

Town of Raymond
Master Plan – Housing Group

Group Members:

Pamela Turcotte – Coordinator
Sumner Dodge
Richard Callaghan
Judy Williams
Richard Ladd

Linda Ajello, SNHPC present at both meetings.

Existing Housing Stock:

The majority of existing housing is single family homes which accounts for approximately 60%.

Increase in condominium units over the last several years. Mix of townhouse and single family detached units all priced over \$200,000. Majority of the units built had age restrictions of 55+.

A few condex units built (under 30) and some existing duplex units being converted to condex ownership.

Two new manufactured housing parks (Paradise Ridge and Harriman Heights) built in the last few years but zoning district which allows manufactured homes/parks is mostly built-out.

No new apartment units built.

Critical Issues:

Housing types needed:

Workforce housing

Workforce housing can be identified in a number of ways but it comes down to what is most affordable. This is housing geared toward people working in support services such as fire, police, teachers, municipal employees, so that they may live in the community they work in and not have to seek housing outside the area. Some options may be Planned Unit Developments, apartments, manufactured homes, duplexes and single family homes with future expansion.

While manufactured housing in the past has been more affordable, it has adjusted to the increased market and when you add lot fees to PITI, a single family home with approximately 1000 sq ft can be priced competitively. Additionally, the finance cut-off is usually about 30 years, where stick built and modular is open-ended.

Senior or Assisted Living Facilities:

While the State, including Raymond has seen an increase in the number of 55+ housing units, these types of properties do not fulfill the need for affordable senior or assisted living facilities.

Raymond is home to one of these facilities, Ledgewood Commons, but there is a waiting list for these accommodations. These facilities are privately owned but the rents are based on income and subsidized by the US Dept of Housing and Urban Development. Typically, these developments are located as close to services as possible and provide affordable housing to seniors based on age and income/asset documentation.

Recommended Actions:

Raymond, NH located on Rte 101 in Rockingham County has experience growth at about the same rate as Rockingham County and the State. This shows a yearly growth of about 1.4% which does not lead us to recommend any drastic changes in the housing portion of the master plan, though the lack of workforce housing has a negative impact on business growth and economic development in our community.

What we would recommend is making use of some of the housing programs offered through the State such as HCPP and Innovate Land Use Planning Techniques for Inclusionary Housing. Inclusionary housing has already been applied other area communities such as Chester and Exeter.

Housing and Conservation Planning Program NH Officer of Energy and Planning

The HCPP will enable municipal leaders to get valuable finance and technical resources to help them develop local plans to make their communities better place to live, and to bring citizens together to help shape the future of their community. For more information visit www.nh.gov/oep/programs/HCPP/index.htm

NH Department of Environmental Services

Innovative Land Use Planning Techniques: A Handbook for Sustainable Development, expected publication date June 2007, prepared as part of the Regional Environmental Planning Program by the NH Department of Environmental Services, the NH Association of Regional Planning Commissions, the NH Office of Energy and Planning, and the NH Local Government Center.

