

HOUSING

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INTRODUCTION

A sharp decline in housing production over recent years coupled with changing demographics and economic trends have caused a housing shortage that is being experienced across the Nation. New Hampshire has not been immune to these impacts. Statewide, the population is aging and growing, the average household size is declining, and the number of available homes is not sufficient to meet the current or future demand.

In the Rockingham Planning Commission (RPC) Region, factors impacting the housing market are exacerbated by the region being the most expensive

housing market in the state. Even in more stable times, demand for housing on or very near the Seacoast typically exceeds supply and thus drives up prices for all types of housing. The COVID-19 Pandemic exacerbated these issues of housing cost and supply. Housing availability directly impacts economic growth and the region’s ability to attract and retain workers and young families, who contribute to the economy and enhance the vibrancy of New Hampshire’s communities. It also has significant implications for aging residents looking to downsize and remain in their communities.

The Fremont Master Plan identifies several goals and recommendations related to the future of housing in Fremont. The Vision Chapter (2020) states the Planning Board should review Fremont’s zoning ordinances and regulations to examine strategies for encouraging the provision of diverse, fair, and equitable housing opportunities. The Land Use Chapter (2021) recommends the town encourage more diverse housing options such as multifamily and accessory dwelling units to help current and future residents afford a home in town. The town’s Age Friendly Community Assessment (2022) recommends the town review existing regulations and consider establishing an age-friendly housing ordinance to further encourage accessible housing design and cluster development for elderly citizens.

However, as stipulated in other chapters of Fremont’s master plan, Fremont residents desire to maintain the rural character of the community and preserve open space and natural resources. Maintaining these community characteristics desired by residents while meeting the needs of a growing and shifting population requires careful thought and strategic planning.

This housing chapter utilizes Rockingham Planning Commission’s Regional Housing Needs Assessment (2023) to provide current data on housing characteristics in Fremont, the RPC region, and the state of New Hampshire. This chapter also discusses workforce and affordable housing as it relates to NH RSA 674:58-61, which requires municipalities to provide reasonable and realistic opportunities for workforce and affordable housing. It also

discusses potential land-use planning strategies for improving housing development opportunities in town to meet the needs of current and future residents while preserving natural resources and preventing strain to municipal resources.

POPULATION, DEMOGRAPHICS AND SOCIOECONOMIC TRENDS

The NH Office of Planning and Development has produced population projections for municipalities in New Hampshire through 2040. The model projects a population for each community based on past and current age and gender distributions, expected birth and death rates, as well as expected in and out migration. As shown in the following graph and figures, the population projections for Fremont and the larger community slow within the next decade and by 2040 remain relatively stable. Fremont’s population is projected to increase by 20.7 percent from 2015 to 2040. Fremont’s projected population change is less than the Rockingham County, projected to increase by 8.5 percent. Fremont has the second highest rate of projected growth by 2040 in Rockingham County, with Brentwood expected to grow at 23.9 percent. The shift in the population growth rate in recent decades will result largely from the aging and mortality of the baby boom generation, which will temporarily, but significant increase in the population death rate. It will also have impacts on tax rates, town services and school enrollment for Fremont.

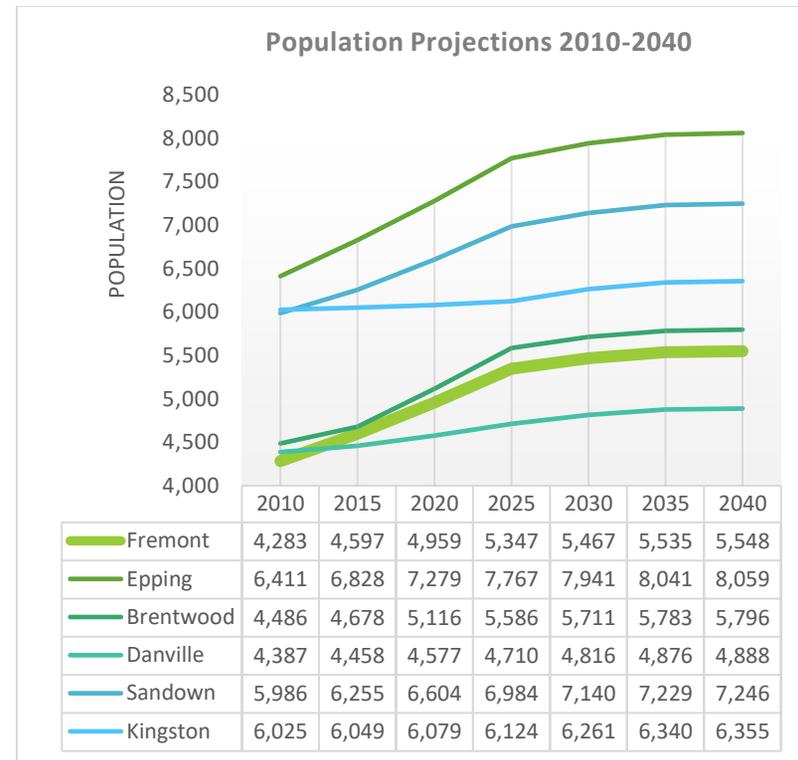


Figure 1: Population Projections 2010-2040

AGING POPULATION

New Hampshire has an aging population. In 2015 there were 220,672 adults over the age of 65; by 2040 the projected population age 65 and older will be 408,522. The average age of the RPC Region has increased from 43.2 in 2010 to 47 in 2020¹. As of 2019, Fremont’s population was 4,505, 700 of whom were 65 years or older.² Like the rest of New Hampshire, Fremont’s population is aging. In 2009, 8% of the town’s total

¹ American Community Survey, 5-year estimates, 2011-2015, 2016-2020

² https://healthyagingdatareports.org/wp-content/uploads/2019/01/NHCommunityProfiles/NH_Towncode88_Fremont.pdf

population was age 65 and older, which increased to 17% by 2019 (Figure 2).

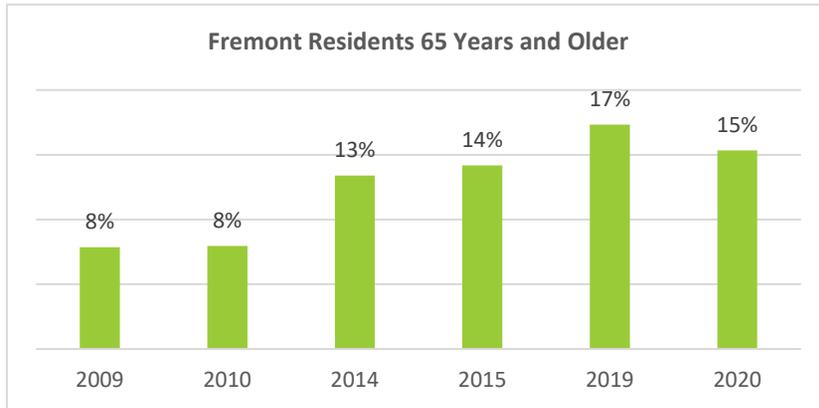


Figure 2: Fremont Residents 65 and Over

AARP surveys consistently find that most older adults want to remain in their current home or community for as long as possible. Survey data from the 2022 Fremont Age Friendly Communities Assessment indicates that Fremont residents also feel strongly about remaining in town in their own homes as they get older. An aging population may significantly impact the housing market. Many older adults wish to move to smaller, more manageable homes as they age including apartments and condominiums; especially homes that are located near essential services, downtowns, recreation amenities etc. On the other hand, these same types of homes often appeal to young adults and families as well. The result is two different subsets of the population competing for similar housing types in an already competitive housing market.

Municipalities can start proactively planning for changing demographics in their communities by evaluating existing land use regulations and policies to ensure such regulations encourage and/or incentivize a diversity of housing types. Currently, Fremont allows for some diversity of housing choices in town such as duplexes, accessory dwelling units, multi-family housing,

senior housing, and open space cluster subdivisions. However, as identified in the town’s Age Friendly Community Assessment, Fremont recognizes the need to revisit and revise some of these existing ordinances to increase opportunities for a variety of housing types in town.

HOUSEHOLD INCOME

The median household income in Fremont has increased from \$76,929 in 2010 to \$111,793 in 2022 for homeowners, which is higher than the regional area median income of \$101,480 for homeowners. The median income for renters also increased from \$49,979 (2010) to \$69,184 (2020), which is higher than the regional median income for renters, \$54,754.

The following table displays a snapshot of demographic and socioeconomic characteristics in Fremont compared to the Region and the State:

	Fremont	RPC Region	State of NH
Total Population (2020)	4,739	198,870	1,377,529
Average Age of Population (2020)	44	47	44.86
Population Over 65 (2020)	23.0%	28.5%	19.3%
Population Under 18 (2020)	22.5%	18.4%	18.5%
School Enrollment (K-12) 2021	551	22,753	163,688
Average Household Size-- Owner (2020)	2.8	2.61	2.5
Average Household Size-- Renter (2020)	2.22	2.09	2.26
Family Households (2020)	81%	64.70%	25%
Non-Family Households (2020)	19%	35.30%	75%
% of population with Disabilities (2020)	6.90%	10.90%	12.40%
Population living in Poverty (2020)	1.90%	4.90%	7.20%
Families in Poverty (2020)	0%	5.70%	4.80%
Median Household Income (both owners and renters) (2020)	\$111,793	\$107,144	\$83,449

Table 1: Fremont, RPC Region and NH Demographic Data; Source American Community Survey, 5-year estimates, 2011-2015, 2016-2020

HOUSING STOCK AND SUPPLY

The amount of housing within a community is influenced by a range of factors including land use regulations, population growth, property values, and municipal services.

The number of housing units in Fremont has steadily increased from 1,573 total units in 2010 to 1,810 units in 2022. Single-family homes are the predominant housing type in Fremont; however, the town has seen a slight uptick in multi-family (including duplexes) housing since 2010 (Figure 3). The number of manufactured housing units has remained relatively constant since 2010. Of the total housing units in 2020, 89.3% of Fremont’s homes are owner occupied and 6.1% are renter-occupied.

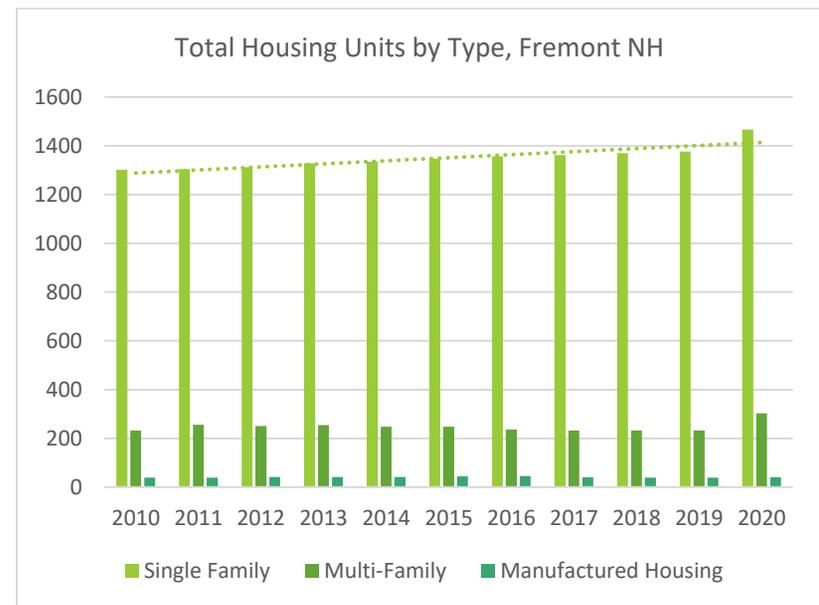


Figure 3: Total Housing Units by Type in Fremont

Overall, housing production has slowed over the past decade, which is contributing to the State’s housing shortage. This is in part due to increased

construction and labor costs and labor availability. Just from 2021 to 2022, the cost of building materials increased by 20.1%³

The number of building permits issued per year for housing in the RPC Region drastically decreased from 1,077 permits issued in 2005 to 546 permits issued in 2006. Permits issued, per year continued to decline through 2011 and only increased to a high of 855 in 2019 before declining again to 748 in 2020.⁴

When compared to other neighboring communities, the building permits issued in Fremont fluctuated at about the same rate as the rest of the surrounding towns. Due to the economic recession in 2008, many municipalities experienced a delay in the building of residential units that were approved during the recession, thus causing an uptick in construction a few years later. The aging population and land availability in Fremont will likely mean slow but continued growth in new residential construction (Figure 4)

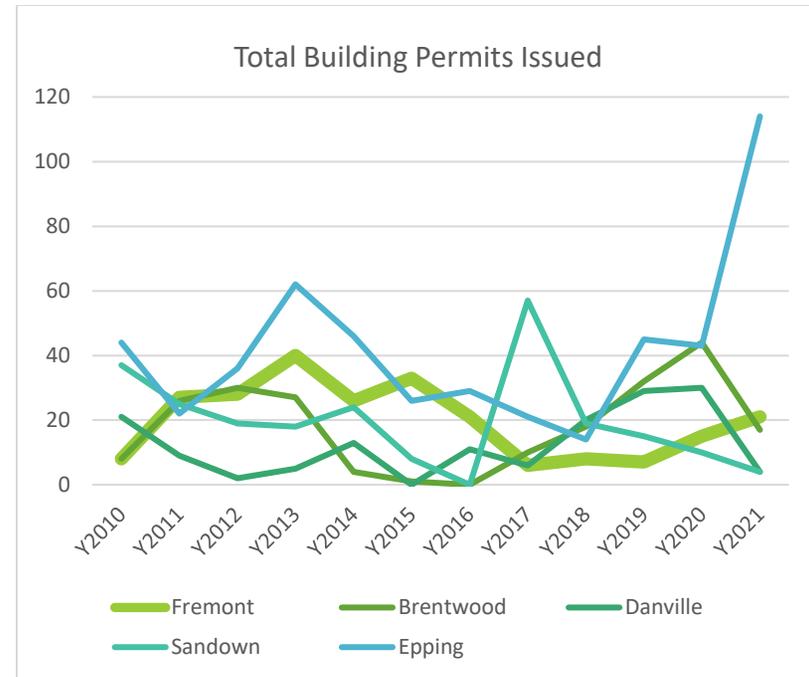


Figure 4: Building Permits Issued Over Time

HOUSING SUPPLY

The New Hampshire Housing Finance Authority’s Housing Market Report, published in November 2019, showed that the state’s housing market was already short between 15,000 to 20,000 new units necessary to satisfy the demand. The months to absorb metric (Figure 5) shows how many months it would take to sell the inventory of active listings at the current sale pace if no more units were added to the market. **In a balanced housing market, the months to absorb would be 5 months.** The RPC Region has seen a short period of months to absorb inventory since well before the COVID-19 Pandemic but saw a sharp decline in absorption rate of the inventory of

³ Rockingham Planning Commission Regional Housing Needs Assessment 2023

⁴ NH Office of Planning and Development, Building Permit Data, 2021

active listings from 0.36 months in 2019, to 0.10 months in 2022. The absorption rate is even shorter for homes under \$500,000.

Meanwhile, the state and RPC Region have experienced a decline in the number of closed sales due to a limited housing inventory and a decrease in the number of active listings. In January 2020 there were 495 homes for sale (active listings) in the region. By January 2022 this number had dropped to 196.

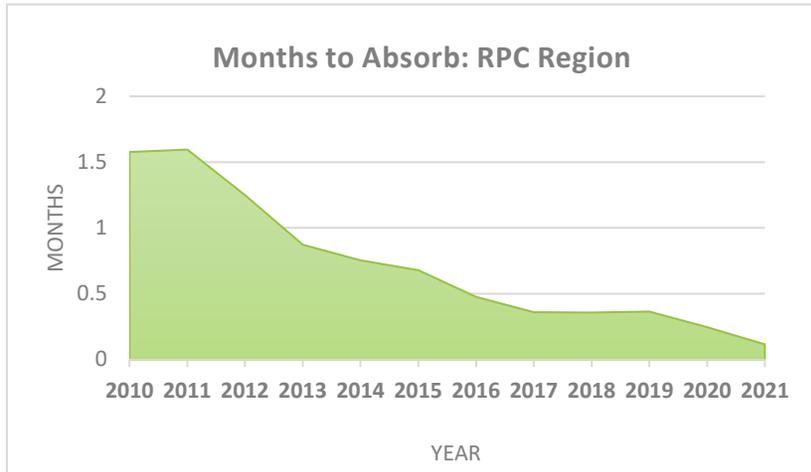


Figure 5: Months to Absorb; RPC Region

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.

The average household size in Fremont is slightly increasing for owner-occupied units and decreasing for renter-occupied units. The following table displays a snapshot of housing supply and characteristics in Fremont compared to the Region and the State:

	Fremont	RPC Region	State of NH
Total Housing Units (2020)	1,810	89,644	648,567
Total Occupied Housing Units (2020)	1,686	80,697	548,026
% Owner Occupied Units (2020)	89.30%	70.10%	70.50%
% Renter Occupied Units (2020)	28.90%	21%	29.50%
Household Size (Occupied Units) (2020)			
1-person household	11.60%	26%	25.90%
2-person household	39.90%	38%	39.00%
3-person household	16.90%	15%	16.10%
4 or more-person household	31.60%	21%	18.90%
Seasonal Housing Units (2020)	0%	5.10%	>10%
Short-Term Rental Units (2022)	3	845	5,582
Homeowner Vacancy Rate (2020)	0.30%	0.80%	0.5%
Rental Vacancy Rate (2020)	1.00%	0.60%	2.40%
Median Age of Housing Units (2020)			
Built in the 2010s or later	8.70%	6%	4.20%
Built in the 2000s	13.70%	12.70%	11.60%
Built in the 1990s	19.20%	12.90%	10.60%
Built in the 1980s	31.70%	19.50%	19.50%
Built in the 1970s	5.40%	14.50%	14.90%
Built in the 1960s	4%	10%	8.60%
Built in the 1950s	4.70%	7.40%	6.80%
Built in the 1940s	3.10%	3%	3.60%
Pre 1940s	14%	14.10%	19.70%

Figure 6: Fremont Housing Data; Source: ACS 5-year estimates; Decennial Census 2020

COST OF HOUSING

The average home sale price in the RPC region in 2022 was \$527,000, an increase from \$250,000 in 2009. Similarly, the average home sale price statewide increased from \$195,000 in 2009 to \$403,000 in 2022.

According to NH Housing’s 2022 Residential Rental Cost Survey, the statewide median gross rent (including utilities) has increased almost 32% in the past 5 years. In 2022, State Median Gross Rent was \$1,510, which represents a 12% increase from 2021. In the RPC Region, the median gross rent in 2022 was \$1,595 representing a 17% increase in the past 5 years.

	2010	2022
RPC Region Median Gross Rent	\$1,086	\$1,595
RPC Region Median Home Price	\$265,000	\$527,000

Since 2010, 83 homes have been sold in Fremont. The average home sale price as of 2023 is \$443,979 (Zillow Home Values Index, 2023), which is lower than the Rockingham region average of \$527,000.

The COVID-19 Pandemic further disrupted the housing market, exacerbating issues of availability and cost. It caused both a decline in supply of homes available for purchase and an increase in demand. In the months following the initial impact of the pandemic, the Federal Reserve lowered interest rates to respond to the economic consequences of COVID-19. 30-year mortgage interest rates in the U.S. dropped from an annual average of 3.94% in 2019 to 2.96% in 2021. This led to a soar in home buying. Since then, the Federal Reserve has raised interest rates in an effort to combat inflation. By October 2022 the interest rate was 6.9%, according to Freddie Mac’s monthly average commitment rate on a 30-year fixed rate mortgage.

While this is still considered low by historical standards, recent increases in mortgage interest rates have made purchasing a home less affordable. For

example, the monthly payment on the median home sale price in 2022 of \$527,000 with a 20% down payment would be \$2,476 at a 2.96% interest rate (includes utilities and taxes). The monthly payment for this same home jumps to \$3,888 at a 6.9% interest rate (Table 2).

Interest Rate – 30-year mortgage	Median Home Sale Price (2022)	20% Down Payment	Monthly Payment (+40% increase accounting for utilities & taxes)	Income Needed to Afford Home (assuming no more than 30% of HH Income spent on housing)
6.9% (2022)	\$527,000	\$105,400	\$3,888	\$155,492.86
2.96% (2021)	\$527,000	\$105,400	\$2,476	\$99,030.42
Additional income needed →			+\$1,412 Monthly Payment	+\$56,462 Income Needed

Table 2: Affording a Home in the RPC Region, 2023 Source: RPC RHNA, 2022

Municipal property taxes make up a significant portion of housing costs. The following table shows the tax rate history in Fremont and surrounding communities between 2014 and 2019. Fremont has historically had one of the higher tax rates in Rockingham County, however, both Danville and Sandown often have similar or slightly higher rates.

“Taxes are too high. People are selling their homes and leaving as they can’t afford this town anymore.”

-Fremont Resident, 2020 Master Plan Survey

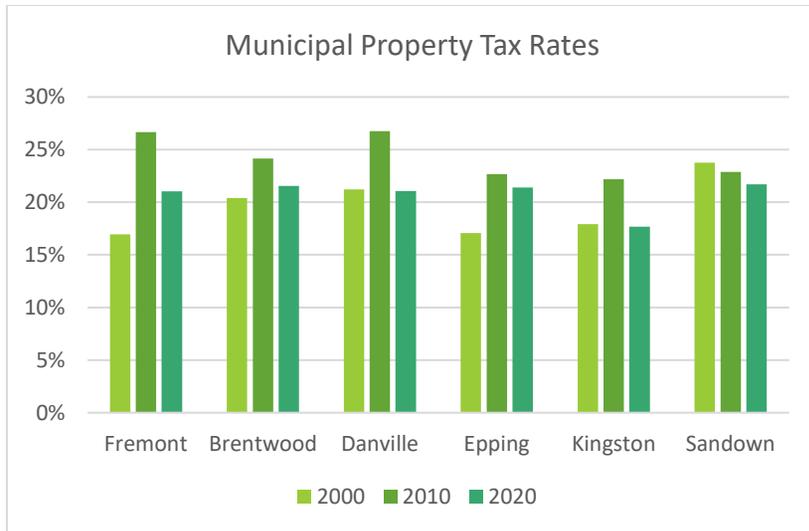


Figure 7: Municipal Property Tax Rates

AFFORDABILITY

Based on the Housing of Urban Development’s (HUD) definition of affordable housing, the household must not spend more than 30% of their household’s income on housing expenses, e.g., mortgage or rent, insurance, taxes, and utilities.

In the RPC region, 26% of homeowner households are spending over 30% of their household income on housing expenses and are considered cost burdened, by HUD’s definition. The number of renter households that are cost burdened is higher with 42.4% spending over 30% of their household income on housing expenses. This is likely due to renters, on average, having lower household income with increasing rental costs and utility expenses.

According to American Community Survey Five Year Estimates, approximately 8% of renters and 16% of homeowners in Fremont are

spending more than 30% of their household’s income on housing expenses and are considered cost burdened.

WORKFORCE HOUSING

Workforce Housing is defined as a variety of housing types that are affordable (no more than 30% of gross household income spent on housing costs) suitable for households of working people with different needs and income levels. The New Hampshire Workforce Housing Statute (RSA 674:58-61) further defines Workforce Housing to include for-sale housing that is affordable to households of four earning up to 100% of the Area Median Income (AMI) or rental housing that is affordable to a household of three earning up to 60% of the AMI. It’s important to note that workforce housing is not always federally subsidized housing such as Housing Choice Voucher (Section 8) or Low-income housing tax credit programs. It’s possible to have naturally occurring Workforce Housing that meets the income qualifications as defined by state statute that isn’t federally subsidized.

RPC REGIONAL HOUSING NEEDS ASSESSMENT

New Hampshire’s Workforce Housing Law requires every NH municipality that exercises the power to adopt land use ordinances and regulations to provide “reasonable and realistic opportunities for the development of workforce housing.” The Workforce Housing Law does not define how much workforce housing must be developed in a municipality, nor does it prescribe a method for estimating that number.

New Hampshire RSA 36:47(II) requires that “For the purpose of assisting municipalities in complying with RSA 674:2, III(I), 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 Rockingham Planning Commission published its Regional Housing Needs Assessment in February 2023. The goal of which is to provide data on housing and demographics, by income

level, so that each municipality in the region can begin to understand their current and future need. **The RHNA may also assist municipalities in determining compliance with the Workforce Housing Statute (RSA 674:58-61).**

As part of the Regional Housing Needs Assessment, the Rockingham Planning Commission in partnership with Root Policy Research, an economic and planning consulting firm specializing in housing market analyses, developed a Fair Share Housing Production Model, which projects the number of housing units, by tenure and Area Median Income (AMI) threshold, that municipalities would need to allow or accommodate to meet projected population and employment demand—and to support a more balanced housing market in New Hampshire. The full methodology for how the housing production model was developed can be found on the Rockingham Planning Commission’s website at: <https://www.therpc.org/RHNA>

According to the model, the State of New Hampshire will need an additional 88,395 housing units total by 2040 to accommodate future projected population growth and employment demand. This includes both owner-occupied housing units and rental units. The RPC region alone will require an additional 14,563 units and the Town of Fremont is projected to need a total of 271 new units by 2040 (Table 3).

	Fremont	RPC Region	NH
Total Units Needed by 2040	271	14,563	88,395
Owner-Occupied Units Needed	182	9,769	58,432
Renter Occupied Units Needed	89	4,794	29,963

Table 3: Housing Needs Projections, Fremont, RPC, NH

The Model further breaks down the number of affordable units needed versus market rate units based on the definition of affordable housing for both homeowners and renters per state law, defined as follows:

- Ownership housing—affordable to households with income equal to or less than 100% of the Area Median Income (AMI) for a 4-person household, as published by the U.S. Department of Housing and Urban Development (HUD) for the Metropolitan Statistical Area (MSA) or county in which the municipality is located.
- Renter housing—affordable to households with income equal to or less than 60% of the Area Median Income (AMI) for a 3-person household, as published by HUD for the MSA or county in which the municipality is located.

Fremont’s breakdown of affordable versus market-rate units needed by 2040 (See Appendix A for Regional Fair Share Numbers):

Fremont	
Total Owner-occupied Units Needed	182
Owner-Occupied Units Below 100% AMI (“Affordable”)	78
Owner-Occupied Units Above 100% AMI (“Market-Rate”)	104
Total Renter Occupied Units Needed	89
Renter Occupied Units below 60% AMI (“Affordable”)	23
Renter Occupied Units above 60% AMI (Market-Rate)	66
Total	271

Table 4: Fremont Affordable and Market-Rate Housing Projections

Area median income is established by the Housing and Urban Development agency (HUD) within designated fair market rent areas (HMFAs). Fremont is located within the Lawrence MA-NH HFMA. The median income for a four-person household in this HFMA as of 2023 is \$118,600. By this standard, the maximum home purchase price for a family of four that would qualify as affordable (by HUD’S definition) is \$352,000. This assumes 5% down payment, 30-year mortgage at 6.35%, estimated 2023 taxes for the area and hazard insurance. For renters, the median income for a 3-person household

is \$64,040. By this standard the maximum monthly rent for a 3-person household deemed affordable is \$1,600 (including estimated utility costs).⁵

It is important to note that the Regional Housing Needs Assessment and Faire Share Housing Production Model were developed as guidance for municipalities to utilize when planning for future population growth and development. Housing markets are dynamic and subject to numerous factors such as interest rates, health of the economy, public funding, etc. that are difficult to predict. The housing projection numbers developed in this model were developed to help municipalities understand their projected future housing needs based on the best possible data that exists today, however, these projections should be evaluated on a regular basis.

The Assessment may be used as guidance for municipalities to meet the legal obligations outlined by the New Hampshire Workforce Housing Statute, however, it is not required.

FUTURE OPPORTUNITIES AND CONSIDERATIONS

There are many factors that impact housing in the region that are beyond the control of municipalities. However, there are also several levers a municipality can control that may impact housing opportunity and barriers within municipal and regional boundaries. These controls range from land use regulations, development of infrastructure, adoption and implementation of tax incentives or policies, among others. Fremont has already adopted land use regulations that promote housing opportunities including an Open Space Preservation Development Ordinance, and an Elderly Open Space Ordinance. Fremont’s zoning ordinance also allows for the construction of accessory dwelling units, manufactured housing and encourages mixed-use development in it’s Main Street and Village Districts.

Like many rural communities in New Hampshire, Fremont does not have municipal water and sewer infrastructure. All residents are serviced by

private wells and on-site septic systems, which have specific building and water resource protection setbacks. Additionally, approximately 21% of Fremont’s landscape is made up of wetlands, including prime wetlands, which is land unsuitable for development (Figure 8). The town’s Aquifer Protection District and Watershed Protection District require stringent building setbacks to protect the town’s water resources. Because of these aspects, Fremont is limited in its ability to accommodate and support dense housing development.

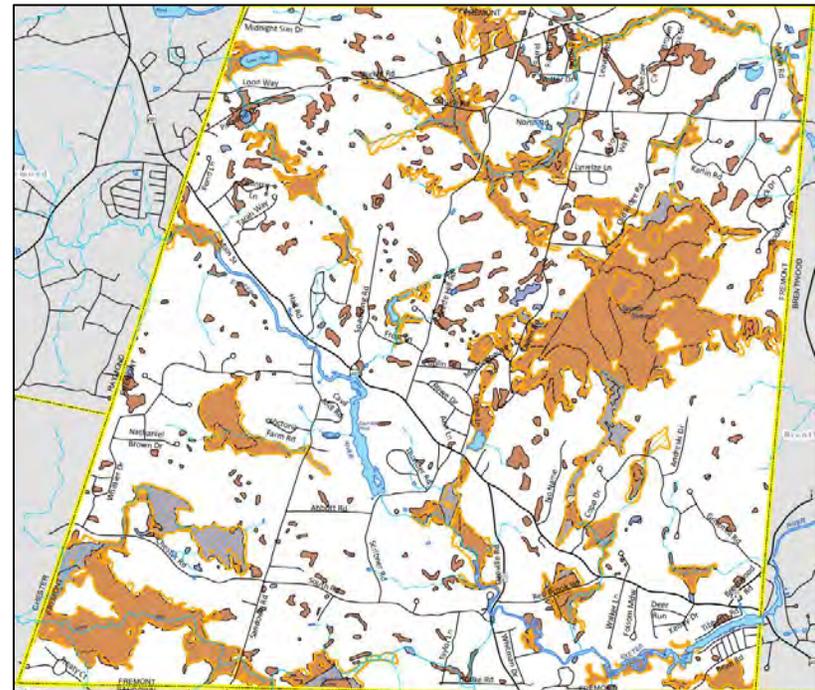


Figure 8: Fremont Wetlands

⁵ NH Housing Finance Authority 2023 Workforce Housing Purchase and Rent Limits

This section provides an overview of various housing tools that communities including Fremont may consider utilizing to further encourage housing opportunities. Several of the following strategies derived from the [New Hampshire Housing Toolbox](#), a compilation of strategies available to New Hampshire cities and towns to produce more housing and housing that is aligned with community needs and vision.

AGE FRIENDLY COMMUNITIES

Age-friendly neighborhoods are places that address the needs of younger and older adults that may move away from their community due to a lack of housing that fits their needs. Typically, younger adults that hope to buy their first home and older adults that want to downsize are looking for similar housing essentials: smaller and easier-to-maintain homes that are affordable. Older adults in particular may also want single level living arrangements.

According to Fremont’s Age Friendly Community Assessment, many residents indicated that if they have looked for a place to live in the past five years or were considering finding another home to live in Fremont, there were few options available that met their needs/desires.

“Low-income senior housing would be beneficial for those like myself who would like to remain in their hometown.”
 -Fremont Resident, Age Friendly Community Survey (2022)

Fremont Age Friendly Communities Question 11) If you have looked for a place to live in the past five years, or are considering finding another place to live in your community in the future, how would you rate the options available for you related to:

	Many Available	Some Available	Few Available	None Available	Not Applicable	Don't Know
Desired type of home (e.g. single family, apartment, condo, other)	2%	21%	37%	13%	18%	10%
Design (e.g. single floor living, width of doors, few, or no steps to get in)	2%	22%	37%	7%	19%	14%
Location near places I want to go	6%	23%	32%	9%	13%	10%
Maintenance I'm willing to take on (e.g. lawn, raking, snow clearance)	2%	22%	30%	10%	22%	14%
Affordability within my budget	1%	13%	40%	15%	19%	11%
Sense of acceptance (if looking for an assisted living or other retirement community or neighborhood)	2%	20%	21%	7%	25%	25%

Figure 9: Age Friendly Community Assessment Survey Results 2022

Fremont currently implements and Elderly Open Space ordinance to encourage the development of housing that meets the needs of elderly citizens. However, the town should continuously revisit the ordinance and revise as needed to ensure the standards accurately reflect the needs of elderly residents.

INCLUSIONARY ZONING

Inclusionary Zoning (IZ) is a land use regulation that encourages the creation of deed-restricted affordable housing (homes that must be rented or sold at a price affordable to the typical household) within market-rate developments. The typical IZ law specifies that certain zoning rules (maximum density, dimensional rules, minimum parking) can be relaxed for new developments of a certain size if that development rents or sells a portion of its units at an affordable rate to income-eligible households.

Under New Hampshire law, IZ must be voluntary (i.e., a developer elects to provide the affordable units in exchange for zoning relief).

The Town may consider conducting a financial analysis to whether and at what levels IZ might work in Fremont. The analysis should consider typical home rents/prices, land and construction costs, Fremont's income distribution, the proportion of affordable units within an overall development, the level of affordability of those units, the number of units in a development at which IZ goes into effect, density bonuses or other zoning relief, the impact on market-rate rents/prices, and more.

REDUCED DIMENSIONAL REQUIREMENTS

Dimensional standards such as minimum lot size, road frontage and building setbacks determine the amount, location, shape, and size of a development. In some cases, these standards can hinder development. For example, in some cases the required land area per dwelling unit may greatly exceed the land area required to support subsurface wastewater disposal requirements based on soil-based criteria. There may also be cases where the permitted density (units per acre or structures per lot) may be more restrictive than what a public wastewater system may be capable of handling and therefore limiting to development. Fremont currently has a 2-acre minimum lot size or 3 acres if the lot is located in the town's Aquifer Protection District. Minimum lot size increases by twelve thousand square feet per dwelling unit when less than 5 units and by twenty-thousand square feet for 5 or more units. Lot size is reduced for cluster developments. The Planning Board may consider exploring alternative lot sizing requirements that offer more flexibility such as lot size averaging, which permits flexibility in subdivision layout to promote the best use of land while minimizing the alteration of natural topography (the basic concept of cluster/conservation subdivisions). The Planning Board has also expressed interest in soil-based lot sizing, which has been supported through previous iterations of the master plan.

Parking standards can also impact housing development. Most zoning and site plan regulations require a generous amount of parking supply for residential and commercial development. These requirements often have economic and environmental implications. Large amounts of parking space increase the overall cost of the development and the amount of land required for that development. Excess parking space also increase impervious cover, which degrades the environment and contributes to higher rates of stormwater runoff. The Planning Board may consider evaluating the town's existing parking requirements to ensure current standards appropriately fit the needs of the district in which they're being required.

TRANSFER OF DEVELOPMENT RIGHTS

Transfer of Development Rights (TDR) is a zoning tool used to distribute development in an area to the places best suited for development, while letting all property owners recoup the value of development. Within a TDR framework, the owner of land ill-suited for new housing (e.g., where there is a farm or where there are no utilities) could sell development rights to an owner of land more suitable to new housing (e.g., in a developed area with infrastructure access). The benefit of a TDR is that it ensures new housing options are built in areas with existing infrastructure and amenities while preserving open space, agriculture, and ecologically significant areas such as wetlands.

Fremont's land use chapter specifically recommends the town consider adopting a transfer of development rights ordinance to protect the town's existing open spaces and concentrating development in its village and main street districts.

CONCLUSION

As stated in Fremont's Vision Chapter, the town aims to provide diverse housing opportunities that meet the needs of current and future residents while maintaining desired community characteristics. Residential development, especially development that provides a range of housing opportunities, will be important to support a growing and shifting population. However, increasing development will have negative impacts on the town's natural resources. The town will need to explore innovative land-use planning strategies for accommodating residential growth as well as fulfilling the state's requirement for workforce housing that is harmonious with the natural environment.

GOALS AND RECOMMENDATIONS

The Planning Board has developed the following goals regarding housing in Fremont:

1. Provide a range of housing options that meet the needs of current and future residents which are suited to the town's community character.
2. Plan for population growth and housing development while balancing the preservation of open space and natural resources.

IMPLEMENTATION PLAN

(Following page)

Housing Goals and Recommendations

Recommendation 1 – Provide a range of housing options that meet the needs of current and future residents which are suited to the town’s community character.

	Responsible Party	Timeframe	Cost	Funding Source	Progress
Action Item #1 Periodically review town regulations to ensure such regulations allow for fair and equitable housing development in town, including the development of workforce housing as required by NH RSA 674:48-61.	Planning Board	Ongoing	No cost	NA	Ongoing
Action Item #2 Consider adopting an inclusionary housing ordinance to incentivize the development of affordable housing units to income-eligible households.	Planning Board	Long term	No cost	NA	Not started
Action Item #3 Periodically review the Elderly Open Space Ordinance and revise as needed to ensure standards promote housing design and development that fit the needs of elderly residents e.g., universal design, single-level living, shared amenities, etc.	Planning Board	Ongoing	No cost	NA	Ongoing

Recommendation 2 – Plan for population growth and housing development while balancing the preservation of open space and protection of natural resources.

	Responsible Party	Timeframe	Cost	Funding Source	Progress
Action Item #1 Consider adopting a density transfer ordinance. This would allow large areas of undeveloped land to be protected in exchange for concentrating development in areas that best support an increase in population (Land Use Chapter 2021 Goal).	Planning Board	Long term	No cost	NA	Not started
Action Item #2 Consider providing land use regulatory incentives such as density	Planning / Select Board	Long term	No cost	NA	Not started

bonuses, reduced dimensional and parking standards, fee waivers etc. for residential and business development that advance energy and water conservation measures.					
Action Item #3 Review zoning, site plan and subdivision dimensional standards including frontage, lot size, setbacks, parking etc. for potential modifications that increase housing development opportunity.	Planning Board	Ongoing	No cost	NA	Ongoing
Action Item #4 Review existing Open Space Preservation Development ordinance and revise as needed to ensure standards are clear and practicable.	Planning Board	Ongoing	No cost	NA	Ongoing
Action Item #5 Evaluate the possibility of adopting a lot size averaging ordinance, to permit flexibility in subdivision layout based on the character of land and neighborhoods, adequacy of soils to support on-site wastewater disposal and wells and other factors related to accessibility, safety, impervious surface, and traffic (iteration of 2009 Goal #2).	Planning Board	Ongoing	No cost	NA	Ongoing

Root Policy Research, Fair Share Production Model, Fair Share Tables, 2022

Analysis conducted for Rockingham Planning Commission in collaboration with the NH Office of Planning and Development -

Town	2025						2030						2035						2040									
	Total Units	Owner Units	Owner Units Below 100% AMI	Owner Units Above 100% AMI	Renter Units	Renter Units Below 60% AMI	Total Units	Owner Units	Owner Units Below 100% AMI	Owner Units Above 100% AMI	Renter Units	Renter Units Below 60% AMI	Total Units	Owner Units	Owner Units Below 100% AMI	Owner Units Above 100% AMI	Renter Units	Renter Units Below 60% AMI	Total Units	Owners	Owner Units Below 100% AMI	Owner Units Above 100% AMI	Renter Units	Renter Units Below 60% AMI				
Atkinson town	158	108	49	59	50	13	37	291	199	91	108	93	24	69	382	259	118	141	123	32	91	432	291	133	158	141	37	104
Brentwood town	108	74	20	53	34	6	29	198	135	37	98	64	10	53	260	176	48	127	84	14	70	294	197	54	143	97	16	81
Danville town	95	65	32	33	30	11	19	175	119	59	60	56	21	34	229	156	77	78	74	28	46	259	174	87	88	85	32	52
East Kingston town	51	35	17	18	16	6	10	94	64	31	33	30	12	18	123	83	40	43	40	15	24	139	94	45	48	46	18	28
Epping town	196	134	53	80	62	22	41	360	245	98	147	115	40	75	471	318	128	191	153	53	99	533	357	143	214	176	61	115
Exeter town	472	322	127	195	150	44	106	867	589	233	356	278	82	196	1,135	766	304	463	368	109	260	1,284	860	341	519	424	124	299
Fremont town	100	68	29	39	32	8	23	183	125	54	71	58	15	43	240	163	70	93	77	20	57	271	182	78	104	89	23	66
Greenland town	109	74	24	50	35	5	30	200	136	45	91	64	9	55	262	177	58	119	85	13	72	297	199	65	134	98	14	83
Hampstead town	202	138	61	77	64	28	36	372	253	113	141	119	53	66	488	330	147	184	157	70	87	551	371	165	206	180	80	100
Hampton Falls town	51	35	13	22	16	2	15	94	64	24	40	30	3	27	124	84	32	52	40	4	36	140	94	36	59	46	5	41
Hampton town	571	389	147	242	183	43	140	1,049	712	270	442	338	79	258	1,372	925	352	573	447	105	342	1,552	1,038	395	643	515	121	394
Kensington town	45	31	14	17	14	4	10	83	56	26	30	26	8	18	108	74	34	40	35	10	24	123	83	38	45	40	12	28
Kingston town	138	94	50	44	44	25	19	253	173	93	80	81	45	35	332	225	121	104	107	60	47	376	253	136	117	123	69	54
New Castle town	32	22	7	14	10	1	9	58	39	13	26	19	3	16	76	51	17	34	25	3	21	86	58	19	39	28	4	24
Newfields town	45	31	8	23	14	2	12	82	56	14	42	26	3	23	108	73	19	54	35	4	30	122	82	21	61	40	5	35
Newington town	23	16	5	11	7	1	7	42	29	9	19	14	2	12	55	37	12	25	18	2	16	63	42	14	28	21	2	18
Newton town	106	72	27	45	33	11	23	194	132	50	83	62	20	42	254	173	65	108	82	26	56	288	194	72	121	94	30	64
North Hampton town	131	89	33	56	42	10	31	240	163	60	103	77	19	58	314	212	78	134	102	25	77	356	238	88	151	117	29	88
Plaistow town	172	118	59	58	55	17	38	317	216	109	107	101	31	70	415	282	142	139	134	42	92	470	316	160	156	154	48	106
Portsmouth city	680	463	159	304	217	52	165	1,250	849	292	556	401	96	306	1,635	1,104	381	723	531	127	404	1,850	1,239	427	811	611	146	466
Raymond town	191	131	80	51	60	28	32	352	240	147	93	111	52	59	462	314	192	122	148	69	79	522	353	216	137	169	79	90
Rye town	175	119	40	79	56	16	40	321	218	73	145	103	29	74	420	284	95	189	137	38	98	476	318	107	212	157	44	114
Salem town	933	636	294	341	297	72	225	1,714	1,165	539	625	549	134	415	2,243	1,516	702	814	727	178	549	2,537	1,701	788	913	836	203	633
Sandown town	137	94	40	54	43	22	22	252	171	73	98	80	40	40	330	224	95	128	106	54	53	373	251	107	144	122	62	61
Seabrook town	207	141	77	63	66	19	47	380	258	142	116	121	35	87	497	336	185	151	161	46	115	562	378	208	170	185	53	132
South Hampton town	19	13	5	8	6	3	3	35	24	9	15	11	5	6	46	31	12	20	15	7	8	52	35	13	22	17	8	9
Stratham town	205	139	47	92	65	15	50	376	255	87	169	120	27	93	492	332	113	219	159	36	123	557	373	127	246	183	42	142
Total	5,351	3,649	1,522	2,127	1,702	485	1,217	9,834	6,685	2,790	3,895	3,149	899	2,250	12,875	8,704	3,637	5,068	4,170	1,193	2,977	14,563	9,769	4,081	5,688	4,794	1,365	3,429

*AMI is the Area Median Income

This Regional Housing Needs Assessment and the methodology by Root Policy Research that resulted in the fair share table in Appendix E does not break out the current municipal fair share of regional need for workforce housing and therefore shouldn't be relied on for current compliance with the state's Workforce Housing Law, RSA 674:58 – 61. For a municipality to demonstrate that its existing housing stock supplies its current fair share of regional need for workforce housing would require an analysis at the municipal level undertaken separately from this assessment. Specifically, RSA 674:59, III states, "A municipality's existing housing stock shall be taken into consideration in determining its compliance with this section. If a municipality's existing housing stock is sufficient to accommodate its fair share of the current and reasonably foreseeable regional need for such housing, the municipality shall be deemed to be in compliance with this subdivision and RSA 672:1, III-e".