

Harrisville's Housing Research Project 2024

Executive Summary

Brief Background

The Housing Research Project (HRP) is an initiative led by a team of volunteers to study and develop recommendations to effectively relieve the shortage of available affordable housing in town. This HRP report is addressed to the residents of Harrisville and to the Select Board, Planning Board and ZBA, as the support of these town entities is key to crafting planning processes and zoning ordinances that will enable more affordable housing to be developed. The report will also be of interest to future teams and individuals as they implement the recommendations from this project.

This report and assessment are based on responses received from an online community survey (221 participants), two focus groups of 10-12 residents each (September 17 and 24, and a community conversation attended by 60 residents (November 11).

Of the 221 people completing the survey, 76% identified as homeowners in Harrisville, 13% as renters, 7% as non-residents (many of whom work in town or own summer homes), and 4% as individuals who previously lived in Harrisville or hoped to move there.

Demographically the respondents were representative of Harrisville, with 50% aged 65 or older, 22% aged 55-64 years old, 10% aged 45-54 years old, 13% aged 35-44 years old, 4% aged 25-34 years old, and 1% aged 18-24.

Data Synthesis and Major Tenets

From the survey, focus groups and community conversation there was a clear consensus: Harrisville has too few affordable housing options. This issue is underscored by U.S. Census Bureau and other data from 2000-2020, declining population of youth, young families, and young adults; declining enrollment at Wells Memorial School; the challenges seniors face to successfully age in place; rising construction and land costs; and the town's increasingly aging population, with over 30% of residents aged 65 or older.

The findings of the Housing Research Project echo priorities set forth in the 2014 Town Master Plan, which emphasized the importance of developing an affordable housing strategy to retain young families, support aging residents, and preserve the diversity and vitality of the town. The [Master Plan](#)¹ identified key goals, including creating a better mix of rental and purchase options, supporting the town's school system by attracting younger families, and balancing preservation and growth to maintain Harrisville's historic character. These views were also articulated in the 2010 charrette, **Harrisville 2020**. The alignment of these earlier goals with the HRP's findings reinforces a long-standing need for coordinated action.

While most residents would like to see more affordable housing, they also recognize that this is a complex national and regional challenge. Many of the hurdles to resolving the housing shortage are difficult to overcome. However, residents want to explore a variety of housing options to meet the diverse needs of residents. The proactive approach to facing

¹ <https://harrisvillenh.org/wp-content/uploads/2016/03/MasterPlan2014.pdf>

the lack of affordable housing was linked to some basic tenets that would keep Harrisville the community we all love. These included maintaining its historic role and appearance, including conservation and sustainability as important elements in buildings and in preserving Harrisville’s natural and architectural beauty. The overall goals include steering away from developmental sprawl, and avoiding more driveways onto roads. The attendees were generally in favor of adopting criteria for renovating existing large structures into multi-family homes or duplexes, being creative with Accessory Dwelling Units (ADUs), and encouraging pocket neighborhoods. They want the Town to continue having a strong community, one that embraces those of all ages, with engaging outdoor, civic and art activities. There is a strong belief that a multi-aged community benefits the young and aged individuals, as well as providing economic benefits overall.

Recommendations

Accordingly, we believe that Harrisville must adopt a thoughtful, flexible, long-range approach to develop affordable housing. A **Housing Action Team** should be formed to facilitate implementation of the two goals. The recommended goals aim to balance progress with the town’s preservation values. The first goal focuses on key zoning ordinance changes, without which much of the actual creation of more affordable housing, the second goal below, cannot be accomplished.

- 1) Form a Housing Action Team, a partnership of concerned individuals and entities, that will work with the Planning Board, Ordinance Review Committee, Zoning Board and Select Board** to help them develop and propose specific zoning ordinance changes for 2026 Town Meeting and beyond if needed. Ordinance changes needed are:
 - a) Permit in the Residential/Agricultural and Village zoning districts: new and renovated duplexes; and renovation of existing structures into multi-family houses.
 - b) For the Residential/Agricultural and Village Districts develop an ordinance that permits higher-density, including, “pocket neighborhoods”
 - c) Include criteria in the ordinances that further protect and promote Harrisville’s values around preservation, environment, heritage, architecture and open community spaces, while enabling affordable housing (see Appendix)
- 2) The Housing Action Team will also work to facilitate the development and use of affordable housing units over the next five years 2025 - 2030, i.e.:**
 - a) Develop new or renovated affordable housing² units (rent or purchase)
 - b) Develop and pilot one new pocket neighborhood of 4-12³ units
 - c) Fund a professional planner to work with the Team to accomplish its goals

The Housing Action Team would not be a formal Town Committee, rather an ad hoc group. It would be unencumbered by bureaucratic reporting requirements. The Team must be reliable and earn the trust of residents and town organizations. Trust is earned by frequent, ongoing two-way feedback and by showing results.

² Affordable housing is defined as purchasable/rentable housing at a cost that enables individuals or families to spend 30% or less of their annual income on housing. It also means enabling those with middle-incomes (\$50-100K annual income) to afford to purchase or rent suitable housing in town.

³ Architect Ross Chapin and theorist Christopher Alexander argue that the optimum size of a ‘pocket neighborhood’ is around 8 to 12 households.

Harrisville has a history of proactive and positive changes: in town infrastructure, in trail development and signage, in helping develop an energy cooperative at the state level to reduce electric rates and increase renewable energy usage, in a study of internet feasibility, in internet ordinance development, and in development of a Broadband warrant to provide better internet service townwide.

Harrisville has shown that it can respond to housing challenges. In 2010-11 architects, contractors, tradesmen and donors responded to the total destruction by fire of a neighbor's completely uninsured home in Eastview. Over \$150,000 was raised in financial gifts, in-kind donations and donated labor in nine months. Over 500 people gave in various ways to rebuild the house, and a new, green 1200 sq ft house was ready to move back into at the beginning of September 2011. These kinds of capacities reside among us, waiting to be tapped again.

Housing Project Report Team members: Lisa Anderson, Paul Clark, Ned Hulbert, Don Scott, Sherry Sims. Advisors and Technical Supporters to the Team: JB Mack of SWRPC and Jonathan Morgan, Ph.D.

Harrisville Housing Research Project (HRP) 2024 Report

The HRP, as mentioned in the Executive Summary, is an initiative led by a team of volunteers to study and develop recommendations on addressing the shortage of available housing in town effectively. This report and assessment are based on responses received from an online community survey (221 participants), two focus groups of 10-12 residents each (September 17 and 24), and a community conversation attended by 60 residents (November 11). The HRP Team met on a regular basis from August 2024 through January 2025. Data was collected through online (confidential) survey, focus groups and a community conversation.

Process

The focus group format consisted of an initial presentation of demographic and statistical information collected from the Regional Housing Needs Assessment (RHNA) Public Report⁴ (2023), and geographical and land characteristics pertaining to housing development in Harrisville including: Current Use and Conservation, Steep Slopes, Wetlands and Aquifers. The second portion of the information presentation focused on demonstration of types of housing structures and when applicable providing photographic examples in Harrisville. The final portion of the Focus Group format consisted of open dialogue in response to questions. Notes were taken by one person that the group was asked to collaborate with for accuracy.

The Community Conversation received positive attendance with 60 people participating. Those attending together were requested to sit at separate tables in order to facilitate independent answers and active participation; tables consisted of 5-6

⁴ The RHNA is based on an assessment of all 35 towns in the southwest region of New Hampshire, managed and conducted by our regional planning commission in Keene, NH, Southwestern Regional Planning Commission. (https://harrisvillenh.org/wp-content/uploads/2024/11/RHNA_Public_Report.pdf)

participants. The initial portion of the Community Conversation involved information presented with a projector. The demographic and statistical information presented at the Focus Groups was briefly touched on, with more emphasis given to the second portion of the information presentation focusing on demonstration of types of housing structures and with photographic examples in Harrisville. Each table was asked to designate a notetaker and presenter (which could be the same person), and then provided a series of questions to answer one-at-a-time. Each table presented a summary at the end to the group at large. Each table provided their notes at the end of the Community Conversation to the organizers for data analysis.

The online survey was developed by the HRP with assistance from professionals for questions that would yield functional data. These same professionals also assisted with statistical analysis and interpretation. The online survey was confidential and able to be completed in less than 15 minutes with the majority of the questions being multiple choice or yes/no answers. There was the opportunity to provide (confidential) responses or comments to survey participants. Of the 221 people completing the survey, 76% identified as homeowners in Harrisville, 13% as renters, 7% as non-residents (many of whom work in town or own summer homes), and 4% as individuals who previously lived in Harrisville or hoped to move there. See Appendix C for survey questions.

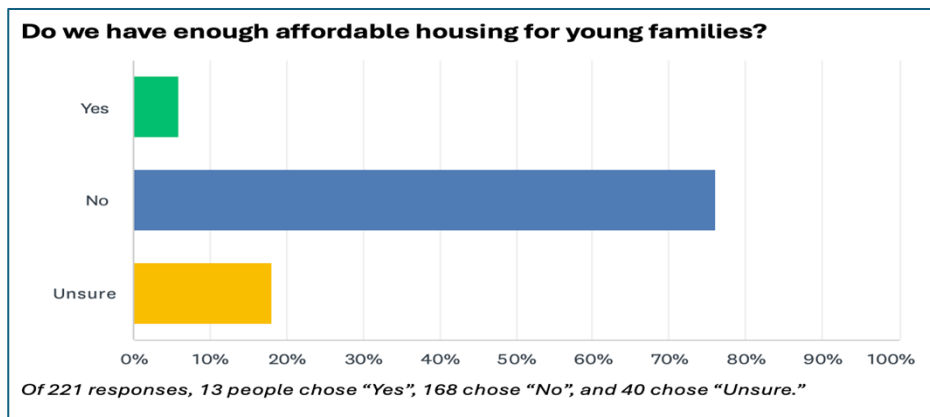
Are others concerned about affordable housing in Harrisville?

From the survey, community conversation, and focus groups there was a consensus that there are fewer affordable housing options in town than people would prefer. The community sees this shortage impacting two main groups: families and seniors. Over 75% of survey participants say that we do not have enough affordable housing options for young families.

A similar question on the survey (“Do we have enough affordable housing for seniors to age-in-place”) suggests that for nearly half of the community the answer is no (47%) while the rest are

largely unsure (43%). The large number of people unsure about whether there is enough housing for seniors to age in place may be due to a lack of awareness about what this would require (e.g., access to nearby helpers, easy access to health services, etc.).

These direct concerns about young families and seniors are underpinned by the broader reflection that a majority of residents personally know someone who was not able to move to Harrisville due to this shortage. In the rest of the report, we will explore the perceived causes, obstacles, and opportunities presented by addressing this shortage. But it is helpful to start with the place of agreement: most Harrisville residents that we spoke to see the lack of affordable housing as a serious issue impacting the long-term health of the town.



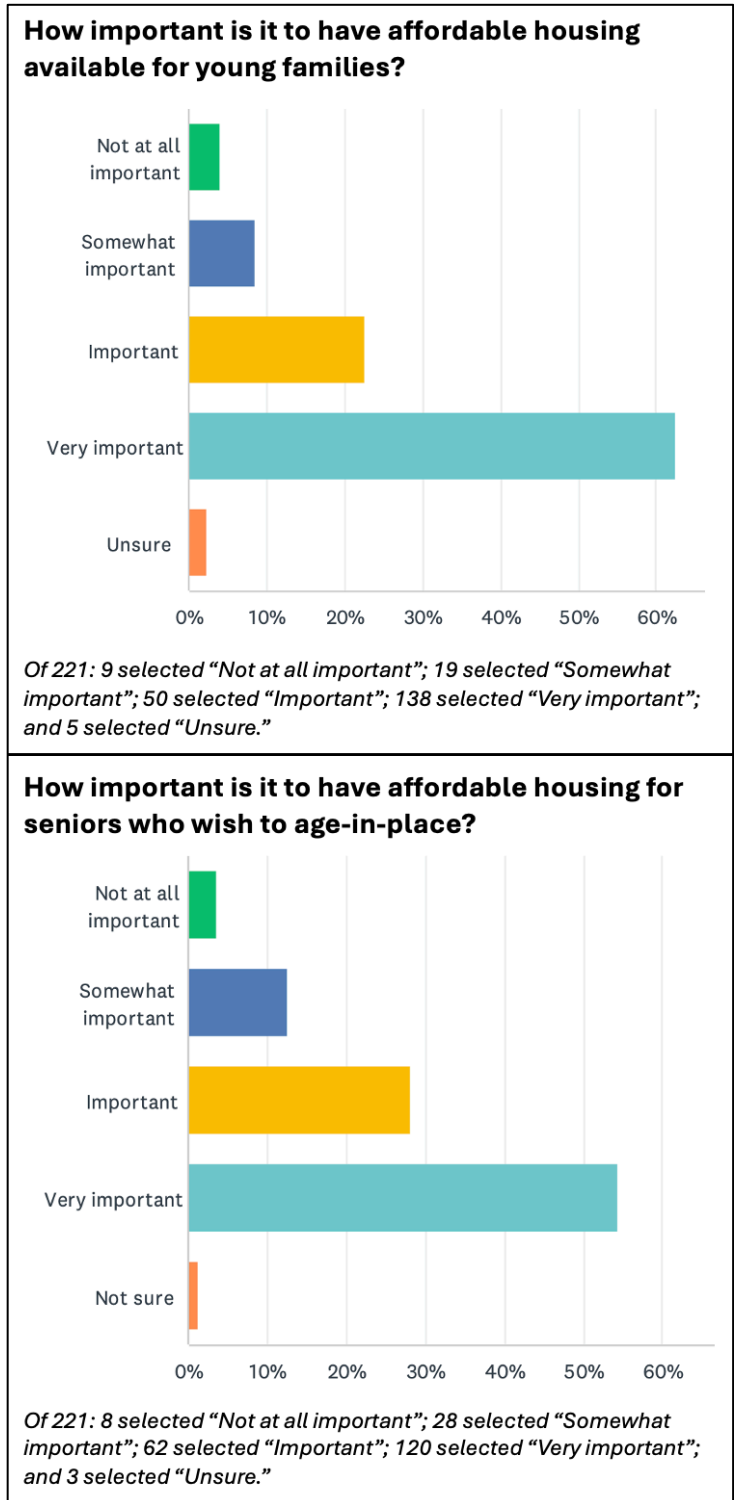
How important is it to address this lack of affordable housing?

Building from the perceived lack of affordable housing options in Harrisville, the concern for young families and seniors is likely spurred by demographic issues surfaced during the community conversations: the median age of Harrisville residents is 57 years old (with 30% over 65 years old).

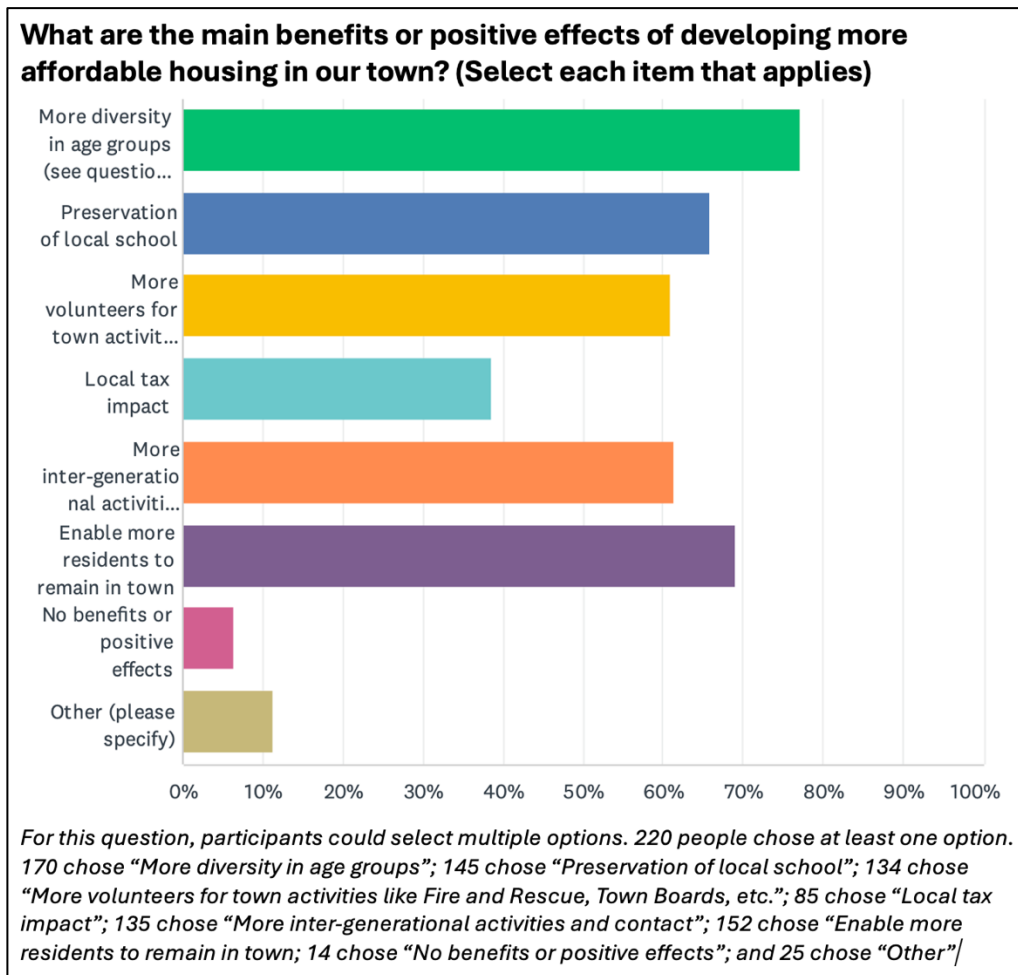
During community conversations, many residents shared how current housing can make it difficult for seniors to stay in place, whether due to maintaining a large home, affording taxes on these expensive properties, or simply accessibility issues with many of the older homes in town. Some seniors suggested the desire to downsize but recognized that doing so would mean having to leave town and their communities here.

The flipside of this demographic shift was expressed in the importance of being able to draw young families to Harrisville. One of the primary concerns expressed was the impact this demographic imbalance will have for Wells Memorial School (WMS). With declining enrollment over the past two decades, some groups feared a feedback loop succinctly put by one group: “dead schools do not bring young people to town.”

The consensus across our data and conversations was that to preserve the character and spirit of Harrisville, we need housing options that can meet the needs of a wider range of people, such as middle-income (\$50-100K/year annual income) young adults, families, and seniors who cannot currently find affordable housing.



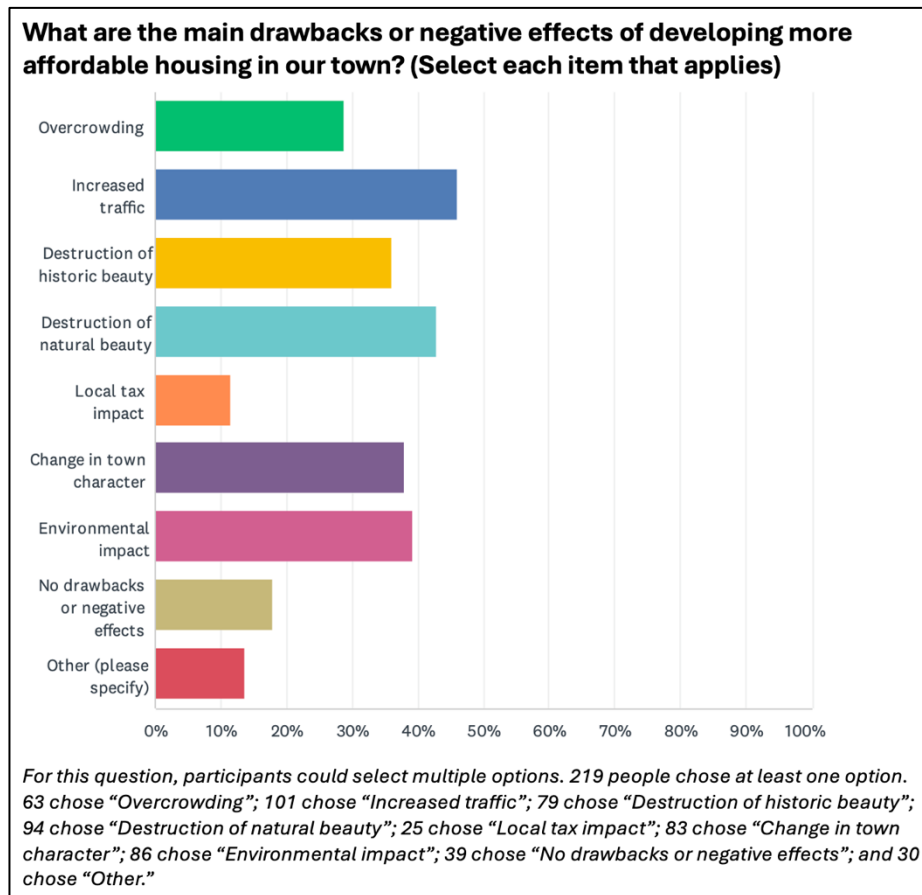
What are the benefits of resolving this issue?



While saving WMS and allowing seniors to remain in town remain the primary perceived benefits, people saw a range of other positive effects that would arise from providing more affordable housing in Harrisville. Having a diverse range of ages in town with more inter-generational activities reflects the way in which more affordable housing would help preserve the character of Harrisville. As many people noted, while valuable in and of itself, this demographic diversity would also translate into various other benefits such as economic stability and more employment opportunities.

Having more volunteers for Fire and Rescue and for local town boards, or allowing people who work in Harrisville to live here, are concrete examples of the various needs that affordable housing could meet. The community conversations surfaced the same range of benefits that would come about from more affordable housing options. As one group put it, such a movement would help keep Harrisville from becoming just an expensive retirement community.

What are the potential downsides to more affordable housing?



While there is broad agreement about the importance and benefits of affordable housing in Harrisville, people were thoughtful about the potential drawbacks if it is pursued carelessly. From written responses and conversations, the main worries were the possible negative impacts on the historic character of the mill village, on the natural beauty and quiet of the rural districts and on environmental consequences of development.

Lastly, numerous participants expressed concern that housing developed with good intentions—for families or downsizing seniors—might inadvertently contribute to turning Harrisville into more of a tourist town. For example, there is apprehension that newly constructed 'affordable' houses might quickly be sold and 'flipped' to become 'market rate' housing or repurposed as short-term/seasonal rental (Airbnb-type) properties.

With these concerns in mind, people were largely optimistic that most drawbacks could be avoided with sufficient community awareness and guardrails. On balance, the possibility for positive effects could largely outweigh possible negative outcomes, if the latter can be mitigated through careful planning.

What are the challenges to providing more affordable housing?

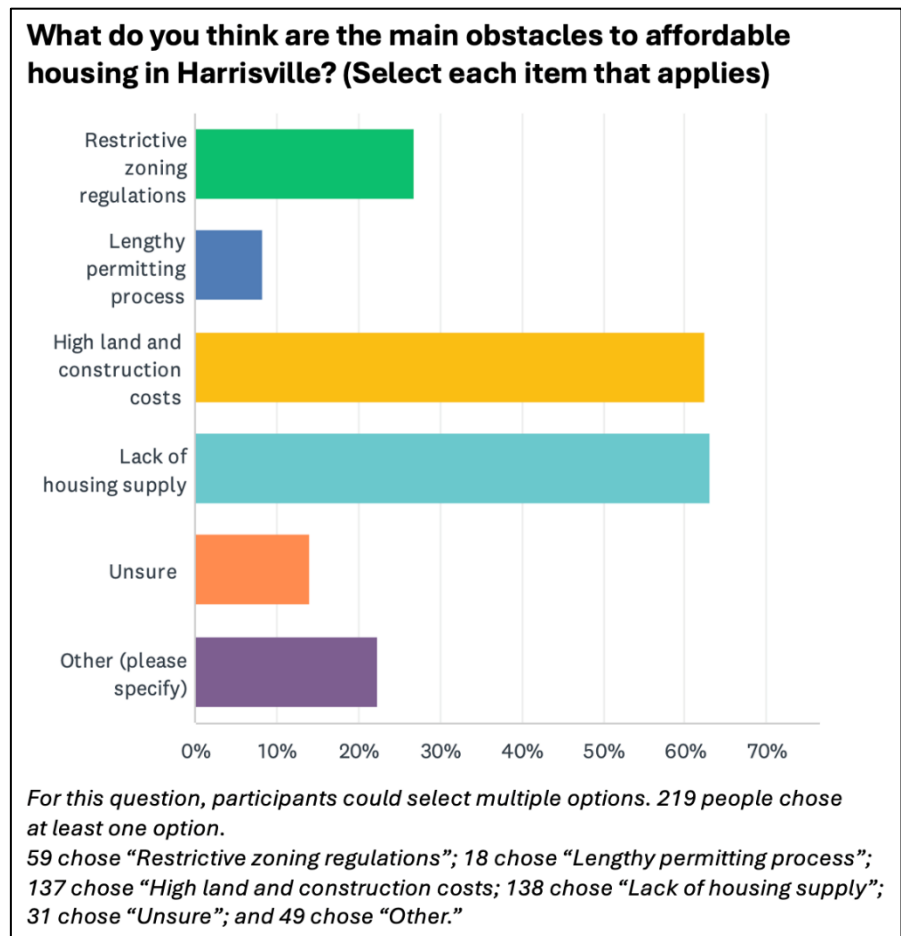
With broad agreement about the benefits of affordable housing, the natural question emerges: why is it not already occurring?

Some of the perceived obstacles are larger “market failures” that we as a community will likely be unable to directly address (e.g., high costs). Other broader issues emerged within conversations about the challenges of Harrisville’s location. For example, some people noted that the lack of easy transportation for commuters and high schoolers – and lack of

other services like after school care - could turn people away from choosing to live in Harrisville. Other obstacles, such as the lack of housing supply, are seen as connected to the many houses in town that are seasonal homes or short-term rentals.

Few survey participants see zoning restrictions or permitting as the main obstacle to affordable housing. Some noted that zoning ordinances are written in a way that does not communicate the ‘possibilities’ for developing their property for additional housing. These individuals view the zoning ordinance as more of an impediment than a tool. Simpler, clearer guidelines, or direct examples of permitted uses could help mitigate this perception.

While zoning ordinances were not perceived to be a major hurdle for more affordable housing, it is important to note that many of the proposed solutions that people were the most excited about (e.g., multi-family homes, duplexes, pocket neighborhoods, larger ADUs) are not currently permitted in the districts outside of the villages. This lack of supporting ordinances suggests that many people are not aware of the ways in which the lack of housing options in current zoning regulations could impede affordable housing. It also suggests that more options in the Residential Agricultural District could incentivize more affordable housing there.



What is the path forward?

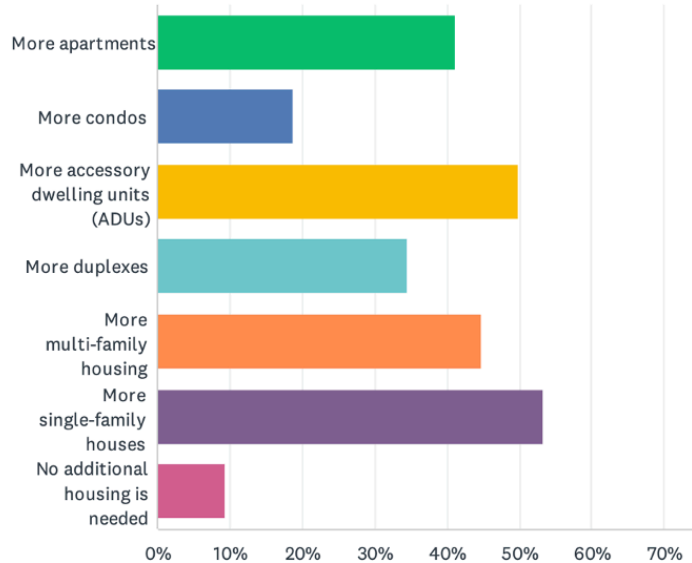
In the survey and in the public conversations, people shared a wide range of possibilities for meeting the need for affordable housing. In the public conversations, everyone seemed to agree that “affordable” solutions would mean using less land (i.e., more density) and smaller dwellings (less square footage). Across our focus groups and community meetings, the path forward is the topic that regularly generates the most excitement and energy.

In the survey, the path forward was expressed in two ways: the type of housing that is needed and the location of renovated, or new, homes.

People had a broad range of preferences for the type of housing with no single strong

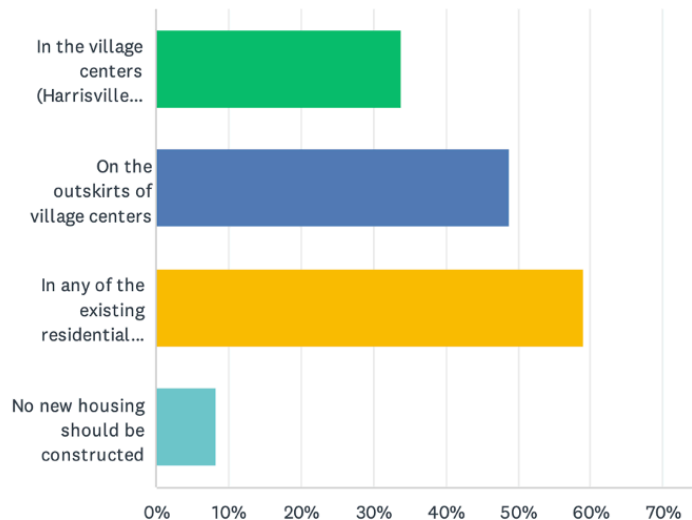
majority. Community conversations reflected the same diversity of responses, with some residents excited about the possibility of renovating large houses (or non-residential

What types of housing do you think are most needed in our town? (Select each item that applies)



For this question, participants could select multiple options. 214 people chose at least one option. 88 chose “More apartments”; 40 chose “More condos”; 107 chose “More accessory dwelling units (ADUs)”; 74 chose “More duplexes”; 96 chose “More multi-family housing”; 114 chose “More single-family houses”; and 20 chose “No additional housing is needed.”

Where do you think new housing should be located?



For this question, participants could select multiple options. 215 people chose at least one option. 73 chose “In the village centers (Harrisville or Chesham)”; 105 chose “On the outskirts of the village centers”; 127 chose “In any of the residential areas”; and 18 chose “No new housing should be constructed.”

structures such as barns) into multi-family homes, while others saw ADUs as the best viable option for meeting Harrisville's affordable housing needs: Rather than preferring one type over another, participants largely voiced their opinion that they prefer a mixture of housing types. Specifically, they do not want to see homogeneous neighborhoods consisting solely of similarly sized and priced houses catering exclusively to one demographic group (e.g., all seniors, all low- or middle-income households, or all young families). Alongside this preference for diversity, there was no strong opposition to any particular type of housing, so long as any renovations or new construction blend in well with the architectural character of town and do not detract from the natural, rural environment.

Some people saw the opportunity for new homes in Chesham since they would be close to WMS. Other people suggested that the easiest path forward would be to renovate existing structures more effectively to provide additional housing. More renovations could help meet environmental and preservation concerns with little change to building footprints and existing infrastructure (e.g., water and septic).

Moving beyond type of housing and location, many of the public conversations gravitated towards the possibility of new high density "pocket neighborhoods." These cluster developments are currently allowed under the conservation subdivision ordinance, (which would need some revisions). Pocket neighborhoods were viewed as good solution to the problem voiced about the current growth pattern of "one driveway after the next". Participants liked "Peanut Row" as an exemplary version of this type of development and suggested that the Planning and Zoning Boards could encourage similar efforts by approving a project that proves the concept.

Finally, it is worth noting that most people saw communication as essential to any viable path forward. For example, some young families expressed that they would love to find a large farmhouse they could subdivide into smaller units for their friends so that they could share costs. Meanwhile, some seniors expressed interest in downsizing but have struggled to find suitable housing. If these two groups were more aware of each other's needs, they might discover creative solutions together. Similarly, some residents who own large parcels of land might be interested in developing it for housing, but may not be able to afford a new build. If these residents were connected to financially prepared home-seekers, then a mutually beneficial path could emerge.

The issue of affordable housing is complex and multi-faceted. It is affected by both larger market trends and local factors. If Harrisville is going to be able to realize its desire to remain a vibrant and lively community with people of all ages and backgrounds, there will be no single solution to the issue. To preserve the natural beauty and the historic character of town, the community will need to work together in a careful and open way. Then current residents can stay in the town they love while the next generation of residents is welcomed. Our hope is that this report has articulated the key areas of agreement and concerns regarding affordable housing. We hope that it suggests opportunities where residents can work together.

Following are Report Recommendations to town groups and individuals who want to develop more affordable housing. Also note the Appendices of this Report: excerpts from 2014 Town Master Plan sections on affordable housing and social diversity; and

slides showing key town trends: population declines in 18-50 year old age groups; school enrollment declines; increasing housing costs; and the online survey questions.

Next Steps

We can acknowledge as a town that the affordable housing shortage is a local and a national crisis. However, we can address it in a careful and systematic way, as we address other basic needs like education and transportation. We can live to our higher values if we agree on the great personal and social costs of this crisis and respond as best as we can.

Accordingly, we believe that Harrisville must adopt a thoughtful, flexible, long-range approach to develop affordable housing. The following two recommended goals aim to balance progress with the town's preservation values. The first goal focuses on key zoning ordinance changes, without which much of the actual creation of more affordable housing, the second goal below, cannot be accomplished.

A **Housing Action Team** will be needed to facilitate implementation of the two goals.

- 1) Form a Housing Action Team, a partnership of concerned individuals and entities, that will work with the Planning Board, Ordinance Review Committee, Zoning Board and Select Board** to help them develop and propose specific zoning ordinance changes for 2026 Town Meeting and beyond if needed. Ordinance changes needed are:
 - a) Permit these housing options in the Residential/Agricultural and Village zoning districts: new and renovated duplexes; and renovation of existing structures into multi-family houses.
 - b) For the Residential/Agricultural and Village Districts develop an ordinance that permits higher-density, including, "pocket neighborhoods"
 - c) Include criteria in the ordinances that further protect and promote Harrisville's values around preservation, environment, heritage, architecture and open community spaces, while enabling affordable housing (see Appendix)

- 2) The Housing Action Team will also work to facilitate the development and use of affordable housing units over the next five years 2025 - 2030, i.e.:**
 - a) Develop new or renovated affordable housing⁵ units (rent or purchase)
 - b) Develop and pilot one new pocket neighborhood of 4-12⁶ units
 - c) Fund a professional planner to work with the Team to accomplish its goals

The Team must also work on related issues, foundational to reaching the above goals:

- Educate the town's residents systematically over time regarding ways more affordable housing can be developed in Harrisville

- Institute ongoing two-way communication with young adults, families, seniors and the larger resident community to help find and develop more affordable housing

⁵ Affordable housing is defined as purchasable/rentable housing at a cost that enables individuals or families to spend 30% or less of their annual income on housing. It also means enabling those with middle-incomes (\$50-100K annual income) to afford to purchase or rent suitable housing in town.

⁶ Architect Ross Chapin and theorist Christopher Alexander argue that the optimum size of a 'pocket neighborhood' is around 8 to 12 households.

- Assess the needs of potential affordable housing customer segments and how best to attract key age groups (young adults and families, those needing to down size)
- Identify and inventory existing house renovation and land development possibilities
- Organize and publicize specific affordable housing initiatives and partnerships
- Determine ways to maintain financial affordability for families and individuals, so that affordable housing investments do not become unaffordable in the future
- Communicate opportunities to give or make land available, in-kind donations, and to invest, loan, or gift money to a specific project

The Housing Action Team would not be a formal Town Committee, rather an ad hoc group. It would be unencumbered by bureaucratic reporting requirements, but must be reliable and trusted by residents; communication with town Boards / Committees (Planning Board, Ordinance Review Committee, ZBA, Select Board) will be important. Trust is earned by frequent, ongoing two-way feedback and by the ability to get results.

The Housing Action Team would also need to see that key town entities, especially Town Government and Historic Harrisville, Inc. (HHI) would be represented. HHI has developed 12 apartments/houses for rent over the years, some of which are discounted for individuals/families working in Harrisville. In addition, HHI's not-for-profit status enables it to receive gifts of land, money and in-kind donations, which are tax-deductible for donors. This capacity could facilitate certain types of affordable housing projects.

Conclusion

From the very first public interaction by the HRP team at an Old Home Days booth in summer 2024 to the last Community Conversation, the public interest in this topic was strong and supportive. This deep concern about housing was expressed in all phases of the study and is a definite, though non-quantifiable, aspect of the project. When reflecting on public input from surveys and forums, the HRP Team noticed that people's housing concerns were often linked with other planning issues. For instance, many residents discussed housing and neighborhoods' relationship with commuting, jobs, volunteerism, and preserving historical and natural resources.

An important takeaway from this observation is that planning for more affordable housing should be approached holistically, ensuring that housing strategies align with and are supported by broader quality-of-life considerations.

Appendix A

Harrisville's 2014 Master Plan

See below excerpts from pages 4-8 of Harrisville's 2014 Master Plan. The Master Plan is a state-mandated document that enables and underlies each town's zoning ordinances. The state suggests that it be reviewed and revised by the Planning Board every 5-10 years with public feedback. The excerpts show that larger social concerns for town diversity, including affordable housing, have been on the Town's radar for a long time. The collective will to act upon these aspirations is the question that this Report is posing.

From The Introduction (pages 4-5)

Attendees at the series of community vision events in September 2010, called Harrisville 2020, identified important, often contradictory, aspects of Harrisville they want maintained or created for the upcoming 10-20 years [See Appendix I: Harrisville 2020 Mind Map Tabulation]. People want Harrisville to stay as it is; they live here because they chose a small, quiet, beautiful, rural town. Others want Harrisville to become less quiet; they want more activities, jobs, affordable housing, younger families and more local economic vitality. [See Appendix 1: The discussion regarding continuity versus change provided a dynamic structure as the Master Plan committee looked to a vision of Harrisville in the future and tried to articulate what our town will require in 10-20 years....

Meanwhile, foundational work has been done to create an initial basis for understanding the land use planning needs of Harrisville.

The *2020 Forum* with 70 representative citizens in 2010, agreed upon the following elements of a vision:

- Protect natural resources: ponds, streams, trails, forest, farms, fields, aquifers
- Protect and preserve Harrisville's irreplaceable historic character and qualities
- Keep Harrisville Wells Memorial School by attracting more young families with children
- Retain a diverse, working populace, the mill village remaining the town center
- Develop an affordable housing strategy with a better mix of good rental/purchase options
- Enhance business infrastructure to retain and increase our entrepreneurs/workers and provide more amenities/capacities in the mill village-town center
- Articulate and market skillfully the town's uniqueness to attract independent, creative, viable workers, taxpayers and their families
- Decide a balance of preservation/growth needed to keep the town's character and values, and its tax base strong and gradually increasing
- Explore possibilities of creating regional services with neighboring towns to save residents money or increase quality of services

.... The *2020 Forum* sessions and recent town School Board meetings have noted that there are immediate potential threats to the town's capacity to continue as a diverse, working town with a vital, historic center and well-conserved lands and waters, e.g.:

- Loss of its K-6 school
- Loss of younger families with children
- No affordable housing strategy to attract younger families with children
- Increasingly aging population
- Loss of entrepreneurs and workers due to lack of business infrastructure
- Fewer volunteers resulting from reduced diversity in population
- Loss of tax income due to poor water quality effects on seasonal property values

From *The Vision* (Points II and III from page 6)

II. Viability

- Improve opportunities so that people can afford to live and work here
- Enable economic development that is consistent with the town's historic and natural resources
- Plan for solid, reliable infrastructure: reliable power and energy supply, cell phone reception, high speed internet connection
- Diversify transportation options: public transportation, non-motorized local travel

III. Vitality & Health, Quality of Life

- a. Enhance social capital, citizenship, community involvement, governance
- b. Encourage a heterogeneous demographic mix
- c. Create opportunities for interaction and communication, physical spaces for community events
- d. Strengthen existing village of Harrisville, store, post office, pedestrian safety, parking, and create or enhance other sections of town.
- e. Expand recreational opportunities
- f. Create more locations for physical activity: walkable community, sports & exercise facilities
- g. Support strong, cost-effective public education

From *Land Use Section* (pages 7-8)

A. Introduction:

Land Use Plan Must Support Town's Vision and Goals

A land use plan is the basis for land use regulations, implemented through zoning ordinances, subdivision, and site plan review regulations. The land use plan should reinforce and reflect the larger goals and priorities required to accomplish the town's longer-term development needs. Land use regulations, carefully administered and enforced, are a basic tool to meet the town's goals over the next decade, and should be revisited every 3-5 years.

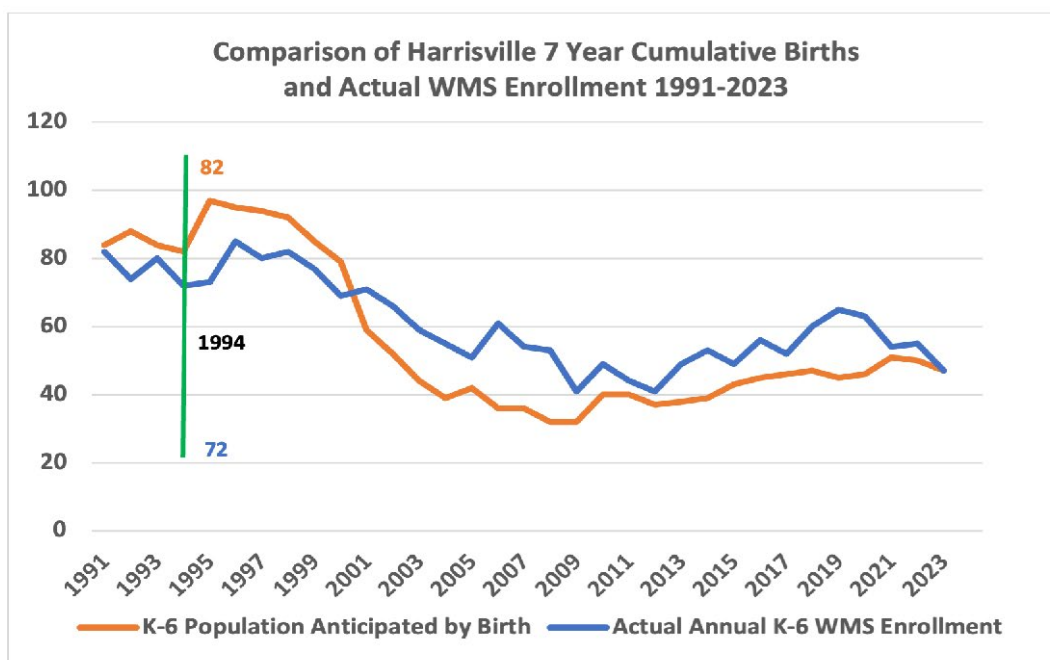
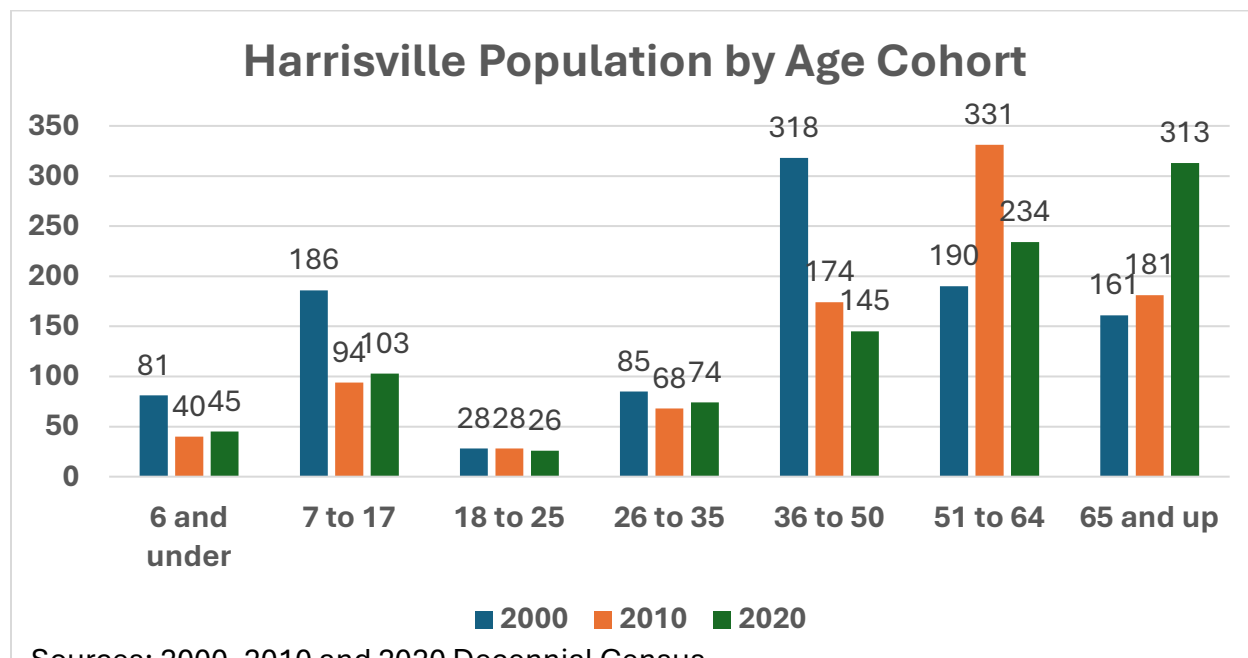
Harrisville does not yet have a mutually agreed-upon town vision and strategy mapping its main goals and priorities for the next 10-20 years. The town has taken foundational steps in the past 4 years through its *2020* and *NRI* forums to identify and study key priorities. Town leaders, residents, volunteers, organizations and boards should meet in an ongoing process to keep their vision, strategic priorities, and land use planning current and relevant. As Harrisville's population shifts, the need for different types of housing will continue to be explored, keeping in balance land use, conservation concerns and the preservation of historic buildings and areas. More cluster housing and conservation sub-division developments may be needed to meet the needs of families, an aging population and protection of the town's rural and historic qualities.

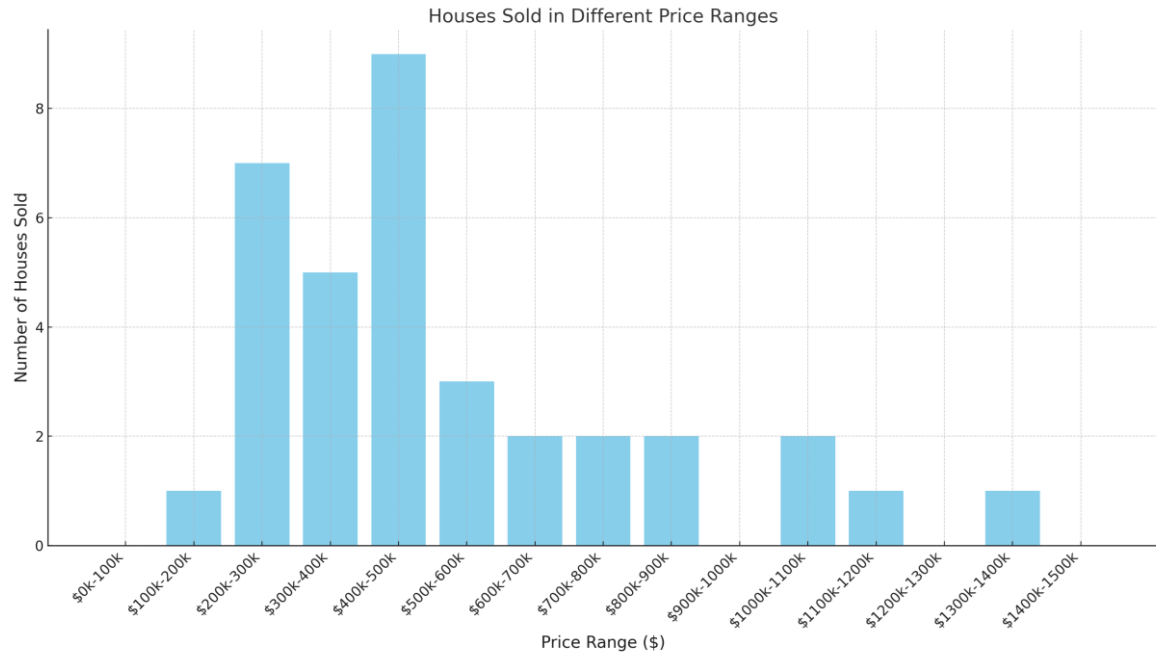
Meanwhile, the Planning Board will encourage representative groups to consider and make recommendations on key priorities, especially addressing critical issues like housing, commercial zoning, natural resources and watershed protection and coordination of inter-town resources....

Appendix B

Reference Slides: presented at Focus Groups and Community Conversation. Slides represent data collected from the Regional Housing Needs Assessment (RHNA) Public Report, 2023.

(https://harrisvillenh.org/wp-content/uploads/2024/11/RHNA_Public_Report.pdf)





April 9, 2021 to April 9, 2024 and the total sold during that time period is 35

Appendix C

Online Survey: Survey accessed via QR code and/or email links to survey which was managed by Southwest Regional Planning Commission collaborator for confidentiality

Harrisville Community Housing Research Survey

We invite you to share your thoughts through this survey to help us start meaningful conversations and take first steps towards tackling housing issues in Harrisville. Your input is crucial, so please complete the survey by October 31, 2024.

-The Housing Research Project Team: Lisa Anderson, Paul Clark, Ned Hulbert, Don Scott, Sherry Sims

Definitions:

- **Affordable Housing:** Homeowner or Renter household spends 30% or less of their annual income on monthly mortgage or rent.
- **Age-in-place (Seniors):** staying in place where you live now or moving to other housing located in town.

1. In what kind of housing do you live?

- Own a house in Harrisville
- Rent a house in Harrisville
- Do not live in Harrisville
- Other (please specify)

2. Do you know anyone who wanted to move to Harrisville but could not because of a lack of affordable options?

- Yes
- No
- Unsure

3. How important is it to have affordable housing available for young families?

- Not at all important
- Somewhat important
- Important
- Very important
- Unsure

4. Do we have enough affordable housing for young families?

- Yes
- No
- Unsure

5. How important is it to have affordable housing for seniors who wish to age-in-place?

- Not at all important
- Somewhat important
- Important
- Very important
- Not sure

6. Do we have enough affordable housing for seniors to age-in-place?

- Yes
- No
- Unsure

7. What do you think are the main obstacles to affordable housing in Harrisville? (Select each item that applies)

- Restrictive zoning regulations
- Lengthy permitting process
- High land and construction costs
- Lack of housing supply
- Unsure
- Other (please specify)

8. What types of housing do you think are most needed in our town? (Select each item that applies)

- More apartments
- More condos
- More accessory dwelling units (ADUs)
- More duplexes
- More multi-family housing
- More single-family houses
- No additional housing is needed

9. Where do you think new housing should be located? (Select each item that applies)

- In the village centers (Harrisville or Chesham)
- On the outskirts of village centers
- In any of the existing residential areas
- No new housing should be constructed

10. Ω ηατ αρε τηε μ αι ν βε νε φτς ορ πο σι τι πε ε φε χτς ο φ δε πε λο πι νγ μ ορε α φ η ρ δ α β λ ε η ο υ σι νγ ι ν ο υ ρ τ ο ω ν? (Σ ε λ ε χ τ ε α χ η ι τ ε μ τ η α τ α π π λ ι ε σ)

- Μορε δι π ε ρ α τ η ν ι ν α γ ε γ ρ ο υ π σ (σ ε ε θ υ ε σ π ο ν 12 β ε λ ο ω)
- Π ρ ε σ ε ρ ρ α π ι ο ν ο φ λ ο χ α λ σ χ η ο λ .
- Μορε π ο λ υ ν τ ε ρ σ φ ο ρ τ ο ω ν α χ η π α τ ι ε σ λ ι κ ε Φ ι ρ ε α ν δ Ρ ε σ γ υ ε , Τ ο ω ν Β ο α ρ δ α , ε τ χ .
- Λ ο χ α λ τ α λ ε μ π α χ τ
- Μορε ι ν τ ε ρ γ ε ν ε ρ α π ο ν α λ α χ η π α τ ι ε σ α ν δ χ ο ν τ α χ τ
- Ε ν α β λ ε μ ο ρ ε ρ ε σ α δ ε ν τ ο ρ ε μ αι ν ι ν τ ο ω ν
- Ν ο β ε ν ε φ τ σ ο ρ πο σι τι πε ε φε χ τς
- Ο τ η ε ρ (π λ ε α σ ε σ π ε χ ι ψ η)

11. Ω ηατ αρε τηε μ αι ν δ ρ α ω β α χ κ σ ο ρ ν ε γ α τ ι πε ε φε χτς ο φ δε πε λο πι νγ μ ορε α φ η ρ δ α β λ ε η ο υ σι νγ ι ν ο υ ρ τ ο ω ν? (Σ ε λ ε χ τ ε α χ η ι τ ε μ τ η α τ α π π λ ι ε σ)

- Ο π ε ρ χ ρ ο ω δ ι ν γ
- Ι ν γ ρ ε α σ ε δ τ ρ α φ η χ
- Δ ε σ τ ρ υ χ π ο ν ο φ η ι σ τ ο ρ ι χ β ε α ω τ η
- Δ ε σ τ ρ υ χ π ο ν ο φ ν α τ υ ρ α λ β ε α ω τ η
- Λ ο χ α λ τ α λ ε μ π α χ τ
- Χ η α ν γ ε ι ν τ ο ω ν χ η ρ α ρ α χ τ ε ρ
- Ε ν τ ι ρ ο ν μ ε ν τ α λ ι μ π α χ τ
- Ν ο δ ρ α ω β α χ κ σ ο ρ ν ε γ α τ ι πε ε φε χ τς
- Ο τ η ε ρ (π λ ε α σ ε σ π ε χ ι ψ η)

12. Ω ηατ ι σ ψ ο υ ρ α γ ε γ ρ ο υ π ?

- Υ ν δ ε ρ 18
- 18-24
- 25-34
- 35-44
- 45-54
- 55-64
- 65 ο ρ ο ι δ ε ρ

13. Ι φ ψ ο η α π ε α ν η σ ο τ η ε ρ χ ο μ μ ε ν τ α , τ η ο υ γ η τ α . ο ρ θ υ ε σ τ ι ο ν σ , π λ ε α σ ε φ ε λ φ ρ ε ε τ ο σ η α ρ ε η ε ρ ε .

14. If you are interested in participating in Focus Group discussions about housing in Harrisville, or in attending Community Conversations on Housing, please share your email and/or telephone number here to be informed of participation opportunities: