



# HOUSING OPPORTUNITY PLANNING IN SANDWICH

**November 17 & 18th**

**Presented by Barrett Planning Group LLC**

InvestNH Housing Opportunity Planning  
Grant Program



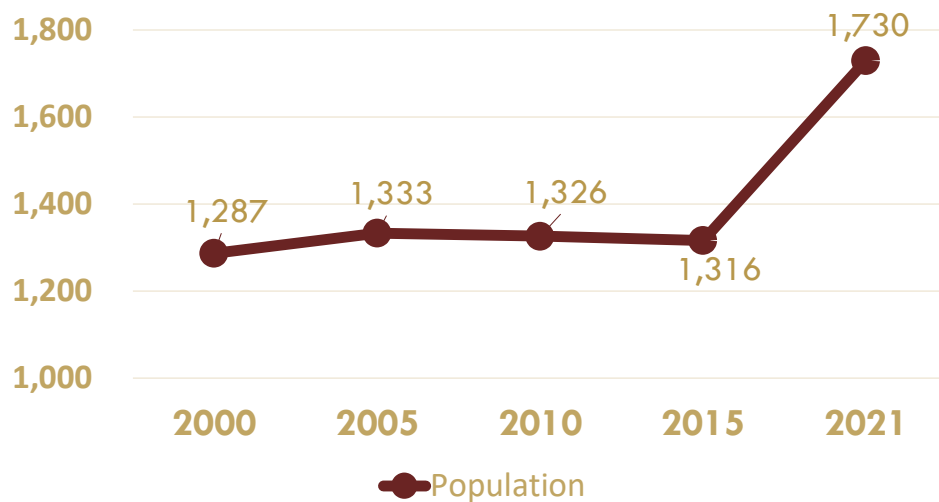
# AGENDA

- Sandwich's Demographics
- Summary of Audit Findings
- Potential Recommendations



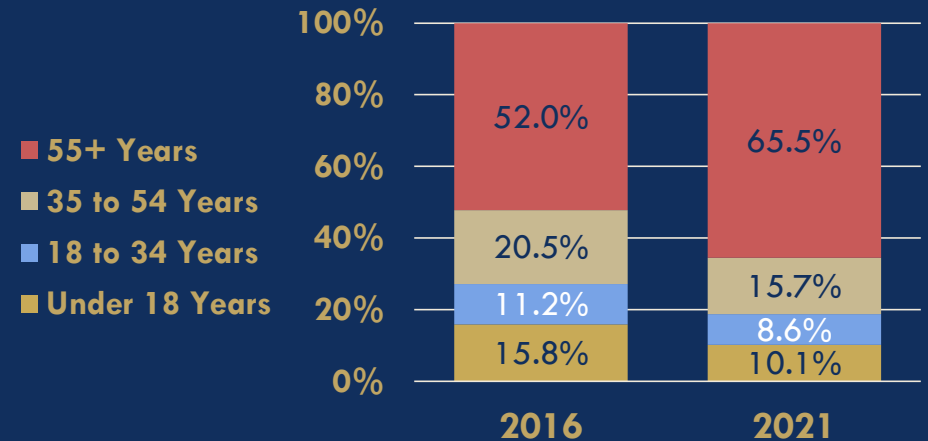
# DEMOGRAPHICS

## Total Population in Sandwich 2000-2021

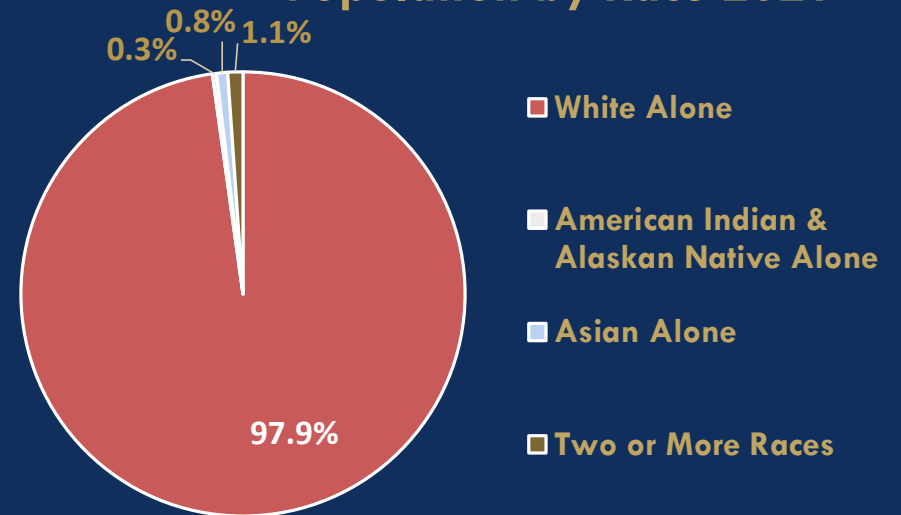


Source: American Community Survey 5-Year Estimates 2012-2016 and 2017-2021

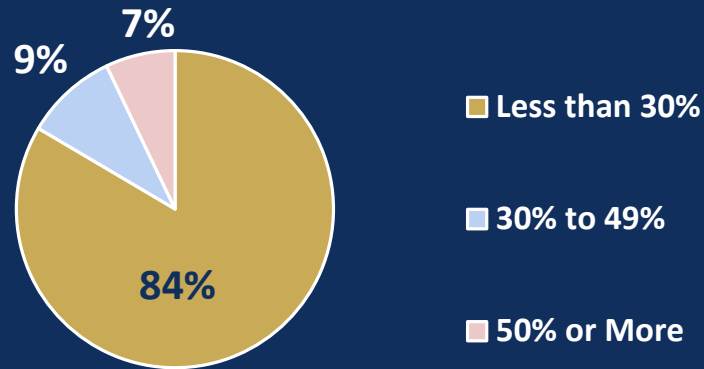
## Population By Age 2016-2021



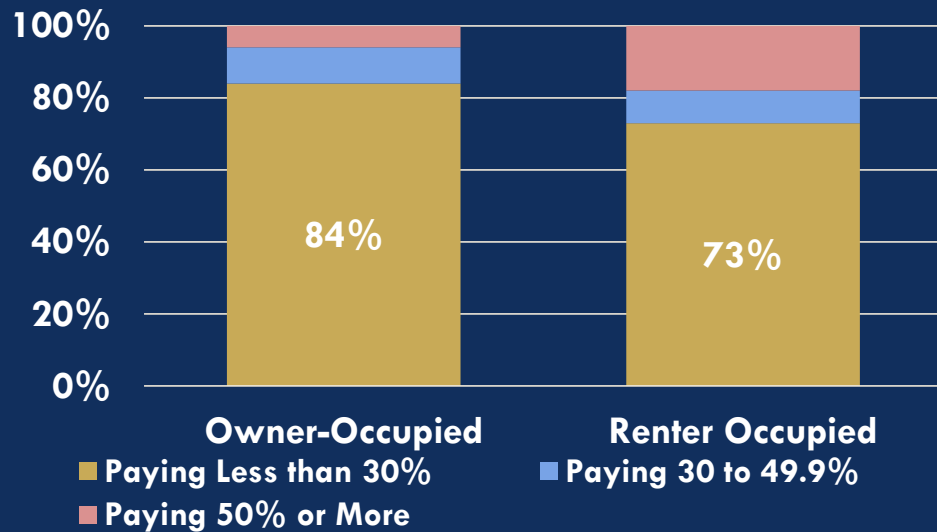
## Population by Race 2021



## Income Spent on Housing 2021

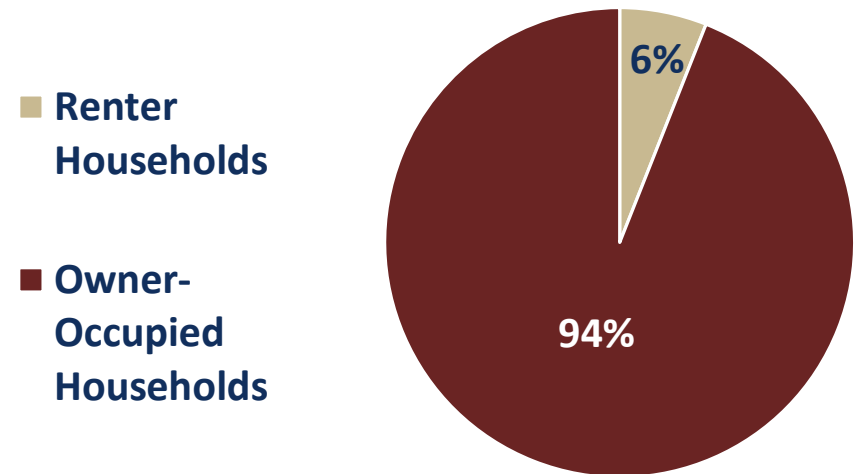


## Cost Burden by Tenure 2021



# HOUSEHOLDS

## Tenure Type in 2021

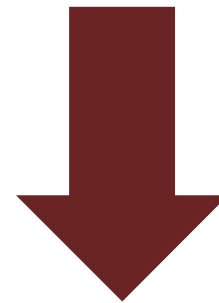
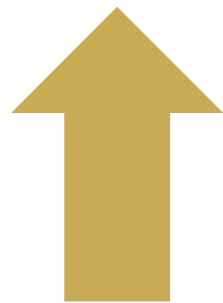


Source: American Community Survey 5-year 2012-2016 and 2017-2021

## INCOME

The median household income in 2021 was **\$120,179**, a 94% increase from 2016.

**1.2%** of households had income below the poverty level in 2021, down from 4.8% of households in 2016.



# WORKFORCE HOUSING IN SANDWICH

## For-Sale Units:

- Must be affordable to a household making \$96,200
- Sale price can be no more than \$311,000

## Rental Units:

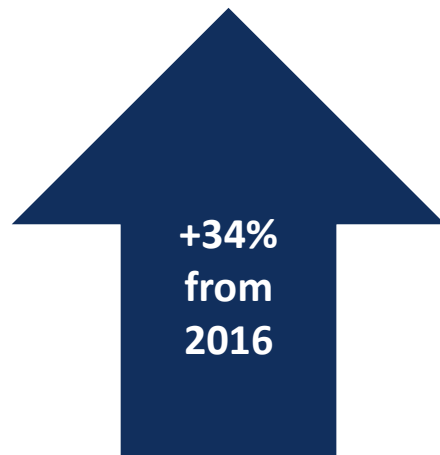
- Must be affordable to a household making \$51,950
- Rent can be no more than \$1,300

**More than one third of all households in Sandwich would qualify for owner-occupied workforce housing.**

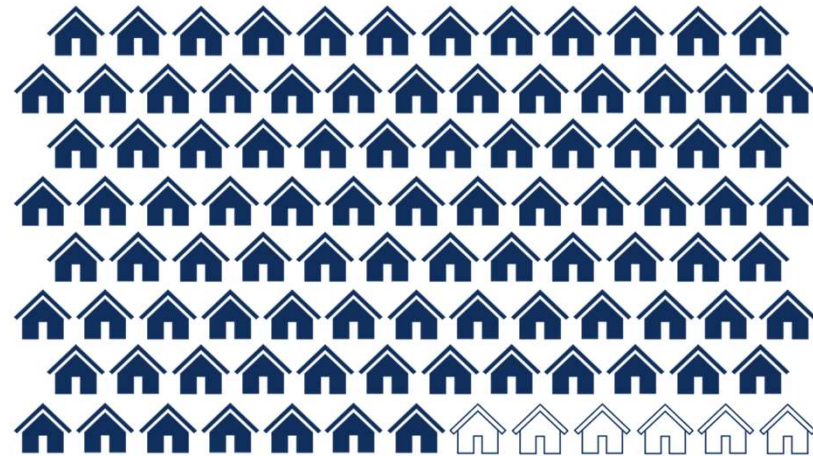


# SANDWICH'S HOUSING SUPPLY

1,315 housing units in 2021



In 2021, 94% of homes were owner-occupied



In 2021, the **vacancy rate** for Sandwich was 31.7% for all units, including recreational and seasonal homes



# HOUSING COST IN SANDWICH

**For both owner-occupied and rental properties, housing costs have been rising quickly**

In 2023 (to date)...

- Median sale price in the Carroll County: **\$475,000**
- Median asking price for Sandwich: **\$624,500 in October 2023**
- Median rent for a 2-bedroom unit in Carroll County: **\$1,425 in 2023**
- Median Gross rent in Sandwich: **\$1,850 in 2021**
- Carroll County's average utility costs per month: **\$282**





# RESULTS OF ZONING AUDIT



# HOW TO READ THE AUDIT

- The purpose of the Audit is to identify barriers to housing production in Sandwich's regulations
- Value is a value neutral term, and not all barriers can or should be removed
- However, this Audit is a guide to what barriers there are, and help the community decide what barriers, if any should be removed



# TYPES OF HOUSING ALLOWED IN SANDWICH

Dwelling Type	Rural/ Residential	Commercial	Village	Shoreland Overlay	Skyline Overlay	Historic Overlay	Groundwater Protection Overlay
Single-Family	Y	Y	Y	Y	-	Y	-
Cluster Development	Y	Y	Y	-	-	Y	-
Multiple-Unit	Y	Y	Y	-	-	Y	-
Manufactured Home	Y	Y	Y	-	-	-	-
Mobile Home	Y	-	Y	-	-	-	-
Attached ADUs	Y	Y	Y	Y	-	Y	-
Detached ADUs	Y	Y	Y	-	-	Y	-

# BARRIER 1: UNIT DENSITY LIMITATIONS

- Large minimum lot sizes and deep setbacks encourage large, expensive single-family homes
- Limit of 5 dwelling units per building make multi-family developments less feasible and more expensive
- Restrictions of where Manufactured Homes and Accessory Dwelling Units can be built limit the potential for lower-cost forms of housing
- Small maximum size for ADUs make them less desirable



## BARRIER 2: MULTIPLE-UNIT AND CLUSTER DEVELOPMENT RESTRAINTS

- Lack of distinction between two-family and other forms of multi-family housing discourages smaller scale buildings
- Lack of guidance and clear frontage requirements discourages Cluster Residential Developments and Multi-unit Developments
- No allowances for smaller setbacks makes Cluster Residential Developments harder to use in practice



## BARRIER 3: LACK OF CLARITY IN DEVELOPMENT REGULATIONS

- Lack of Clarity on when additional land is required for slopes of over 15% creates confusion
- Overlapping requirements between Zoning Ordinance and Subdivision Regulations create duplication and contradictions
- Lack of design guidelines for multi-unit developments and Cluster Developments creates ambiguity and inconsistency is what the Town wants



## BARRIER 4: ADMINISTRATIVE PROCESSES

- In some areas, the subdivision and site plan review regulations are not in line with NH law
- Regulations do not provide enough clarity on what financial securities are required from developers
- Inconsistencies in language across sections can cause confusion and inconsistency



# RECOMMENDATIONS TO ADDRESS BARRIERS





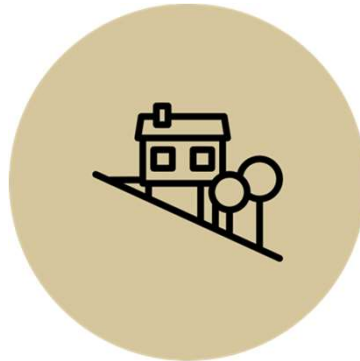
# THE AUDIT IS A LONG-TERM DOCUMENT

- Not every barrier, or even a subset of them, can be addressed immediately
- The purpose of the Audit is to help the Town identify short and long term goals, and was written to be addressed over time
- However, adopting even a small amount of recommendations can help Sandwich encourage housing creation, and begin to address its housing challenges



# PRIORITIES FOR THIS YEAR

1. Separate Two-Family Dwellings from other forms of Multi-Unit dwellings
2. Expand the size of ADUs
3. Provide more Clarity on when slopes of over 15% require larger minimum lot sizes



# SEPARATING TWO FAMILY HOMES FROM OTHER FORMS OF HOUSING

## Why

- Sandwich discourages duplexes in favor of larger developments, and makes them more expensive
- Because cost is distributed across two units, each unit can be sold or rented for a lower cost per unit
- As ADUs are already allowed, this would not change existing density patterns
- This can allow the conversion of large-single family homes



# SEPARATING TWO FAMILY HOMES FROM OTHER FORMS OF HOUSING

## How

- Create a new definition for two-family dwellings, and amending the definition for multi-unit dwellings to separate out two-family homes
- Establishing where Two-family dwellings will be an allowed use, and set minimum lot sizes
  - We recommend that the two-family dwellings match the locations and requirements for single-family homes



# EXPAND THE MAXIMUM SIZE FOR ADUS

## Why

- ADUs can help meet the needs of those looking to downsize, and those looking for lower cost options, but currently the maximum allowed size is 1,000 sq. ft.
- Several applicants have approached the Town about expanding the allowed size of ADUs
- Allowing larger ADUs will allow for more options for homeowners, encourage more ADUs in town, and make them more suitable for full-time residency for families



# EXPAND THE MAXIMUM SIZE FOR ADUS

## How

- Amend the requirements to allow ADUs to have a maximum square footage of 1,000 sq ft or 50% of the footprint of the main dwelling, whichever is larger.
- Potentially cap the maximum at 1,500 sq ft
- Tying new ADU sizes to the main dwelling ensures they remain accessory to the main dwelling



# CLARIFY WHEN ADDITIONAL LAND IS NEEDED FOR SLOPES OF OVER 15%

## Why

- When a lot has slopes of more than 15% the minimum lot size goes from 100,000 to 260,000 sq ft for single-family homes, and from 175,000 to 455,000 sq ft for multi-family dwellings
- The current language doesn't make the threshold for this clear
- Lack of clarity creates confusion, and inconsistency



# CLARIFY WHEN ADDITIONAL LAND IS NEEDED FOR SLOPES OF OVER 15%

## How

- Amend the requirement to read that if more than 60% of the land in a lot has a slope of over 15%, then the extra land requirement is triggered
- This provides clarity for Boards and developers to understand when this requirement applies
- Under NH state law, 100,000 sq ft. is already adequate for a single-family dwelling in almost all situations, including on slopes of over 15%





# COMMUNITY SURVEY

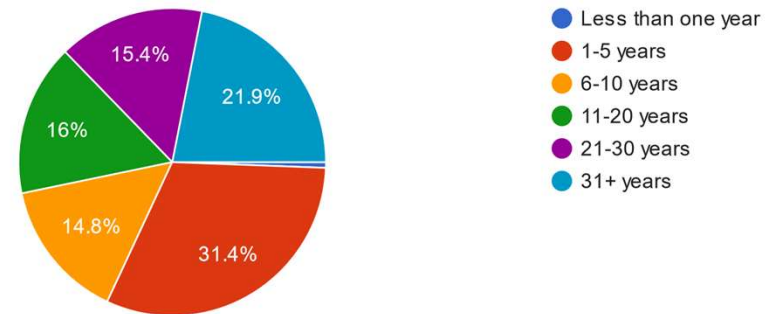


# PARTICIPATION:

- 193 RESPONSES
- 169 PRIMARY RESIDENTS (88%)
- MOSTLY HOMEOWNERS (3% RENT & ABOUT 60/40 SPLIT OF THOSE WHO OWN OUTRIGHT VERSUS MORTGAGE)
- LONGEVITY IN THE COMMUNITY RANGES

How long have you lived in Sandwich?

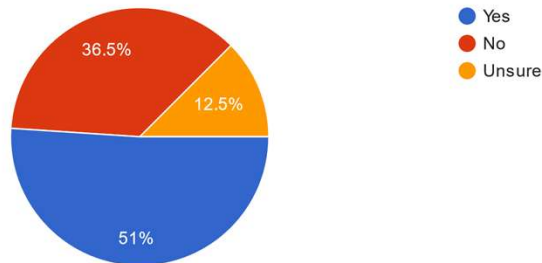
169 responses



# HOUSING NEEDS & AFFORDABILITY

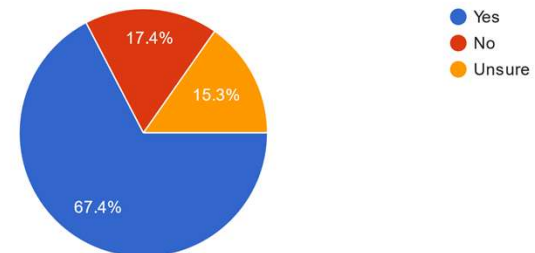
The median listing price for a single-family home in Sandwich was \$462,500 in August 2023. If you were to buy today, would you be able to afford to purchase a home in Sandwich at this price?

192 responses



According to the US Dept. of Housing and Urban Development the 2023 "fair market rents" for Sandwich's area are as follows: 1-bedroom: \$983 2-b...would you be able to afford rent at these prices?

190 responses



# HOUSING PRIORITIES IDENTIFIED BY RESPONDENTS:

- HELPING PEOPLE STAY IN THE COMMUNITY AS THEY AGE (61%)
- ATTRACTING YOUNGER RESIDENTS WITH FAMILIES/CHILDREN (51%)
- ALLOWING/ENCOURAGING ADUs (45%)
- OTHER PRIORITIES (ALL APPROX. 40%)
  - ENABLING A MIX OF HOUSING OPTIONS
  - HELPING PEOPLE STAY IN THEIR CURRENT HOUSING
  - ENSURING NEW HOUSING BE SUSTAINABLY BUILT

*\* Note: respondents could select multiple options*



# RESPONDENTS' DESIRE FOR MORE HOUSING OPTIONS

- 62% believe there should be a better mix of other apartment types (ADUs, etc.)
- 60% believe there are not enough 2 family homes/duplexes
- 50% believe there are not enough multi-unit buildings (3-6 units)
- 45% of respondents believe there are not enough single family homes
- 47% believe there are not enough condos/townhouses

When asked about multi family buildings (6+ units) there is a noticeable shift in support (27% think there should be more)



# RESPONDENTS DESIRE FOR ZONING CHANGES

Most supported zoning changes:

- Allow two family dwellings – 75% yes to all or some parts of town
- Relaxing ADU restrictions – 71% yes to either all parts of town, or some parts of town
- Reducing minimum lot sizes (single family home) – 52% yes to all or some parts of town
- Reducing minimum lot sizes (multi-units) – 48% yes to all or some parts of town

Concerns/areas for further consideration:

- Noticeable opposition to reduction of setbacks (85% for wetlands while half split for property lines/road)
- Respondents are more unsure for questions related to mixed-use development and incentives
- Differing opinions for density restrictions but 4 areas consistently mentioned (both for preservation and for expansion of options) – East Sandwich, Lower Corner, N. Sandwich and Village District.



# COMMON THEMES/CONCERNS IDENTIFIED

- Preservation of rural character – many who move to this town do so because of its rural nature
- Preservation of shoreland
- Lack of employment base for workforce
- Short term rentals are a perceived threat to housing opportunities
  - 51% support regulation, 23% oppose regulation. The remaining 26% have mixed opinions depending on the details of regulation.
- Lack of access to amenities, healthcare, adequate transportation are equally important barriers to vibrant & diverse communities

