborough experienced the largest increase in housing density (24.5%) among neighboring communities during this time. The second highest increase was in Washington (18.2%), followed by Bradford (20.3%). As of 2010, Hillsborough had 66.3 housing units per square mile, followed by Henniker (44 units) and Antrim (37 units). This data indicates Hillsborough is the most densely settled community in the local area.

Table 5.2: Hillsborough Housing Occupancy, ACS 2011-2015

Type	Number of Homes	Percent
Occupied Units	2,376	83%
Vacant Units	523	18%
Seasonal Units (part of vacant #)	295	NA
Total Permanent Units	2,869	100%

Source: American Community Survey 2011-2015, US Census Bureau

Table 5.3: Units by Year Built in Hillsborough, ACS 2011-2015

Year Built	Number of Homes	Percent
2010 or later	44	1.5%
2000-2009	479	16.7%
1980-1999	705	24.6%
1960-1979	690	24.1%
1940-1959	169	5.9%
1939 or earlier	782	27.3%

Source: American Community Survey 2011-2015, US Census Bureau

Table 5.4: Housing Density of Hillsborough-Area Communities

Community	Land Area (Sq. Mi)	2000		2010		Change in Density 2000-2010	Percent Change 2000-2010
		# Units	Units/ Sq. Mi	# Units	Units/ Sq. Mi		
Antrim	35.7	1,160	32.5	1,329	37.2	4.7	14.6%
Bradford	35.2	762	21.6	917	26.1	4.4	20.3%
Deering	30.6	933	30.5	932	30.5	0.0	-0.1%
Henniker	44.1	1,679	38.1	1,928	43.7	5.6	14.8%
Hillsborough	43.7	2,326	53.2	2,896	66.3	13.0	24.5%
Washington	45.5	925	20.3	1,093	24.0	3.7	18.2%
Windsor	8.3	120	14.5	137	16.5	2.0	14.2%

Source: NH GRANIT System and US Census Bureau

Cost of Housing In Hillsborough

This section examines the cost of both owner and rental housing in Hillsborough as a way to evaluate the local housing market. The following Figures 5.3 and 5.4 present information related to the availability and affordability of housing, based on the assumption that no more than 30% of a household's income should be spent on housing. NH State RSA 674:58 defines workforce housing as homes that are affordable at 30% cost burden of a household's gross annual income.

For rental housing, Figure 5.3 illustrates that as of 2015, 211 total rental units cost 30% or more of the household income, while 135 rental units cost less than 30% of household income. The majority of rental units are unaffordable for annual household incomes of $20,000 to $34,999.

For owner-occupied housing, Figure 5.4 illustrates 563 total owner units cost 30% or more than the household income while over 1,364 units cost less than 30% of household income. The majority of owner units are affordable to those household incomes greater than $35,000. These data indicate an affordability disparity between renters and owners. The majority of Hillsborough's renters pay more than 30% of their monthly household costs on rental housing costs while the majority of owners pay less than 30% of their household costs.

Figure 5.3: Gross Rent Overpayment at 30% of Household Income

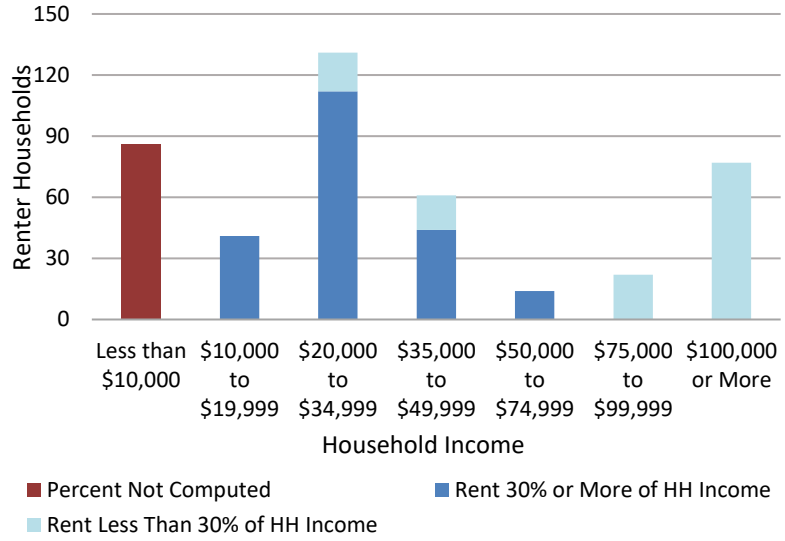


Figure 5.4: Owner Overpayment at 30% of Household Income

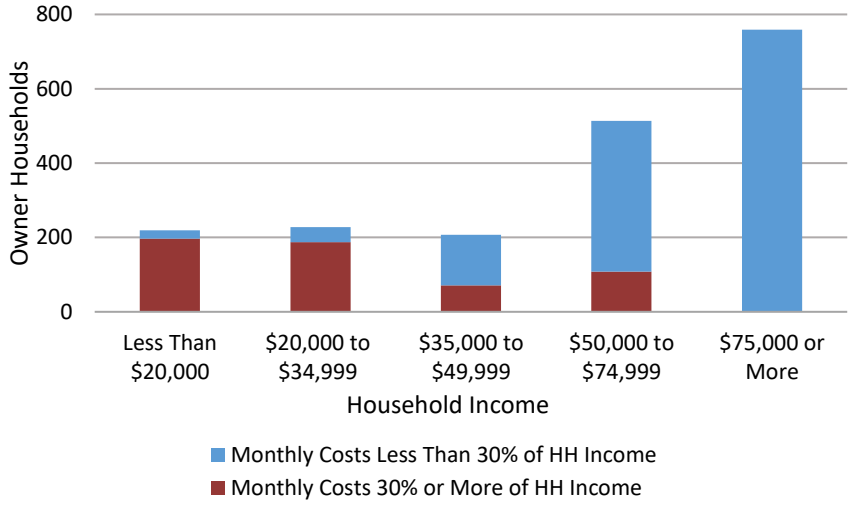


Figure Sources: American Community Survey 2011-2015, US Census Bureau

HOUSEHOLD SIZE

A household includes all people who occupy a housing unit as their usual place of residence. The number of persons per household, or average household size, directly relates to trends impacting land use decisions and capacity of Town services.

Decreasing household size is a common occurrence in New Hampshire and is consistent with a lower birth rate and an aging population. Table 5.5 illustrates this same decline in Hillsborough, between 1980 and 2010. In 1980, Hillsborough had 2.62 people per household, which reduced to a smaller household size of 2.51 people in 2010.

RESIDENTIAL BUILDING PERMITS

Along with household size changes, residential building permits are a way to gauge the community's population and housing growth over time.

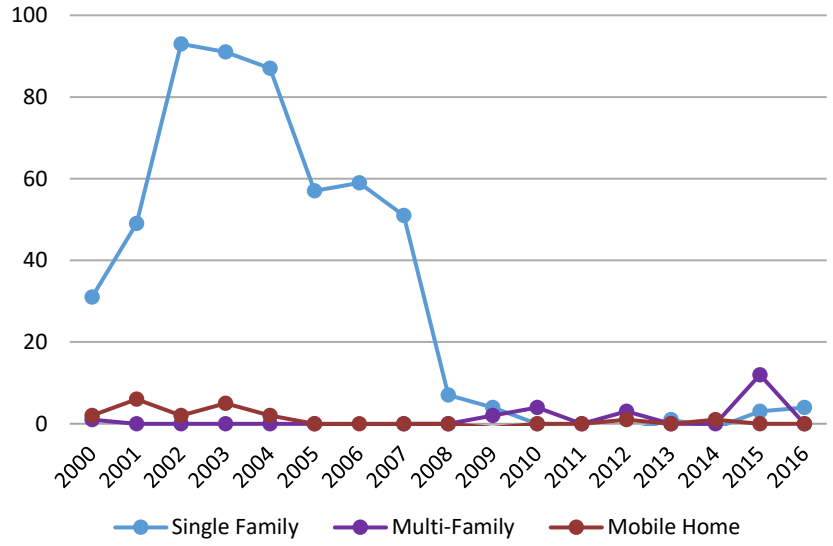
The number of building permits by housing type (single-family, multi-family and manufactured home) issued in Hillsborough between 2000 and 2016 are displayed in Figure 5.5. Together, 571 housing permits were issued during this time. The building boom of the 2000s for single-family housing resulted in high numbers of permits issued between 2000 and 2007 prior to the housing market recession. At the market's peak in 2002-2004, 95, 96 and 89 permits respectively were issued annually. During the 2000 to 2016 time period, a total of 532 Single Family residential building permits were issued, compared to 21 multi-family permits and 18 for manufactured homes.

Table 5.5: Average Household Size in Hillsborough

Geography	1980	1990	2000	2010
Hillsborough	2.62	2.74	2.55	2.51
Hillsborough County	2.60	2.64	2.58	2.53
New Hampshire	2.75	2.52	2.53	2.46

Source: US Census Bureau, American Fact Finder

Figure 5.5: Residential Building Permits by Housing Type, 2000-2016



Source: Office of Strategic Initiatives

ACCESSORY DWELLING UNITS

As a result of SB 146 (New Hampshire's Accessory Dwelling Unit Law) which took effect on June 1, 2017, the Hillsborough Planning Board adopted a revised section of the zoning ordinance related to Accessory Dwelling Units (ADUs) in March 2017.

The revised ordinance regulates the dwelling type in which ADUs may be constructed and provides for parking, living area size, house numbering and utility specifications.

HOUSING NEEDS ASSESSMENT OVERVIEW AND PROJECTIONS

The Housing Needs Assessment (HNA) draws on U.S. Census data and considers demographic changes and projections and their potential impact on housing needs. This information can then be used to help Hillsborough better plan for 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 under 65, renters over 65; owners under 65, owners over 65). Using the ratios and population growth projections from the Office of Strategic Initiatives, the estimated demand for owner and renter occupied housing units through 2040 were identified.

This section summarizes a projection of housing supply needs for the periods 2015 through 2040 in five-year increments in an effort to inform the community about the expected demand for housing in the future. It should be noted that the further out the projections go, the less reliable they may be. Historical data for population projections by age were available from the Office of Strategic Initiatives.

The housing forecast is based upon the Population Headship Tenure Model included in *The Evolving Environment and Housing's Future* produced by the NH 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 elsewhere, the aging population has come to account for a greater share of all households in the region and state and a resultant decrease in household sizes. 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

INTERPRETING THE HOUSING NEEDS ASSESSMENT

The Housing Needs Assessment can serve as the starting point for a dialogue in Hillsborough 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?

Figure 5.6: Population by Age 2010 to Projected 2040 Comparison

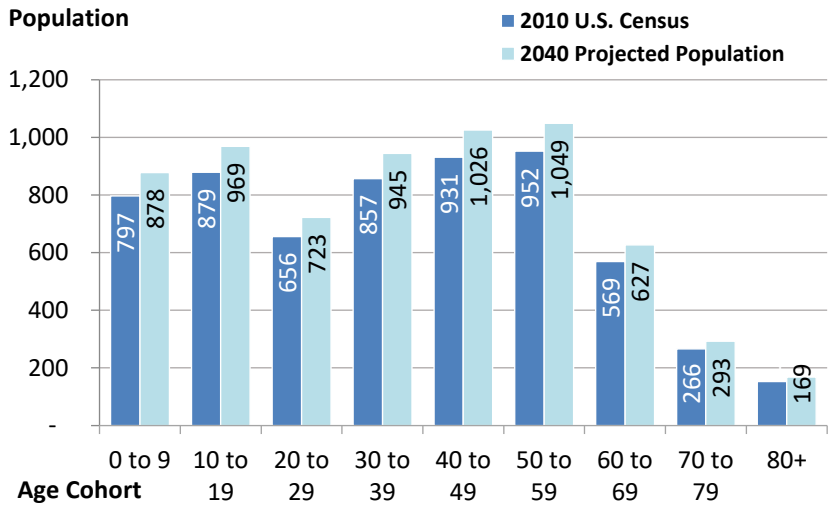
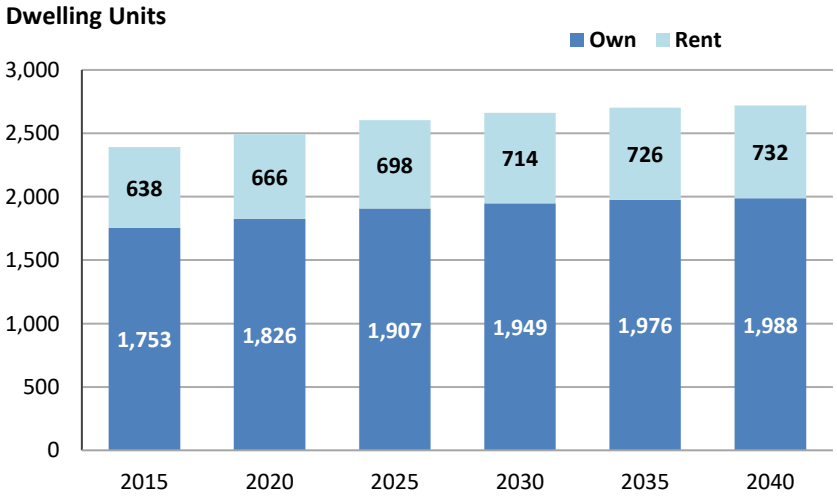


Figure 5.7: Projected Dwelling Unit Demand through 2040



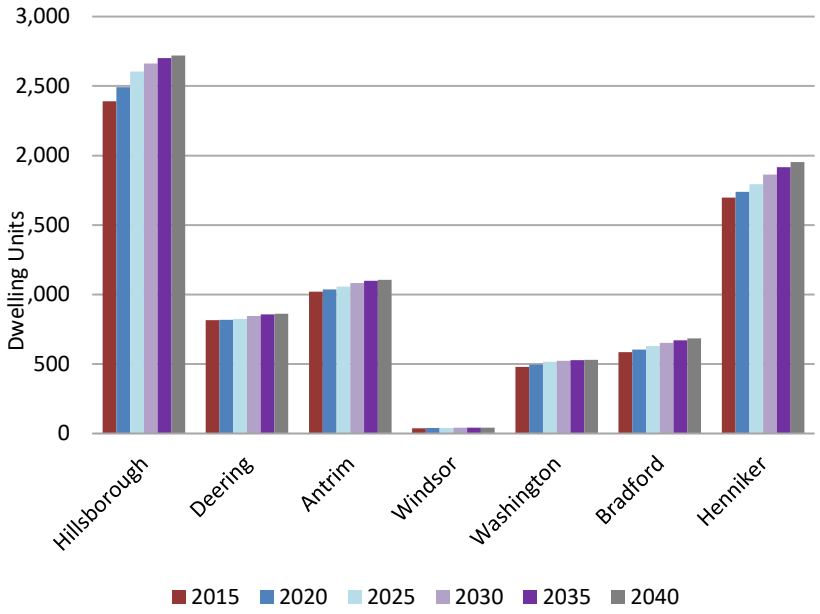
household formation and home ownership trends dependent on the age of the head of household and thus presents a more accurate reflection of future housing production needs to meet demand of a changing demographic. For the Central NH Region as a whole, there is a projected need for as many as an additional 6,280 units to meet demand by 2020 from a base year of 2010 (*2015 CNHRPC Regional Plan*). 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 HNA 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. *For Hillsborough, there is a projected need for 329 units (13 per year; 4 of which are rental) to meet demand by 2040 from the 2015 base year*. Additional observations based on the Housing Assessment process have found that:

- In terms of changes in age groups, the 80 years and greater cohort grows the most at nearly 11% (others are closer to 10% each)
- The 50 to 59 cohort and the 40 to 49 cohort add the most individuals, 97 and 95 respectively.
- The 0 to 9 cohort and the 10 to 19 cohorts add 81 and 90 individuals, respectively, while the 20 to 29 cohort only adds 67.
- In terms of demand, there seems to be a steady increase each year with a slight increase between 2035 and 2040

(though the 2035 to 2040 number is less reliable than years closer to the base year in the planning horizon).

- Rental units are projected to make up 36% to 37% of the housing stock throughout the projection.
- Overall, the total number of units is projected to increase about 14% between 2015 and 2040.
- The ownership stock is projected to increase nearly 13% between 2015 and 2040.
- The rental stock is project to increase by about 15% between 2015 and 2040.
- Hillsborough is projected to continue to have a greater share of housing than all of the surrounding communities.

Figure 5.8: Regional Dwelling Unit Projections through 2040



General observations are for modest, but steady growth slowing between 2035 and 2040 that will result in nearly 15% of an increase during the time horizon. Also, rental units are projected to maintain more than one third of the housing stock through 2040.

APPROACHES TO PROVIDING A VARIED HOUSING STOCK

As outlined above in the description of the Regional Housing Market, there appears to be an increasing demand for a wide variety of housing types, as well as continued demand for single-family units. The following approaches offer a number of examples of proactive measures to allow for the variety that the market seeks, while implementing several of the recommendations contained in other chapters of this Master Plan.

1. *Gateway Mixed Use Zoning* -The Land Use Chapter recommends the creation of three Mixed-use Gateway Overlay Districts including an area west of US 202 between the Contoocook River and Antrim, an area on the north side of NH 9 near the western end of Town just west of NH 31, and along Henniker Street south of the US 202/NH 9 interchange. The Mixed-Use District should be designed to encourage and allow a mixture of complimentary land uses that would include housing, retail, offices, commercial services, and civic uses, in a concentrated area to create economic and social vitality and to encourage the linking of trips. The Mixed-Use Gateway District west of NH 31, due to its distance from water and sewer services is the least suitable for high density commercial and residential development.

2. *Multi-family* -The Land Use Chapter also recommends the creation of a Medium Density Residential District along Center Road immediately north of US 202/NH 9. This might be an ideal location for Cottage Style development. These developments, 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 seniors wishing to downsize.

3. *Central Business District Improvements/Infill-development* - Improvements in the Central Business District and support for infill development were themes in both the survey and the visioning session. Tools to support and encourage investment in the Central Business District are outlined in the Economic Base Chapter, and range from Downtown Parking Improvements to the use of the 79-E Tax Relief Incentive. Other methods to encourage development in the Central Business District include continued investments in sidewalks and future water/sewer infrastructure improvements. Each of these steps can assist in encouraging higher density in-fill residential development, and the redevelopment of dilapidated, obsolete or under developed properties.

CLUSTER DEVELOPMENT

Cluster developments are allowed as a conditional use in the Residential, Rural, and Village Residential, Emerald Lake Village Residential District and Lower Village Residential Districts.

The purpose of cluster development is to permit greater flexibility in the design of housing projects; discourage development sprawl; facilitate the economical and efficient provision of public services; provide for a more efficient use of land in harmony with its natural characteristics; preserve more useable open space, agricultural land, tree cover, recreation areas, and scenic vistas; protect hillside areas and views of them; and to expand the opportunity for the development of lower cost housing.

Cluster development proposals are eligible in certain instances for a density bonus of up to 20% under Section 229-92, Incentive Zoning.

CHAPTER OBJECTIVES & RECOMMENDATIONS

OBJECTIVE 1

Maintain the existing housing stock, protect existing residential areas, but continue to look for opportunities to develop new residential neighborhoods.

- → Revise the Town's Development Regulations to support high quality mixed use development, including multi-family residential, at Gateways to the Community at the three locations identified in the Land Use Chapter.
- → Support existing and future upper story residential in the Central Business District through the implementation of Downtown Parking Improvements/Agreements as outlined in the Economic Base Chapter.
- → Revise zoning to create a medium density residential neighborhood immediately north of US 202/NH 9 along Center Street. Cottage 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 are attractive to both single persons and elderly residents wishing to downsize.
- → Maintain existing densities in the rural areas and reduce the type and intensity of non-residential uses to protect existing and developing rural residential areas, as well as protect sensitive environmental lands.
- → Maintain the existing Density Bonuses in the Cluster Zoning Regulations.

OBJECTIVE 2

Preserve and enhance the current Village development pattern.

- → Maintain historic preservation as a priority. Strategies such as a historic district, demolition delay bylaw, and other historic preservation tools could be employed to preserve the character and buildings within the village.
- → Consider the inclusion of site design and building design standards in the Central Business District, as well as other commercial or mixed-use districts, that would protect and enhance the community's character. These changes are recommended in both the Land Use Chapter and Economic Base Chapter.
- → Look for opportunities to provide improvements to sidewalks, plazas, parks and river front access to make housing within and around the Central Business District more attractive.

OBJECTIVE 3

Ensure a mix of housing that address changing demographics and meet the demands of the housing market.

- → Continue to monitor trends regarding workforce housing and housing affordability. Consider ordinances or other actions as needed.
- → Encourage pedestrian-friendly development in the village.
- → Monitor legislation, such as the newly amended RSA 674 on accessory dwelling units, to ensure compliance with state law and provide adequate opportunities for these units in Hillsborough.

→ Allowing Cottage Development in the Mixed-use Gateway Areas and within the proposed medium density residential area immediately north of US 202/NH 9 along Central Street.

OBJECTIVE 4

Look for opportunities to strengthen the connection between housing opportunities and economic development, and natural resource protection and transportation.

→ Maintain balance between housing, natural resource protection and economic development that reflects residents' desires to maintain and enhance the Town.

→ Update and modernize land use regulations for landscaping, buffers, pedestrian facilities, architectural appearance, drainage and lighting as recommended in the Land use and Economic Development Chapters.

SUMMARY

Hillsborough is home to a mix of housing types, from the densely developed village area to a more rural settlement pattern in other parts of Town. These different settlement patterns offer unique challenges and opportunities that are reflected in this Chapter's recommendations - ranging from historic preservation techniques, architectural standards and mixed-use developments in the village and surrounding areas to maintaining densities in the more rural areas of Hillsborough with a focus on protecting important ecological habitat. However, the housing vision itself is inclusive of all housing types by striving towards the common goal of making Hillsborough a sustainable community and ensuring that residents enjoy a high quality of life and sense of community.

Supporting all of the recommendations are the results of the public outreach process. Residents expressed interest in having a larger variety of housing options, both in design and levels of affordability, with particular interest in rehabilitation of the existing housing stock.

The overarching themes from the public input that are addressed through the recommendations are:

- Increasing the availability of affordable housing;
- Maintaining a high quality of community life;
- Revitalizing existing housing stock;
- Integrating sustainability and alternative housing options in Hillsborough; and
- Providing more housing options to age in place or to stay in Hillsborough.