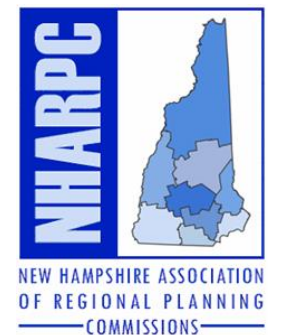


# How Much Housing Does NH Need?

Jen Czysz, Executive Director, Strafford Regional Planning Commission  
Noah Hodgetts, Principal Planner, NH Office of Planning and Development  
Heather McCann, Director of Housing Research, NH Housing

BEA



# New Hampshire Housing

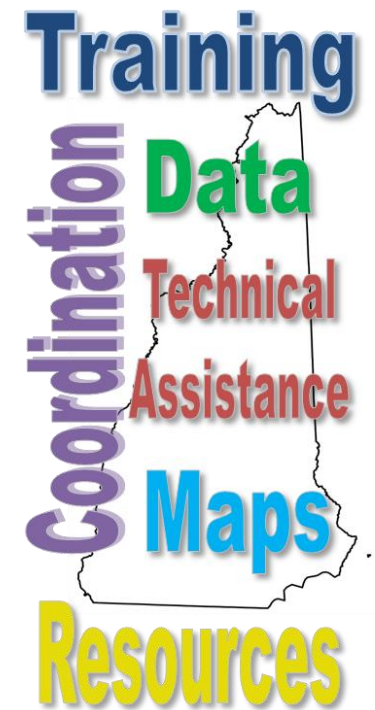
- Instrumentality of state government; not an agency
- Self-funded; no operating funds from the state
- Project, tenant, and homeowner impact
  - Homebuyer lending – more than 50,000 households
  - Multifamily rental construction – over 16,000 units financed
  - Direct tenant assistance – tens of thousands assisted
- Policy and research
  - Local and regional technical assistance
  - Municipal guidebooks on Workforce Housing and Accessory Dwellings
  - Housing Needs Assessments



# New Hampshire Office Of Planning & Development

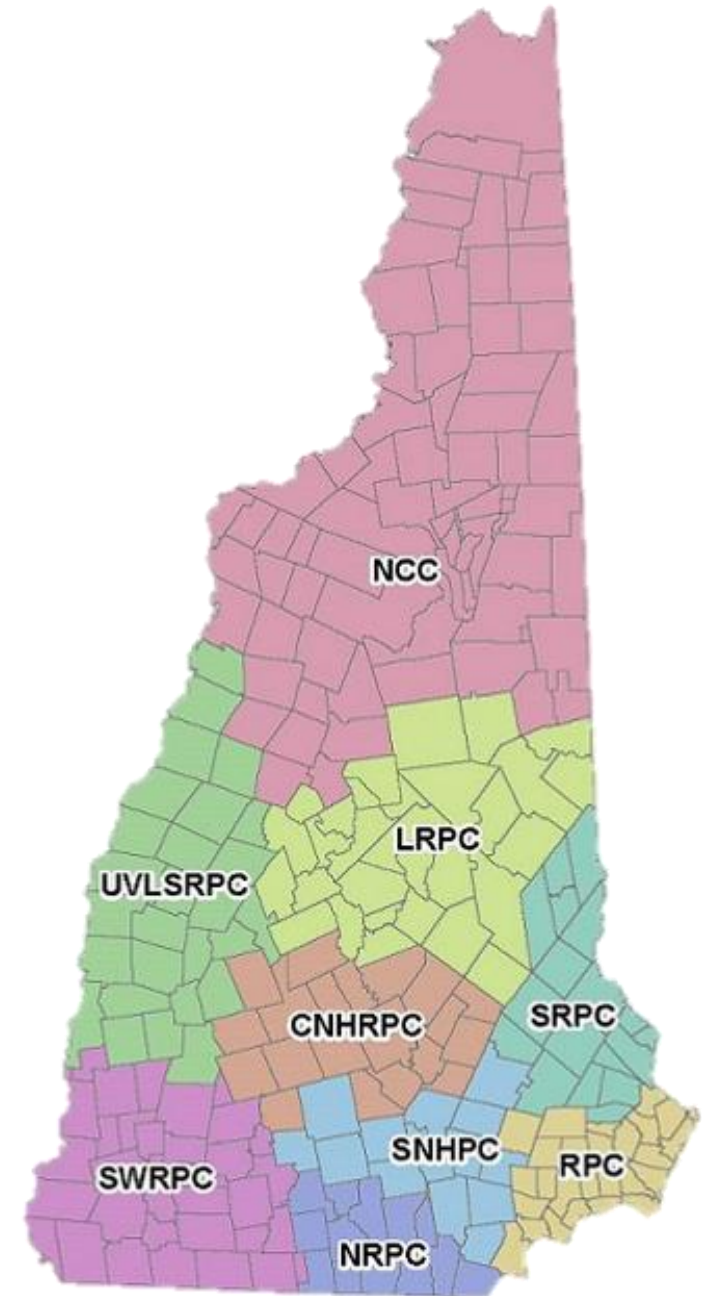
- Effective July 2021 – Planning Division of NH Office of Strategic Initiatives was transferred to the Department of Business and Economic Affairs (BEA)
- Programs:
  - Municipal and Regional Assistance
  - Floodplain Management Program
  - State Data Center
  - Geographic Information Systems
- Provide technical assistance to all stakeholders for OPD's programs

BEA



# Regional Planning Commissions

- Established under NH RSA 36:45
- 9 RPCs in NH
- RPCs cover all 234 municipalities in the state
- Plus, all village districts and unincorporated places



# What Is A Housing Needs Assessment?

- Analysis of housing needs and data trends (supply and demand)
- Resource to promote better housing policies
- Mandated function of RPCs per RSA 36:47
  - Intended to assist municipalities local master plan development
  - To be updated every 5 years

# The HNA Framework

## State Housing Needs Assessment

- Executive Summary
- Existing Conditions
- Housing Supply
- Housing Affordability and Needs Analysis
- Need Forecasts
- NH Stakeholder Summary
- Appendices

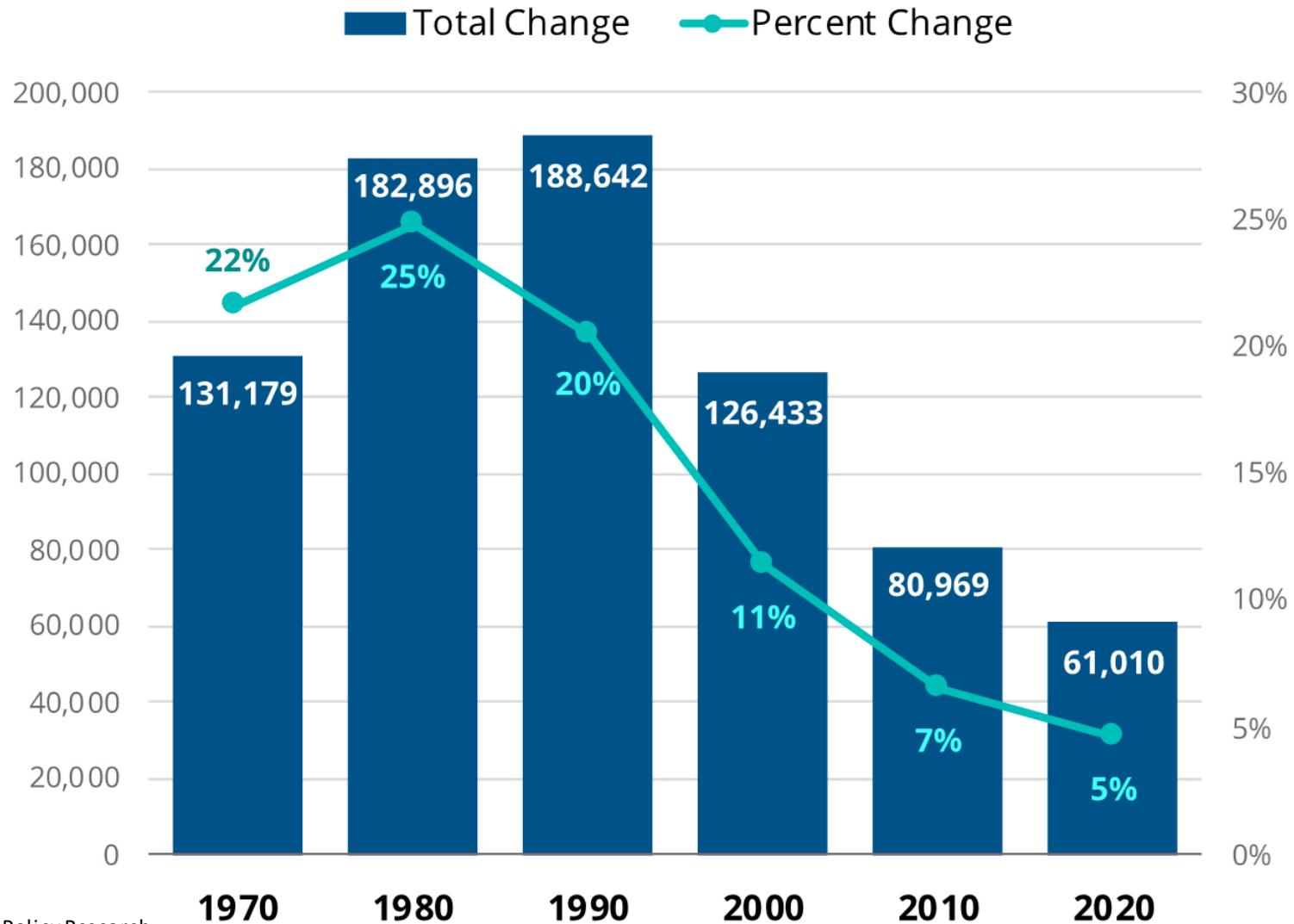
## Regional Housing Needs Assessment

- Acknowledgements
- Executive Summary
- Existing Conditions and Trends
- Future Conditions and Trends
- Opportunities and Barriers
- Meeting Local Housing Needs
- Conclusion
- Appendices

# Existing Conditions & Trends

- Demographic and Socio-Economic
- Housing Unit Trends and Characteristics
- Housing Market, Cost and Affordability
- Communities of Interest

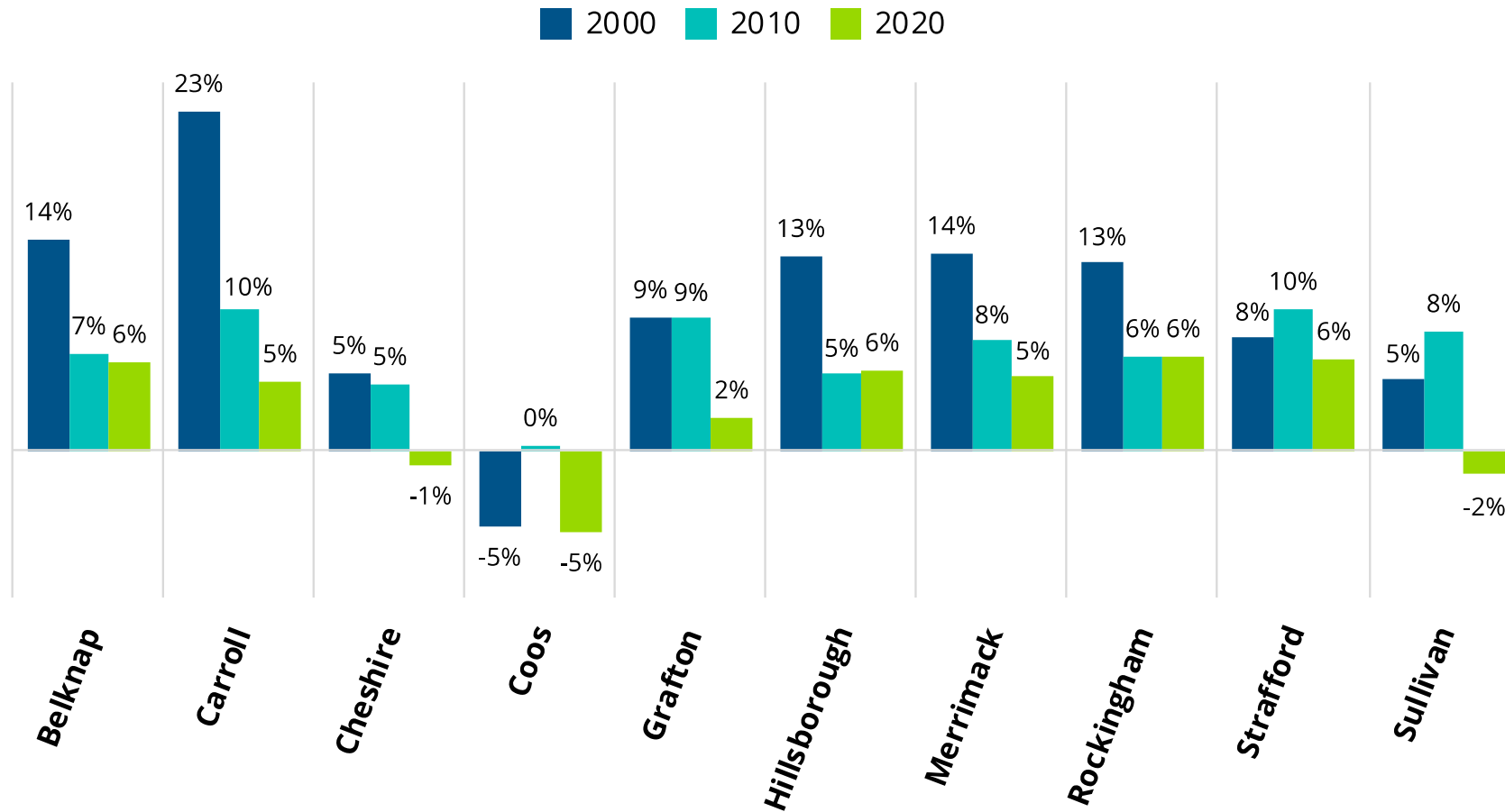
# Historic Population



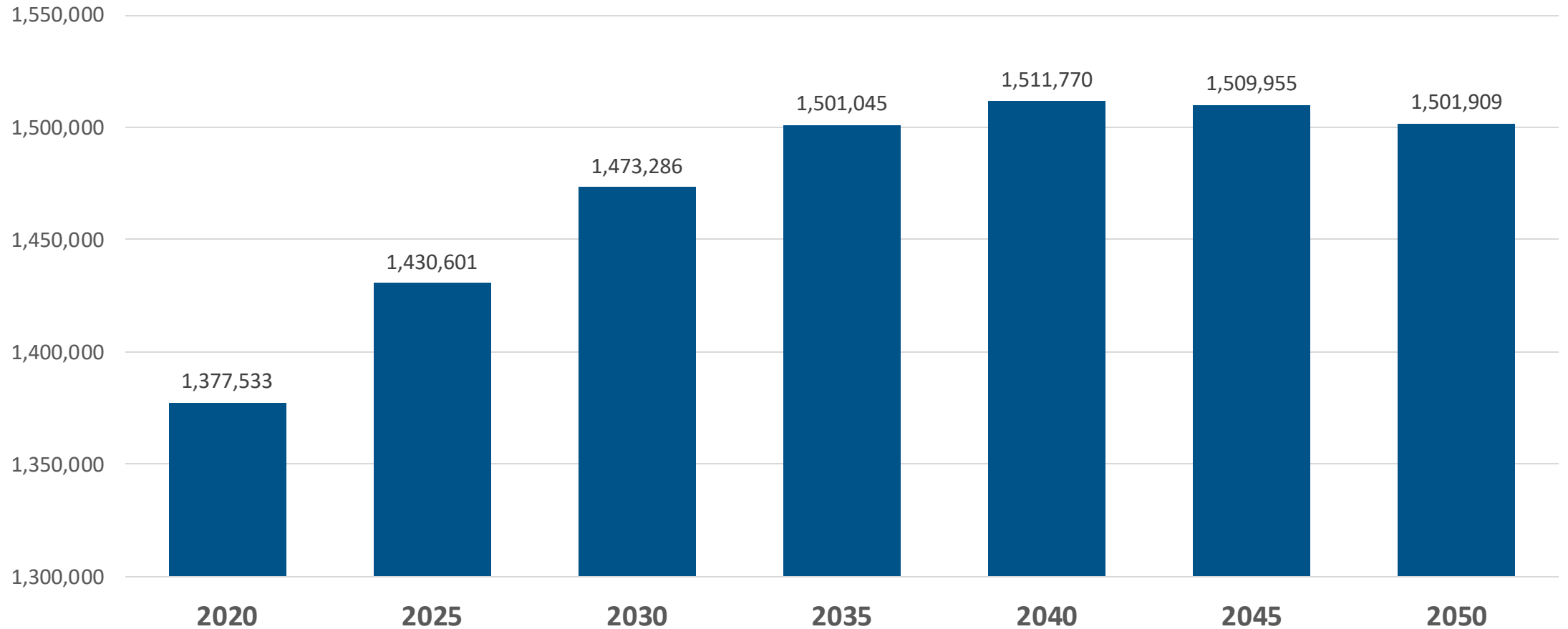
**Change in Population  
by Decade, 1970  
to 2020**



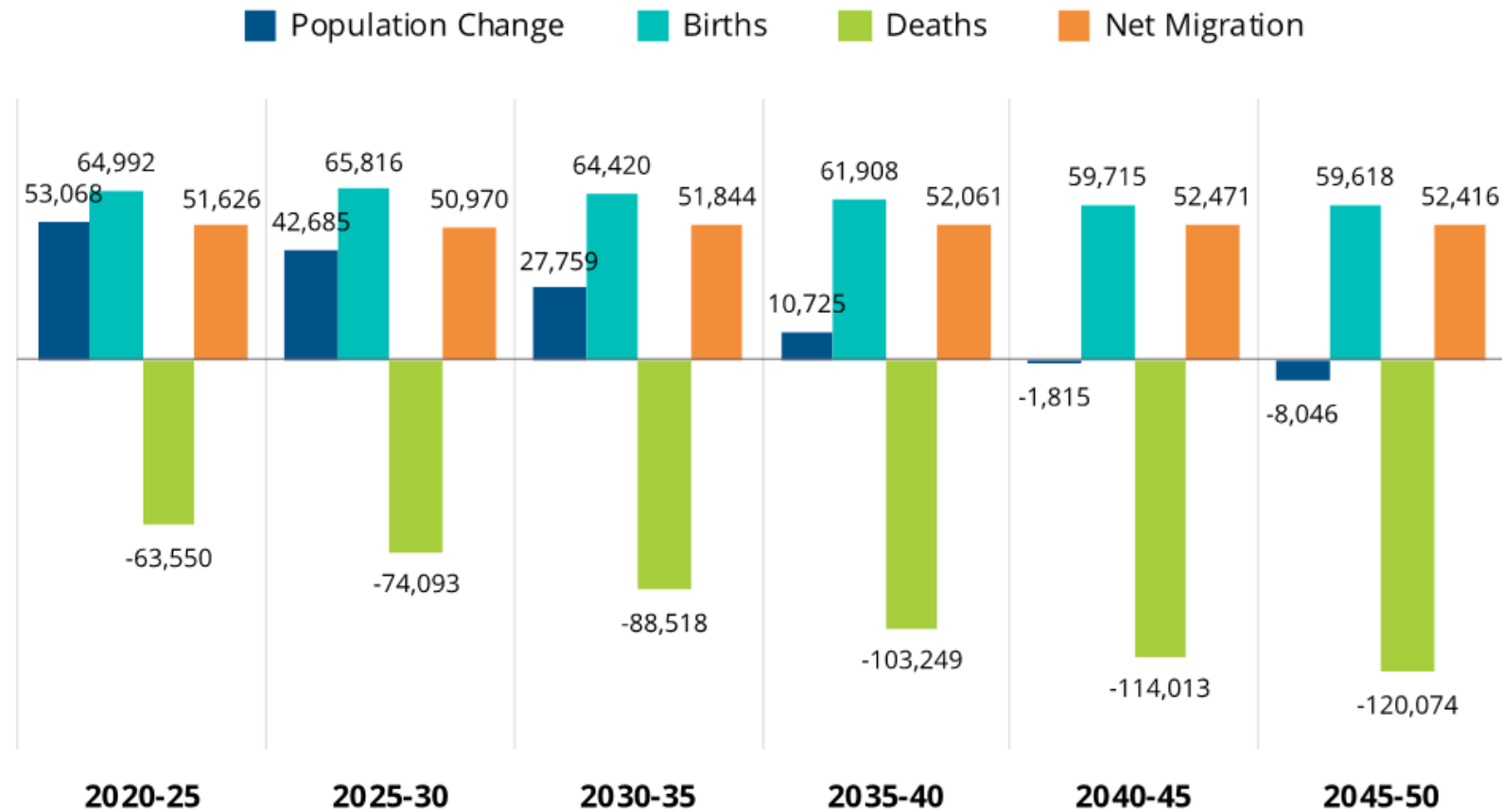
# Regional Variation



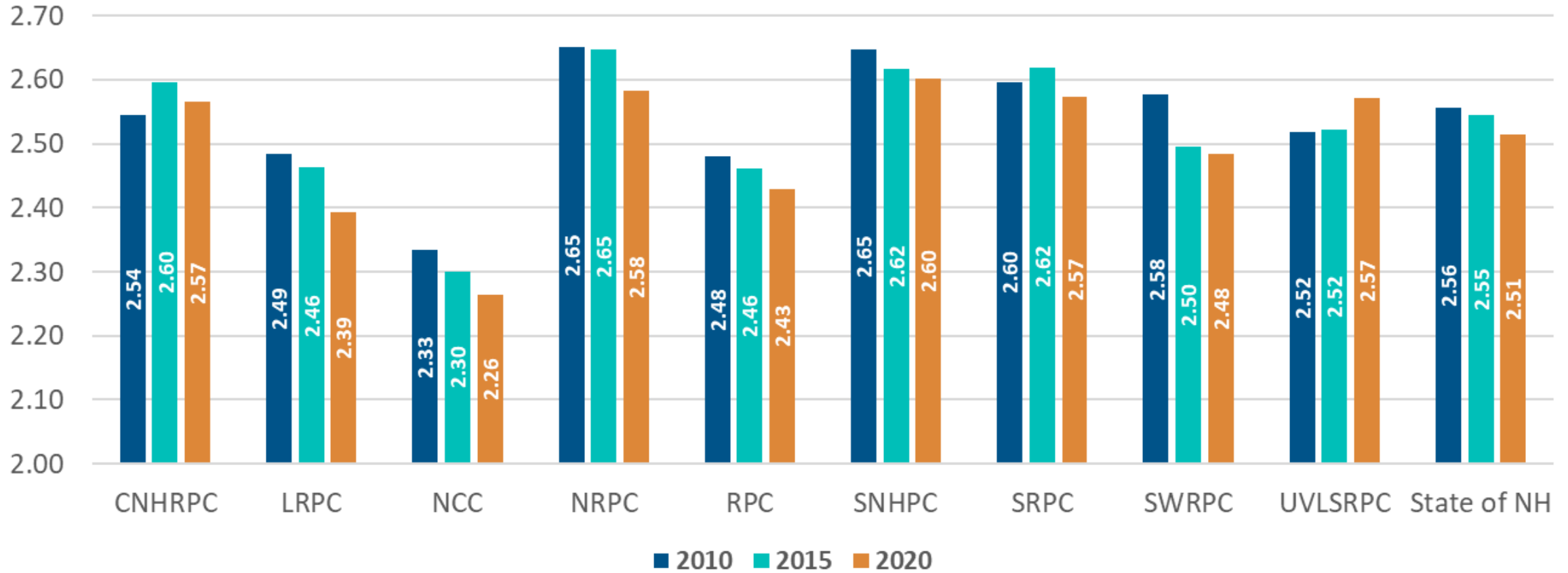
# Projected Population: 2020 – 2050



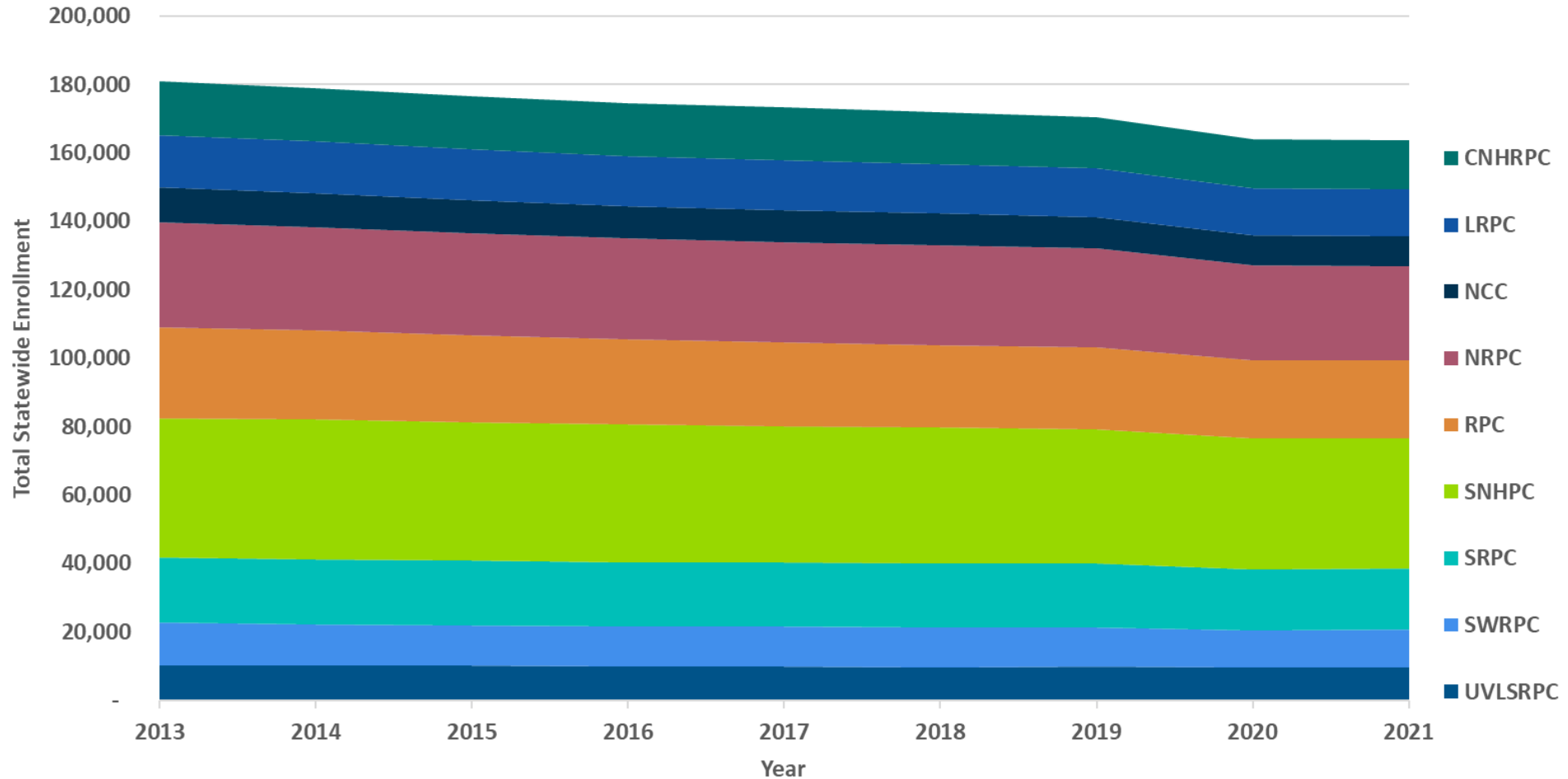
# Projected Population Components of Change



# Household Sizes

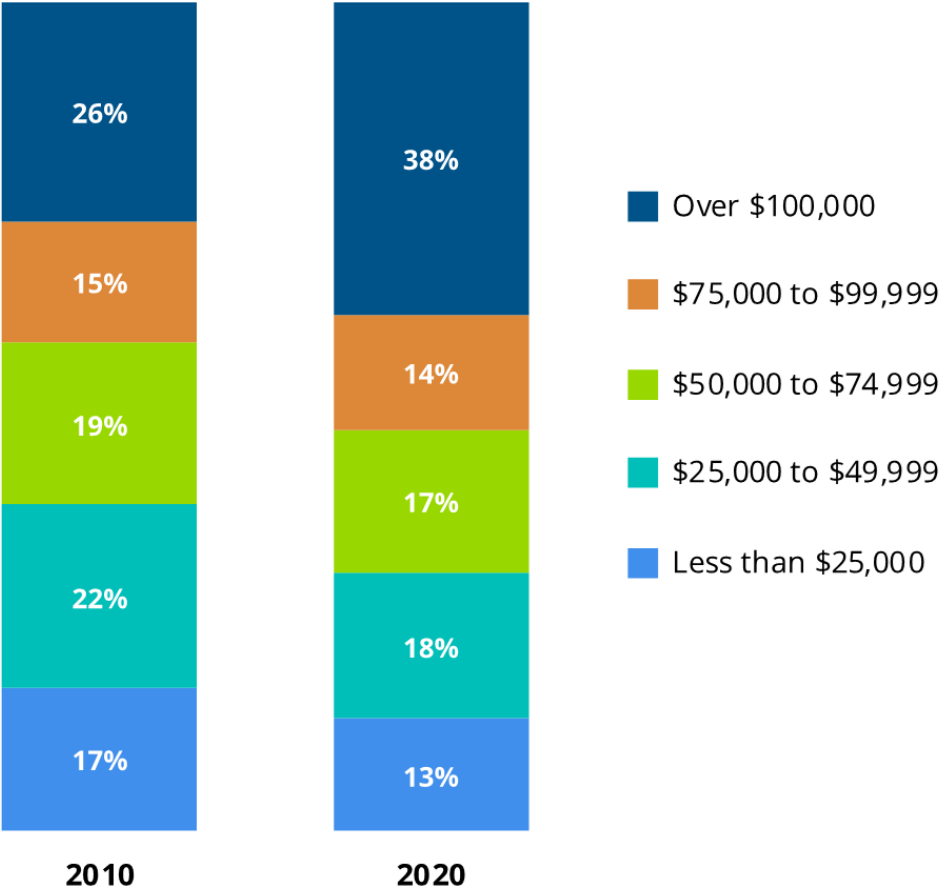


# School Enrollment

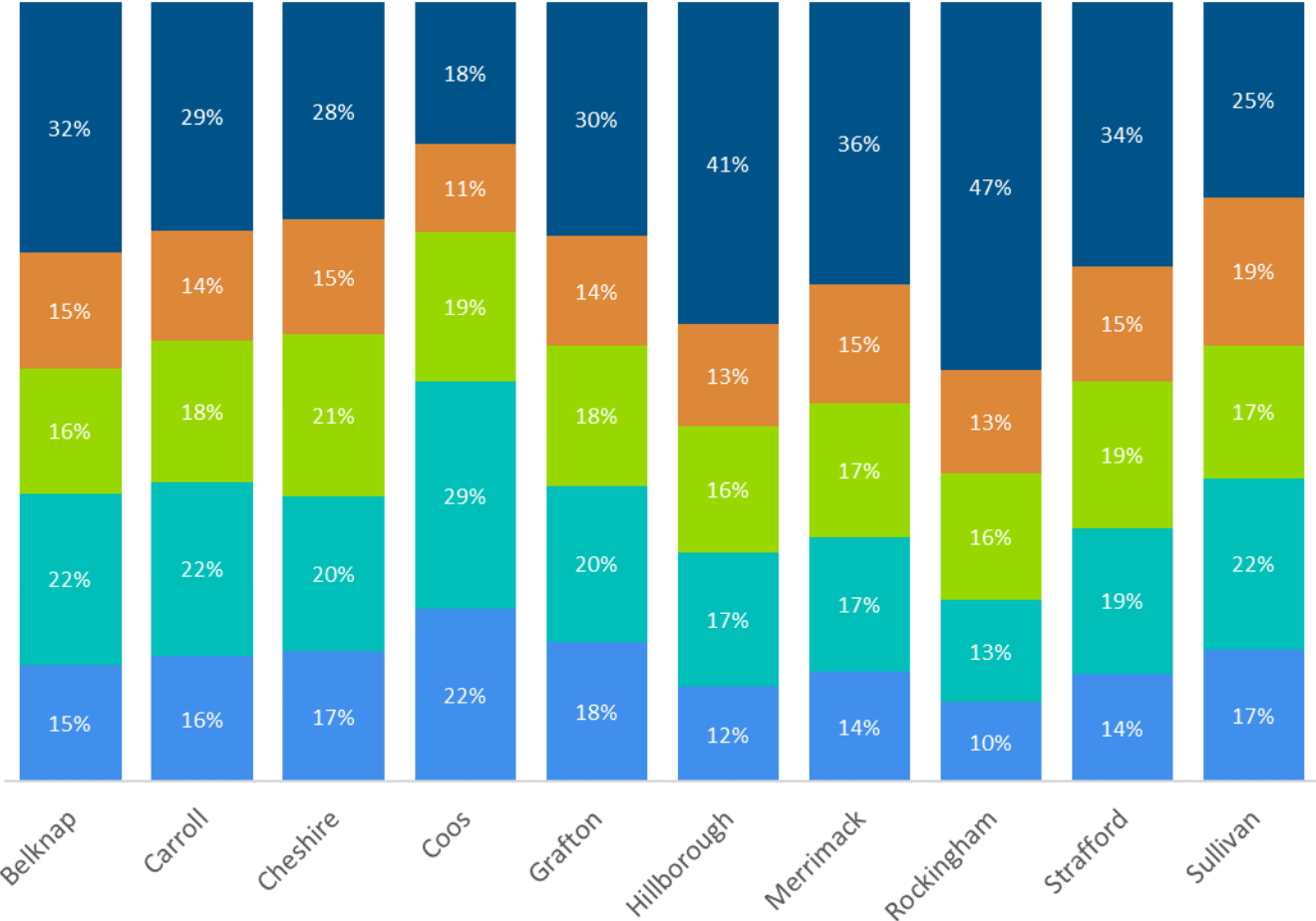


# Household Incomes

Income Distribution, 2010 and 2020

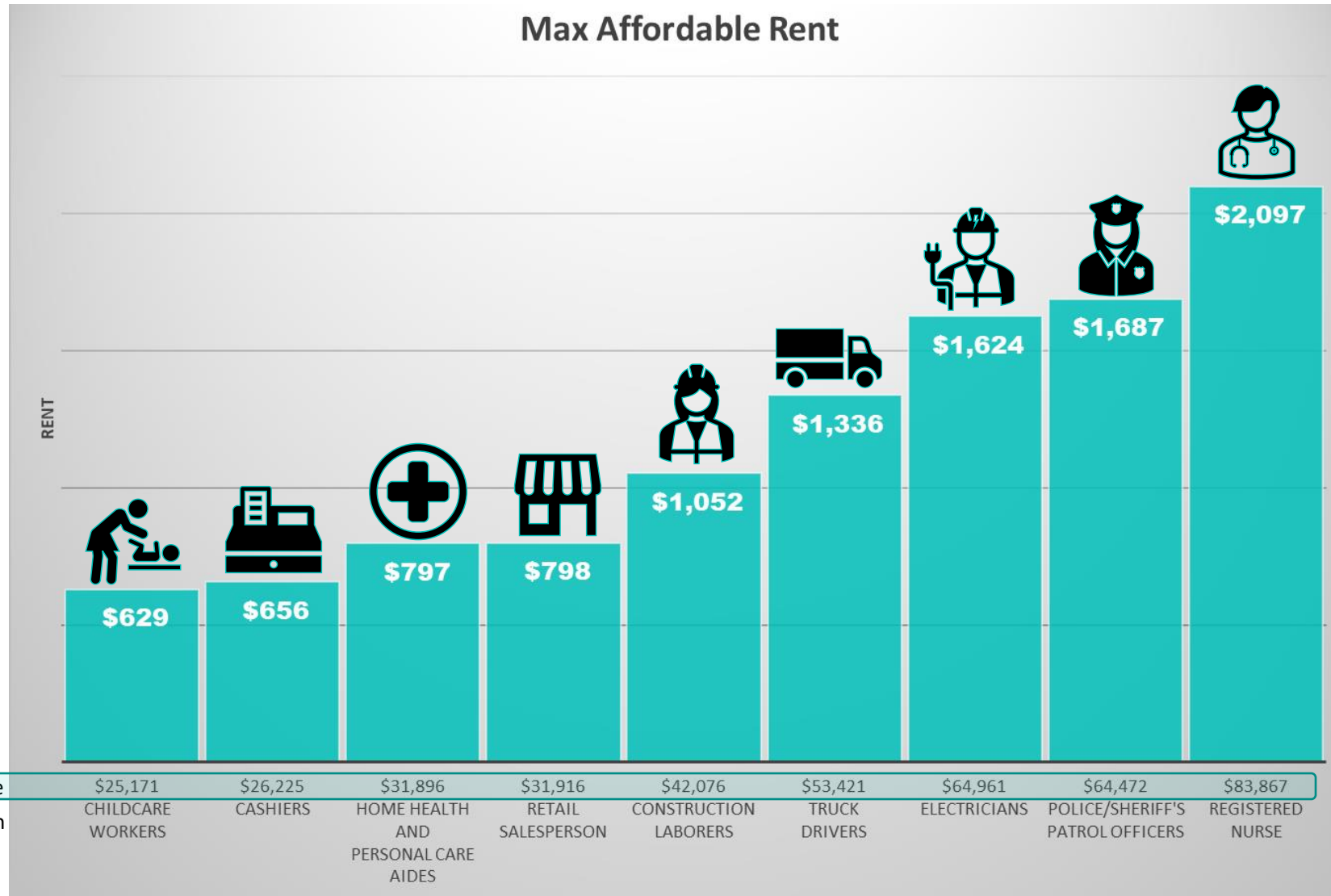


Income Distribution by County, 2020



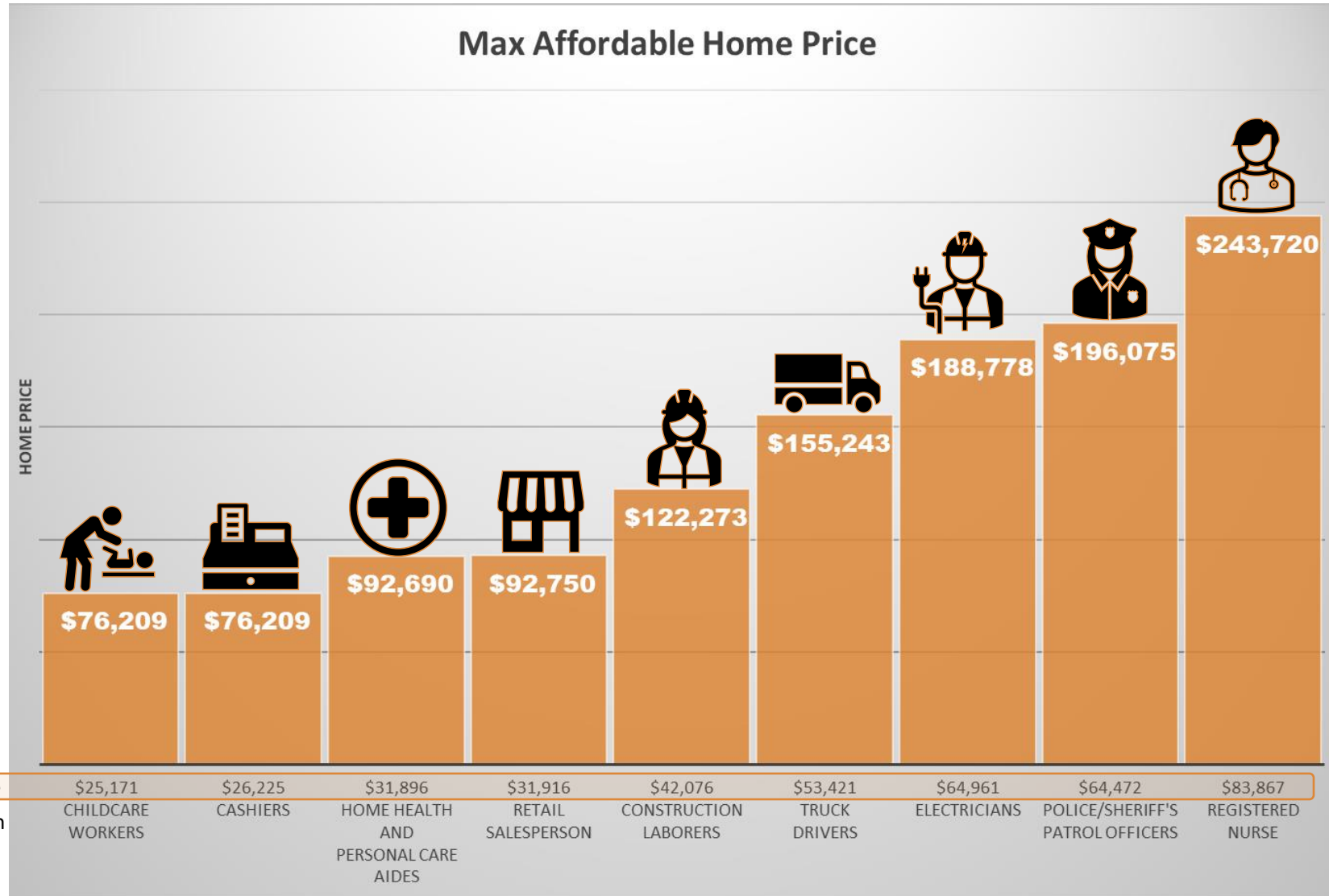
Source: ACS 5-year estimates, and Root Policy Research.

# Employment Trends



Median Annual Wage  
Occupation

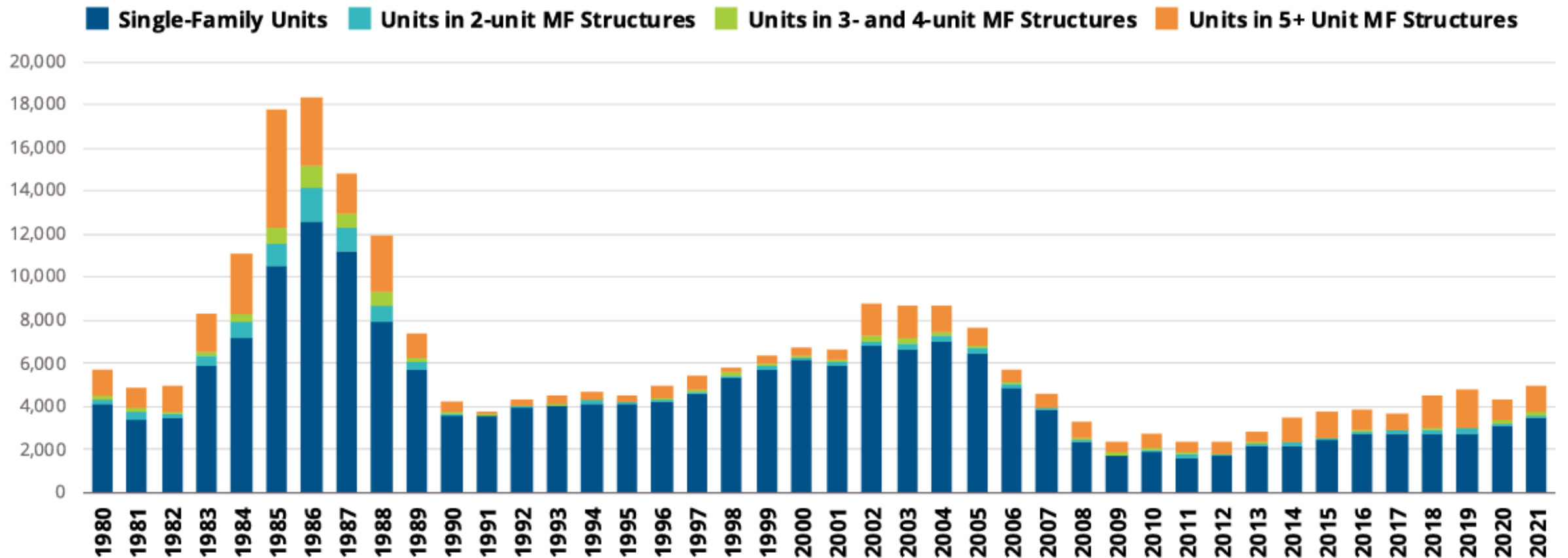
# Employment Trends



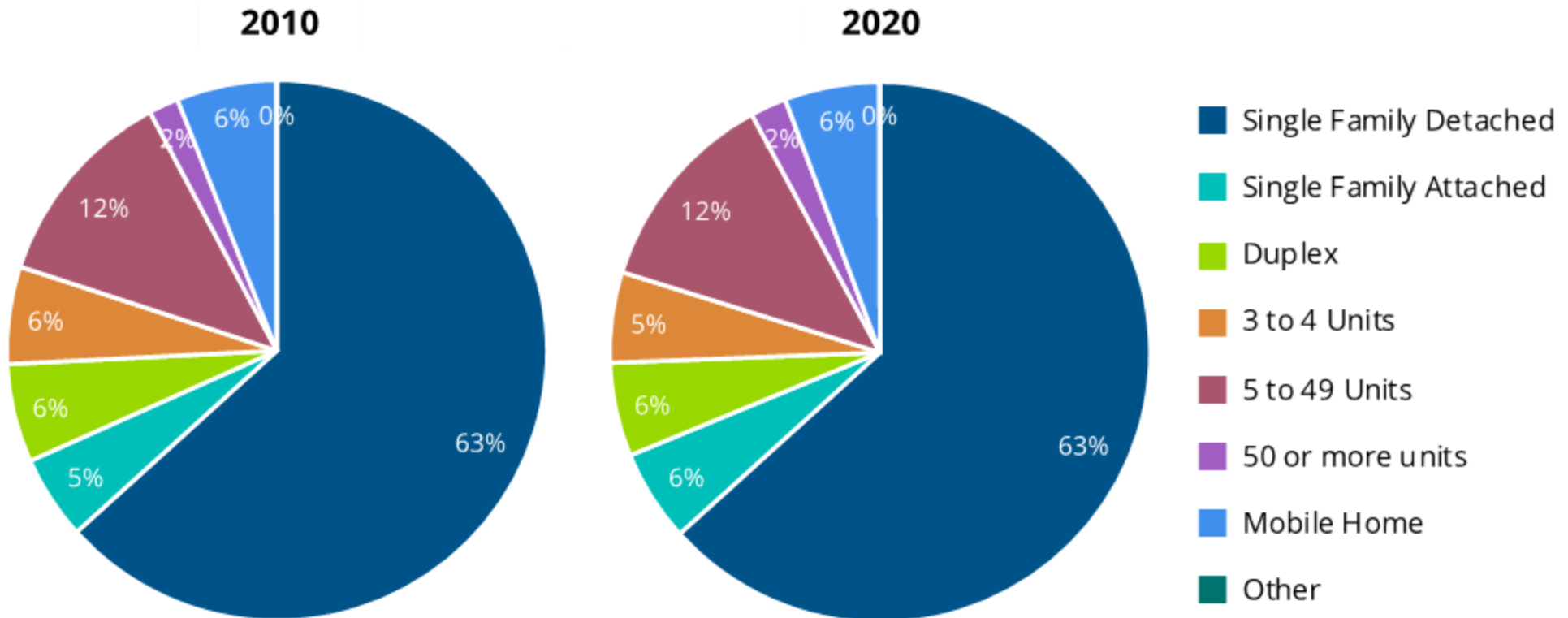


# Housing Units Permitted 1980 - 2021

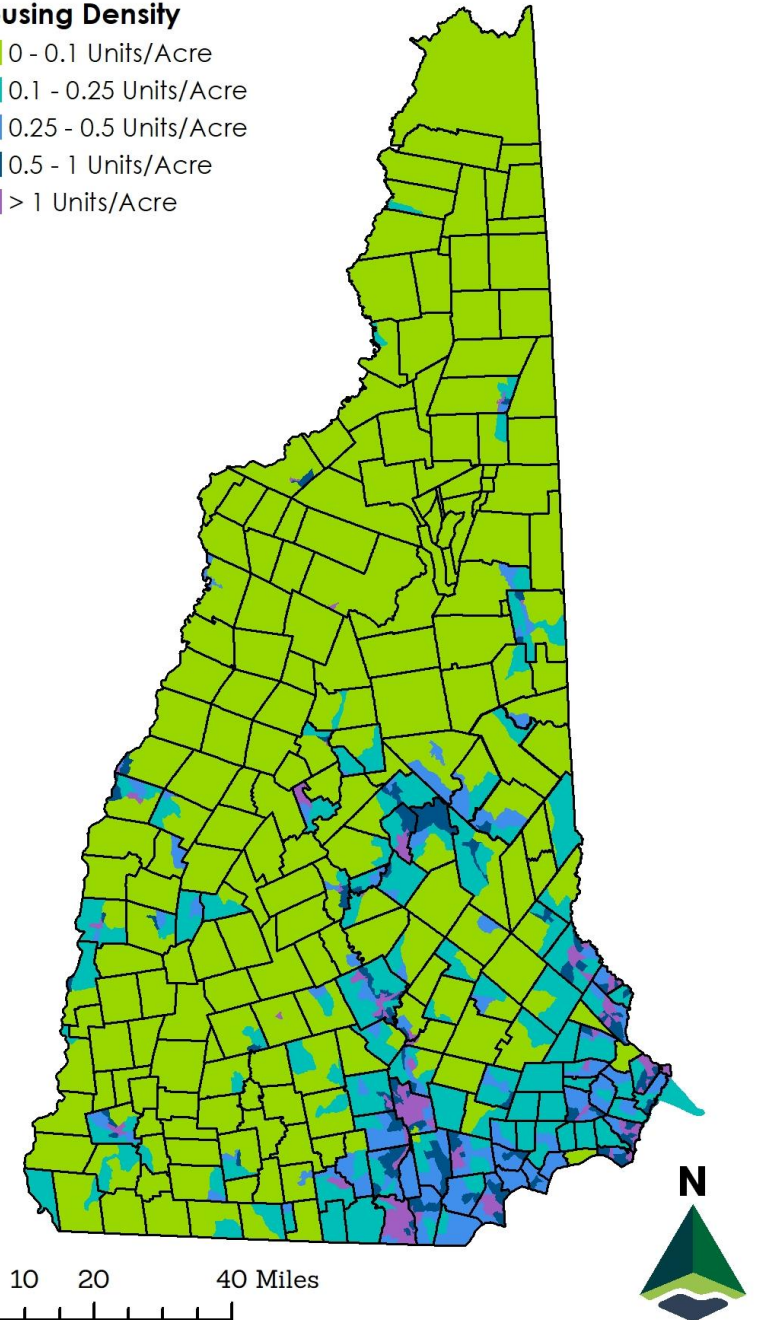
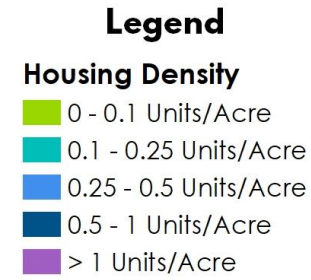
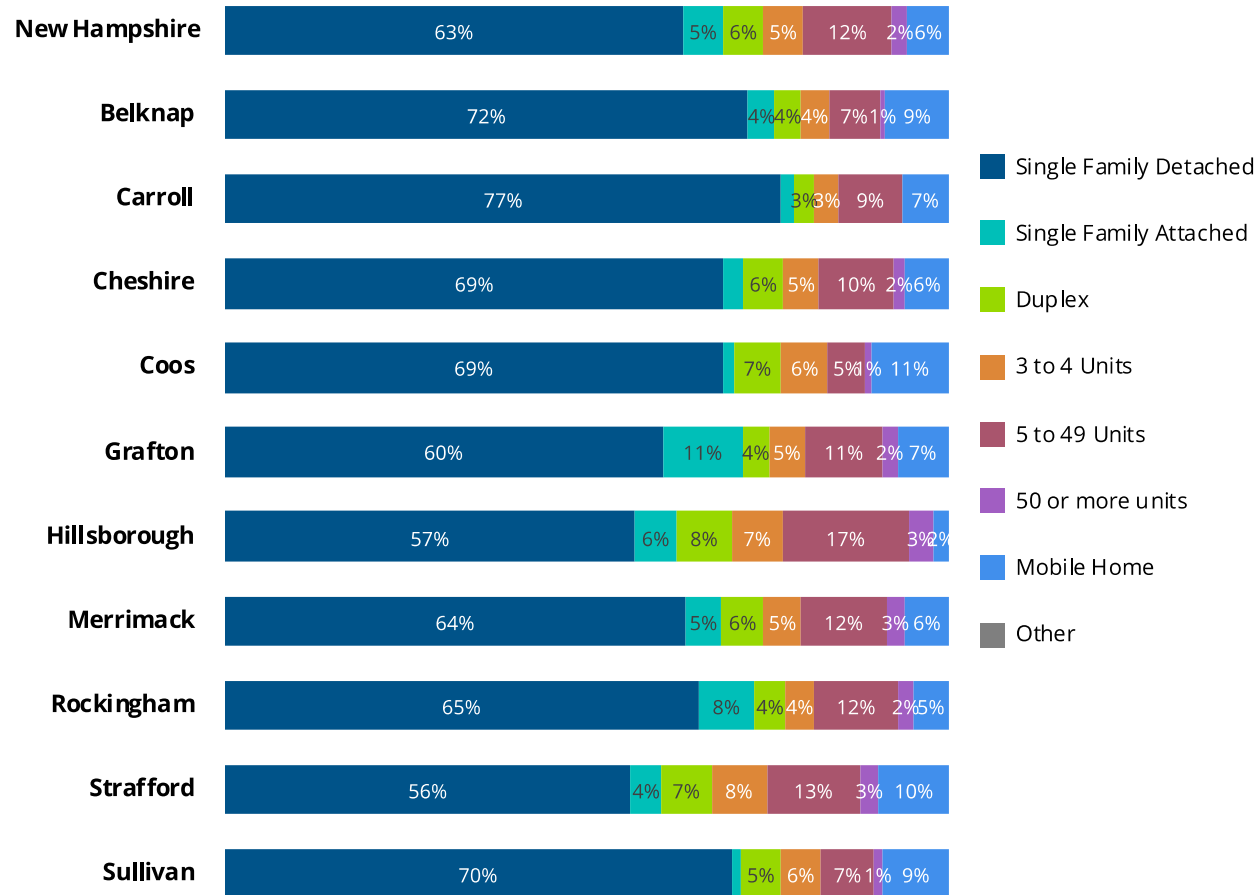
## Building Permits, 1980-2021



# Housing Characteristics

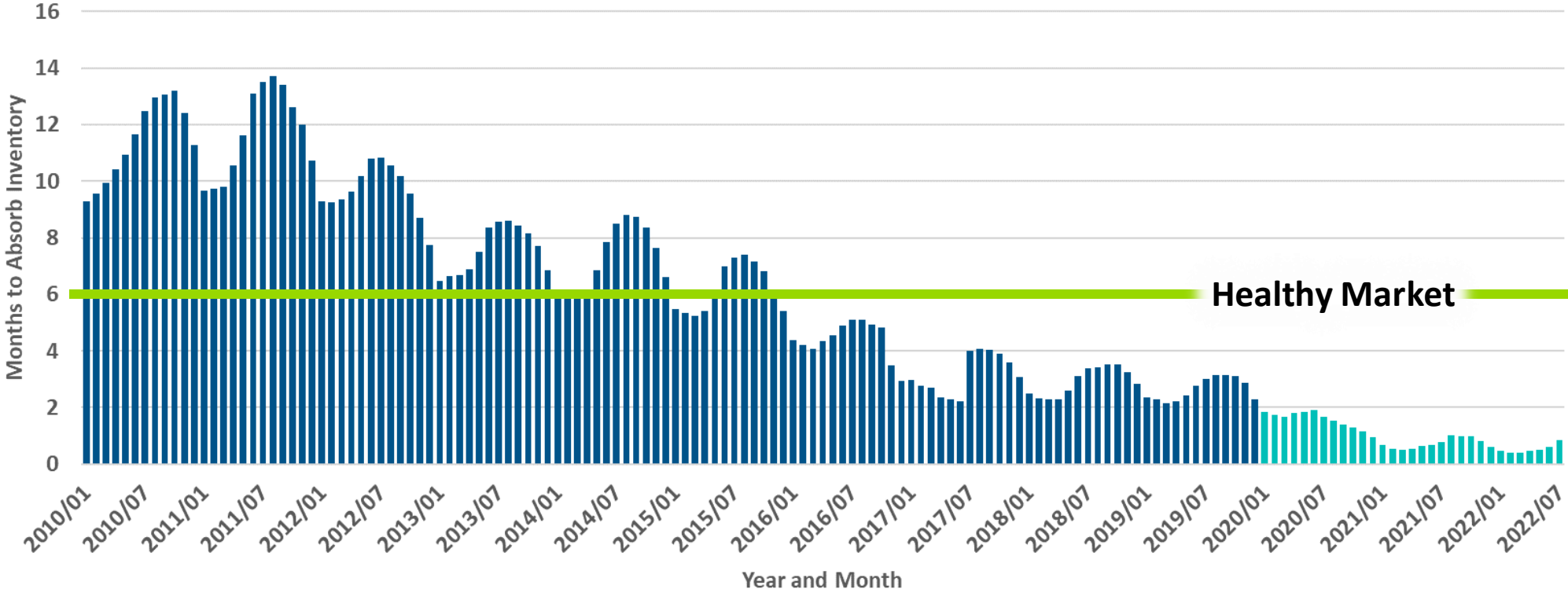


# Housing Availability



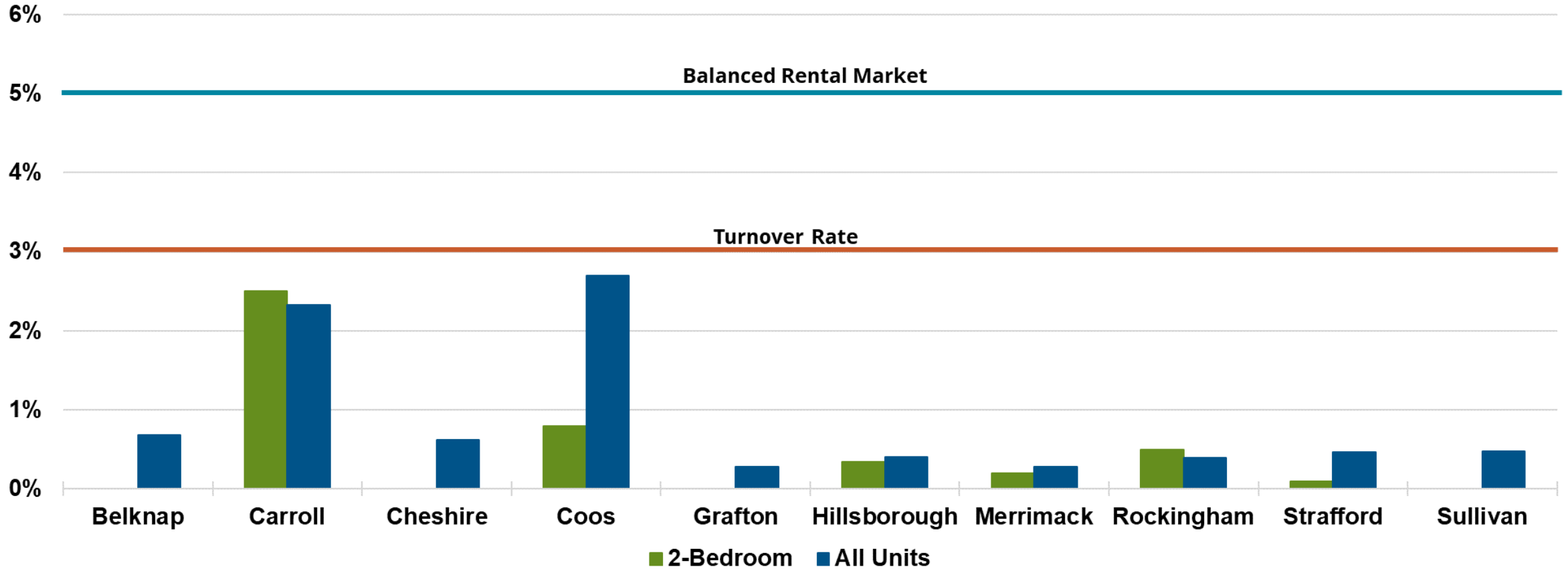
# Availability of Homes for Sale

Months to Absorb



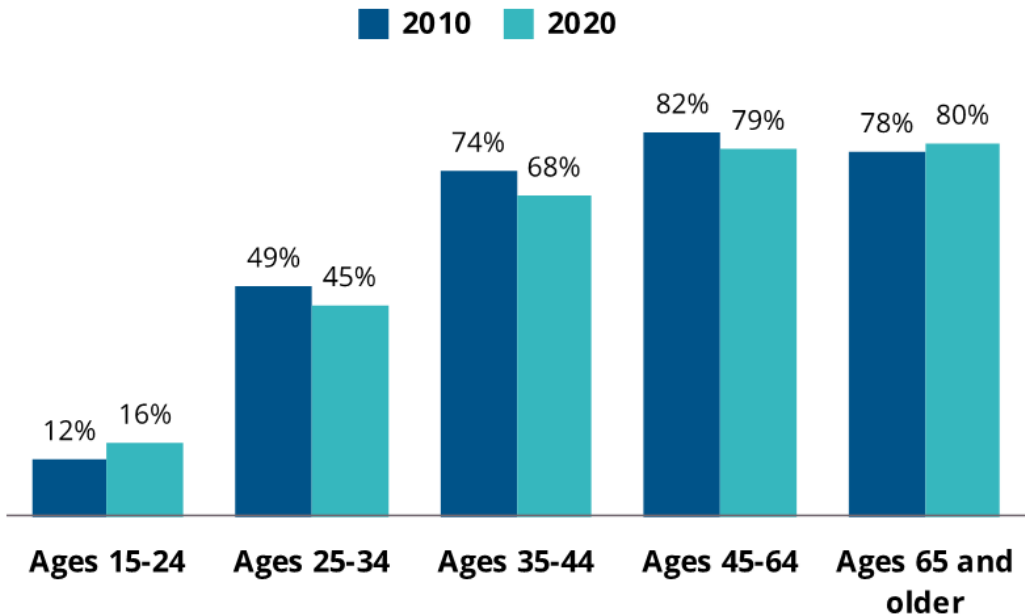
Source: NHHFA, SRPC

# Rental Vacancy Rates



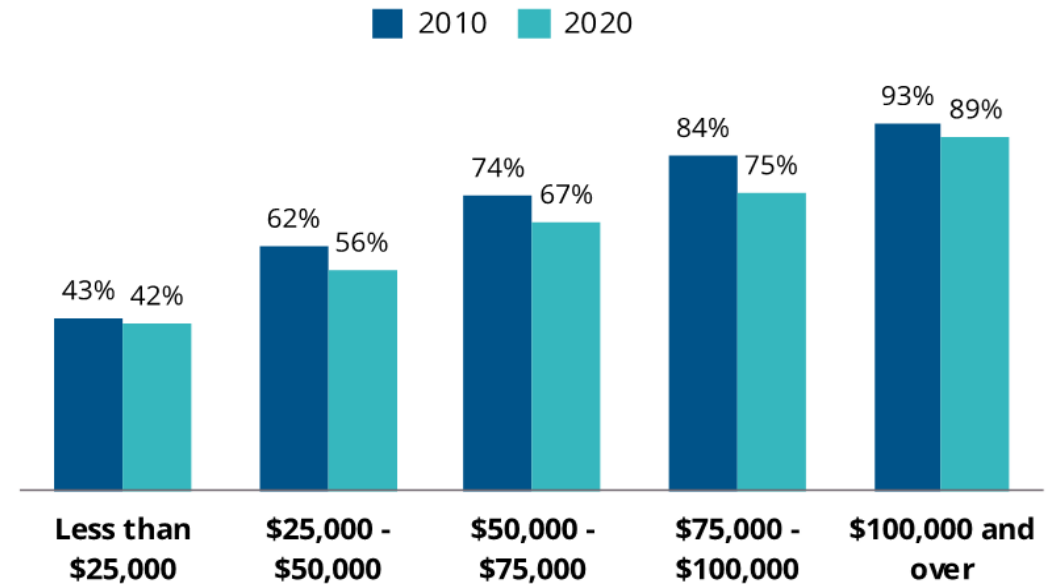
# Housing Market Trends - Owner

Homeownership by Age, 2010 and 2020



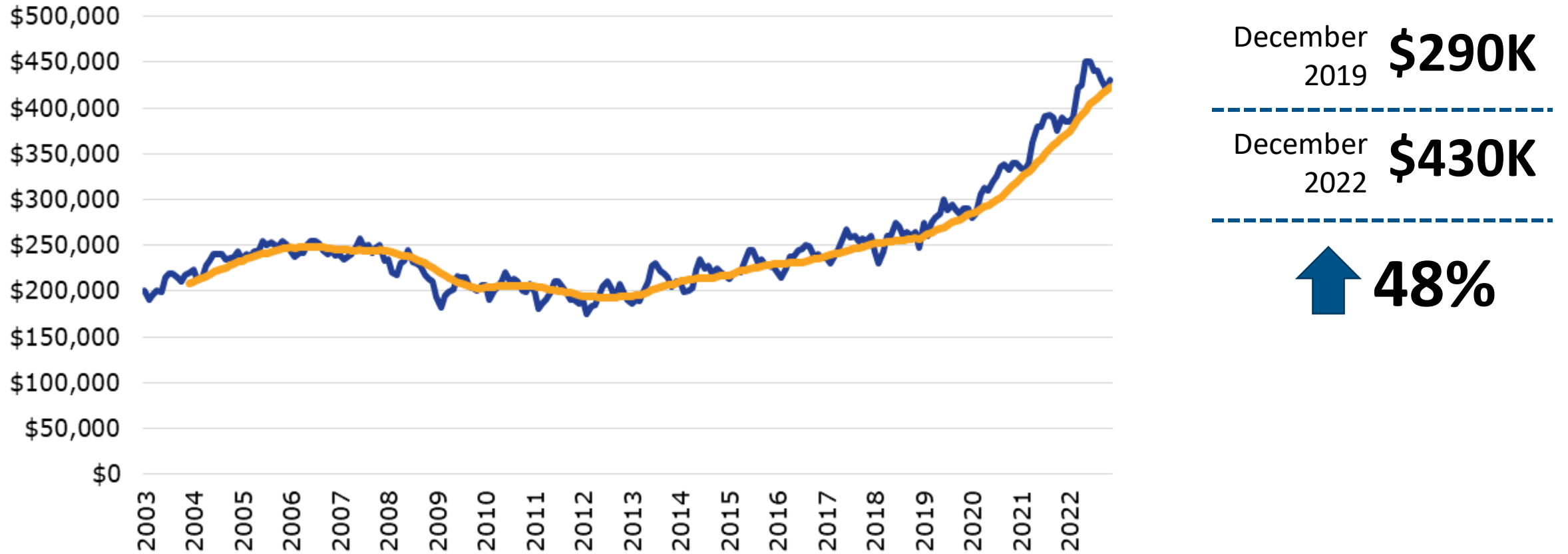
- Homeownership rates have declined for all age groups except for 15-24 year olds (a very small share of owners)

Homeownership by Income, 2010 and 2020



- Middle income households are less likely to be homeowners in 2020 compared to 2010. Steepest drop was for \$75,000 to \$100,000 households

# Purchase Price Trends



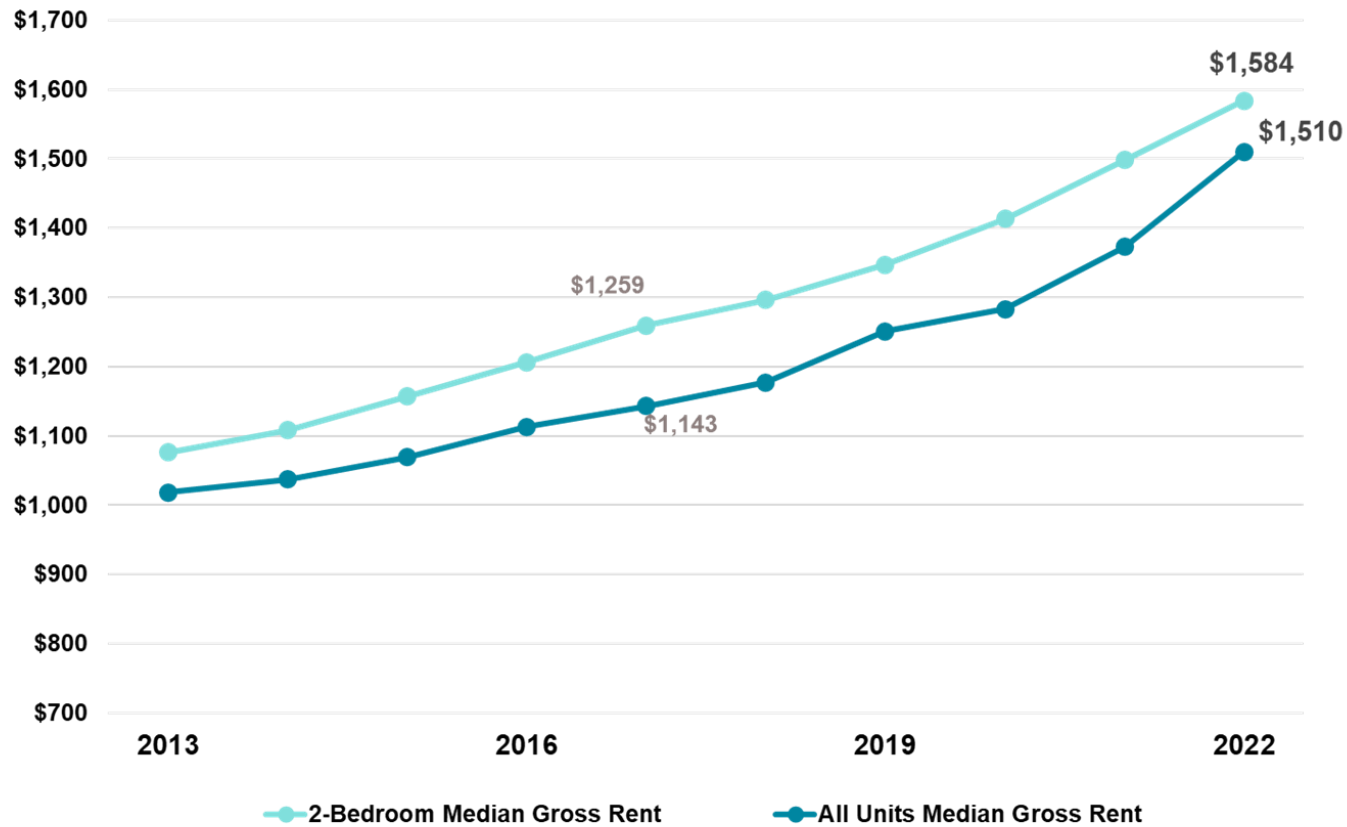
# Interest Rates



Interest rate and payments calculated based on \$400,000 home with 5% down payment, 30-year mortgage. Per month cost reflects principal and interest only, excludes estimated insurance and taxes.



# Housing Market Trends - Renter



## 2-BEDROOM

1-year change ▲ 6%

5-year change ▲ 26%

## ALL UNITS

1-year change ▲ 10%

5-year change ▲ 32%

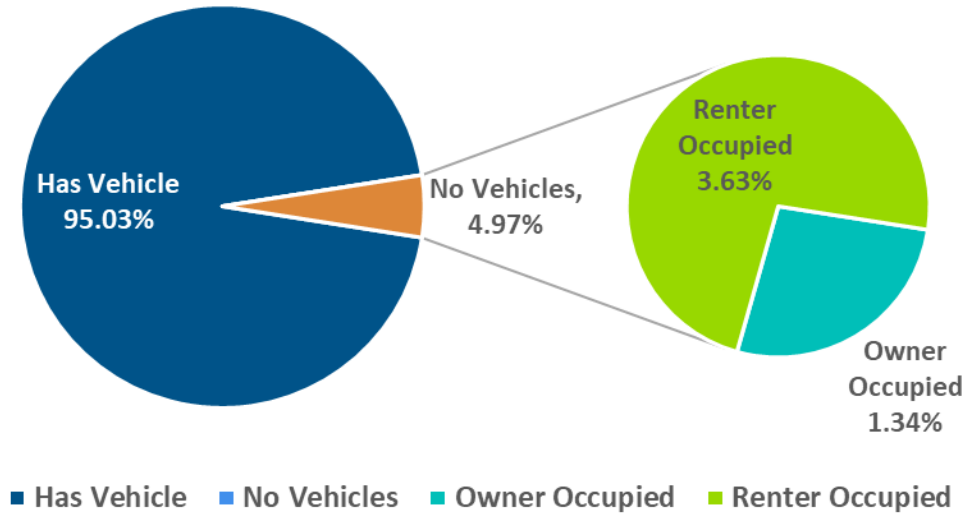
# Housing Market Trends - Renter

Number of Renters and Affordable Units by Income, 2010 and 2020

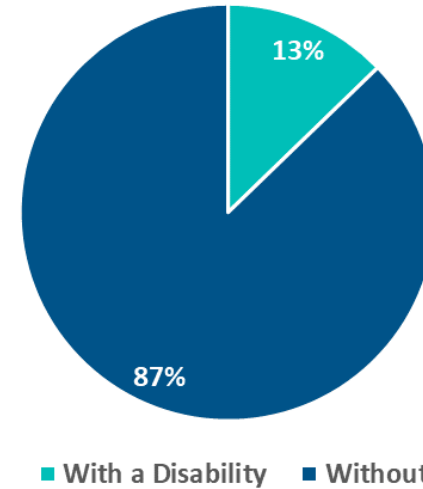
Income	2010		2020		2010-2020 Change	
	Renters	Affordable Units	Renters	Affordable Units	Renters	Affordable Units
Less than \$24,999	49,115	26,801	41,683	18,739	-7,432	-8,062
\$25,000-\$49,999	43,829	79,547	42,293	70,446	-1,536	-9,101
\$50,000-\$74,999	25,672	24,040	29,961	50,270	4,289	26,230
\$75,000+	21,951	3,673	41,340	9,747	19,389	6,074

# Communities of Interest

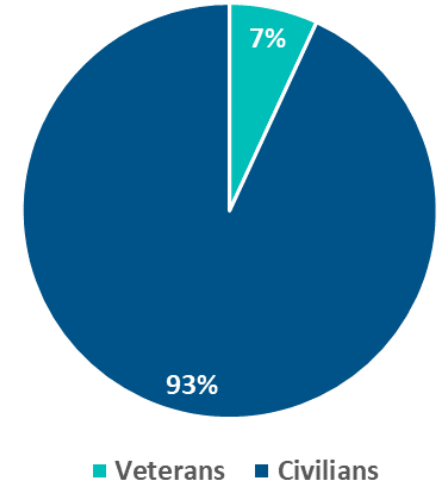
## Households by Presence of Vehicles and Tenure, 2020



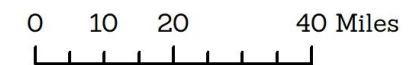
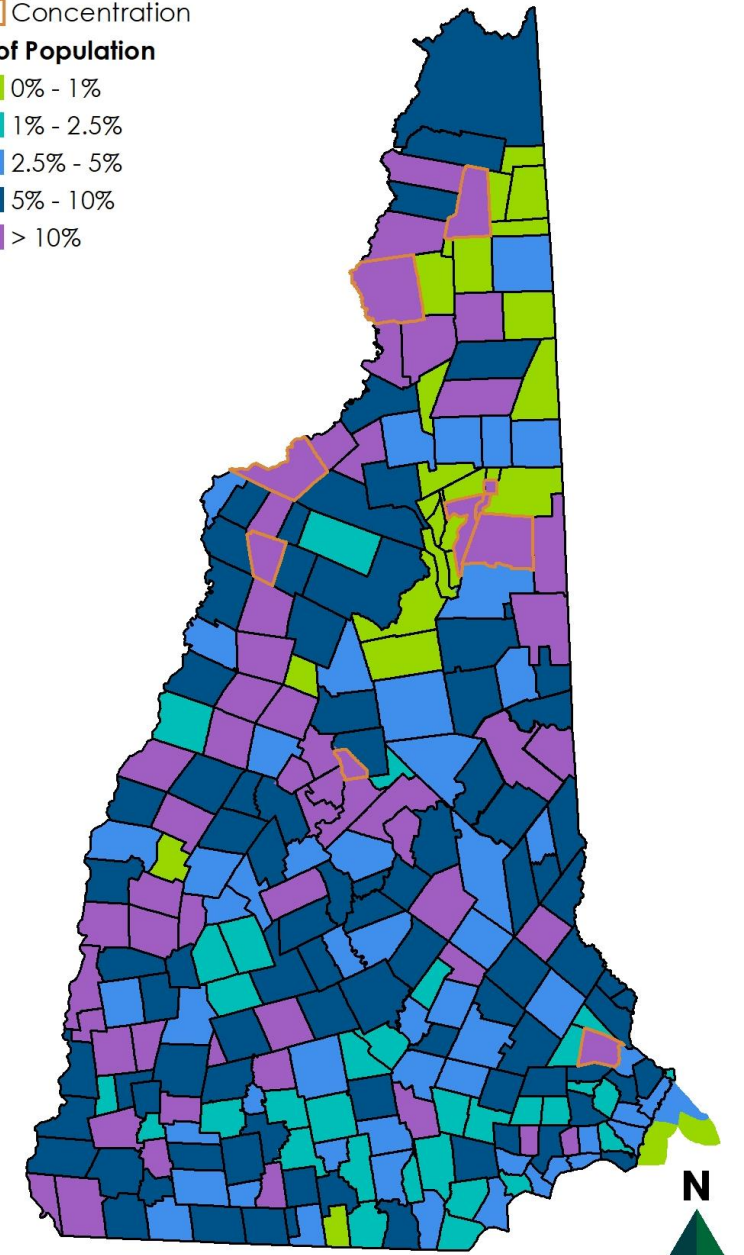
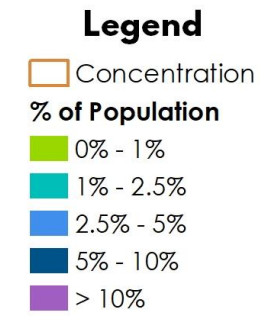
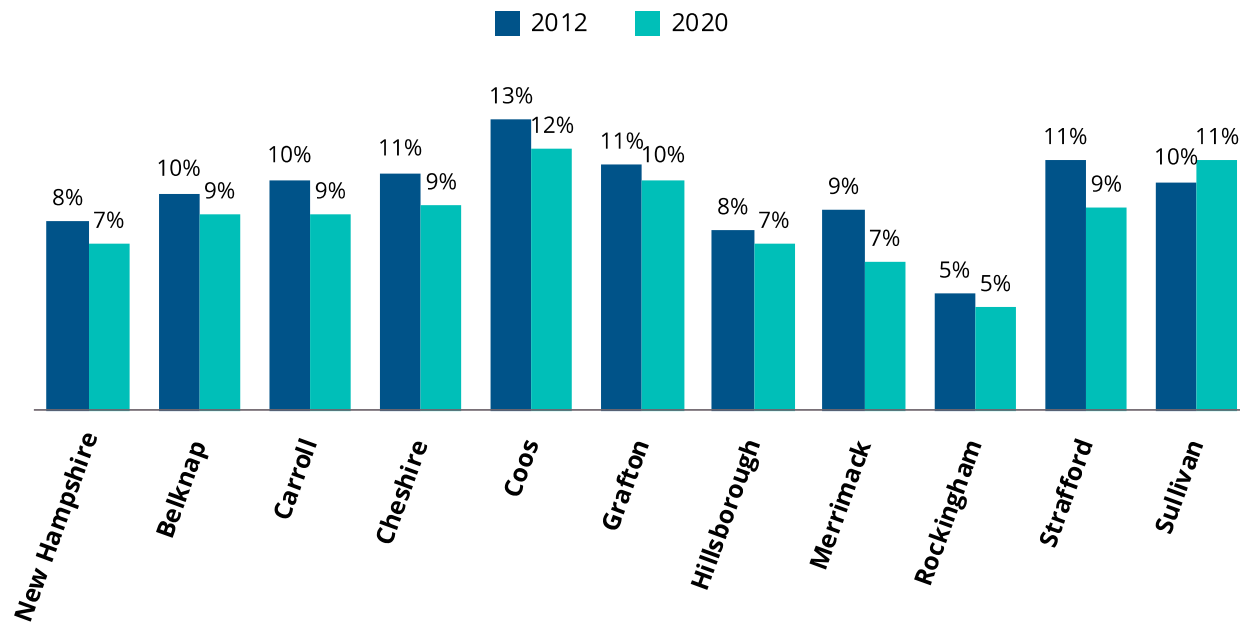
## Persons with a Disability, 2020



## Veterans, 2020









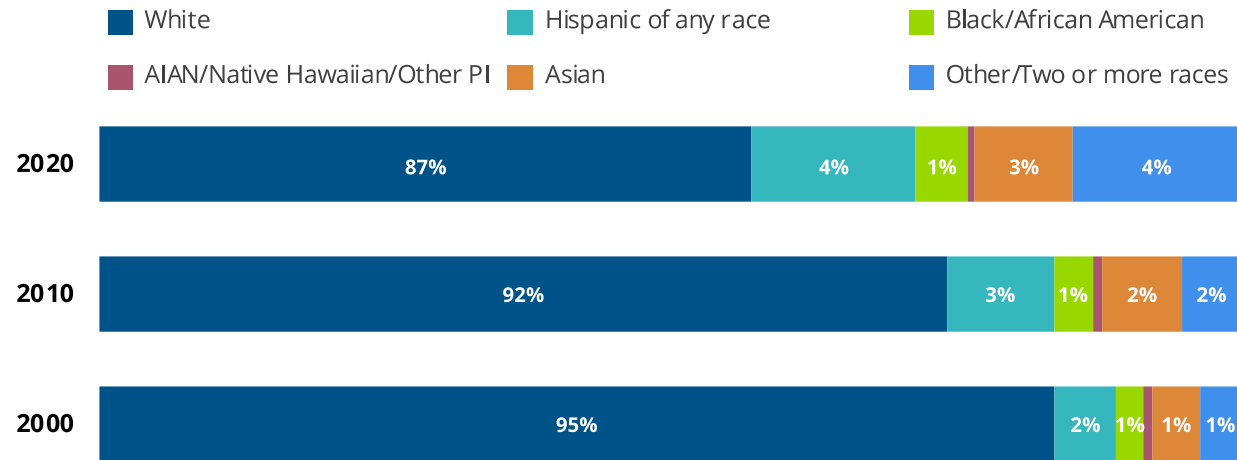
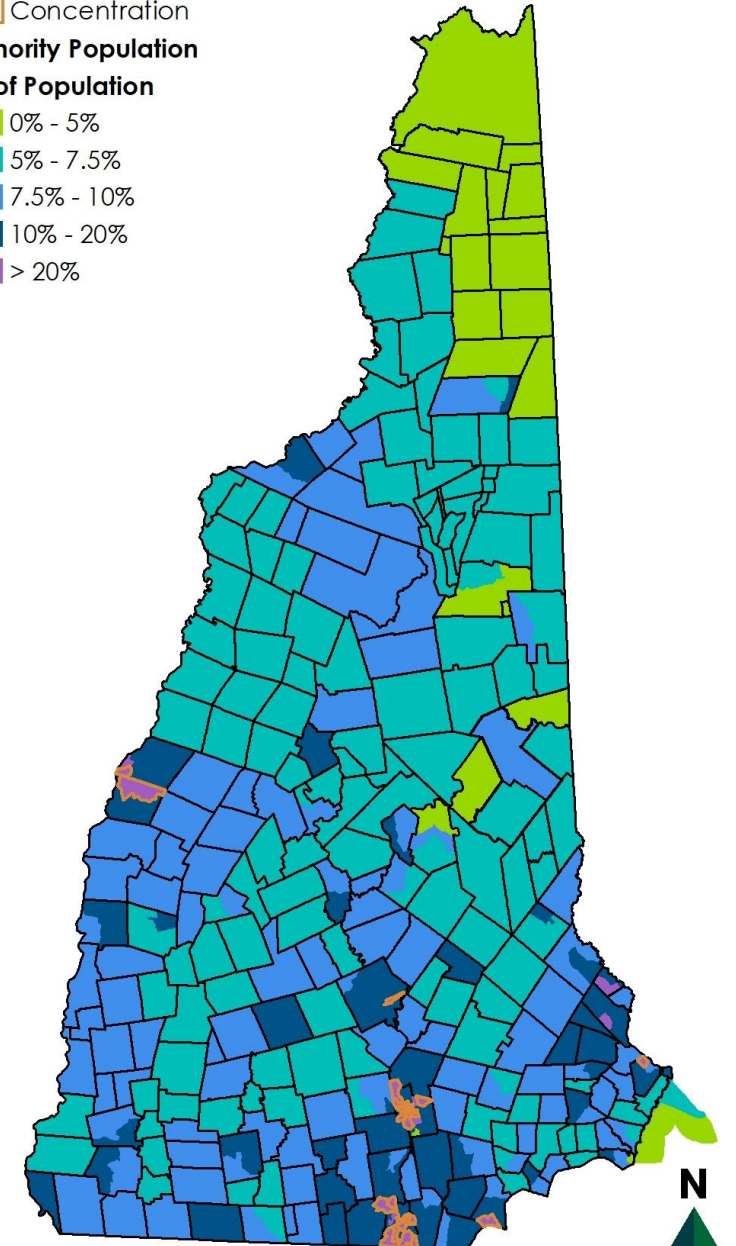
# Poverty



# Minorities

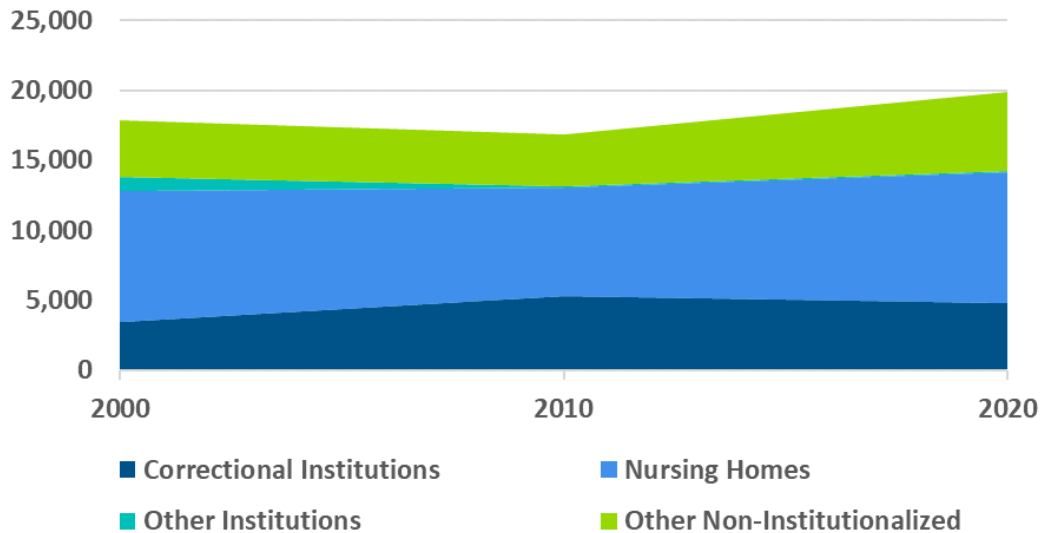
## Legend

-  Concentration
- Minority Population**
- % of Population**
-  0% - 5%
-  5% - 7.5%
-  7.5% - 10%
-  10% - 20%
-  > 20%

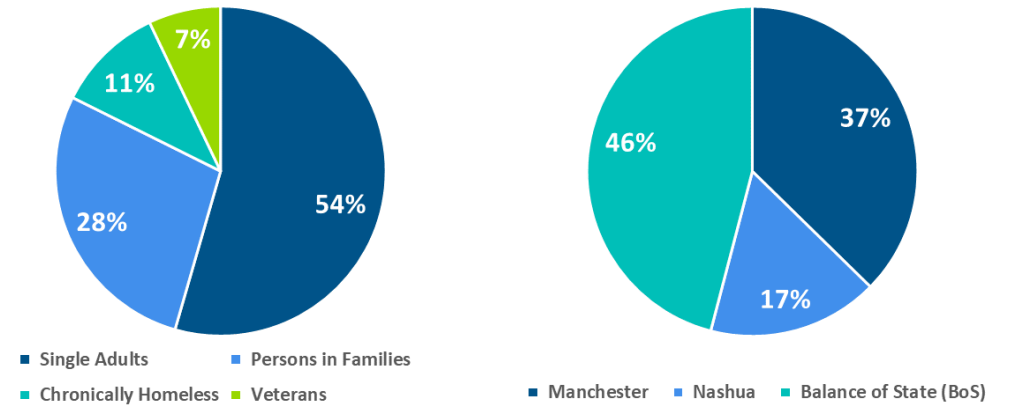


# Non-Traditional Housing (Group Quarters, Unhoused)

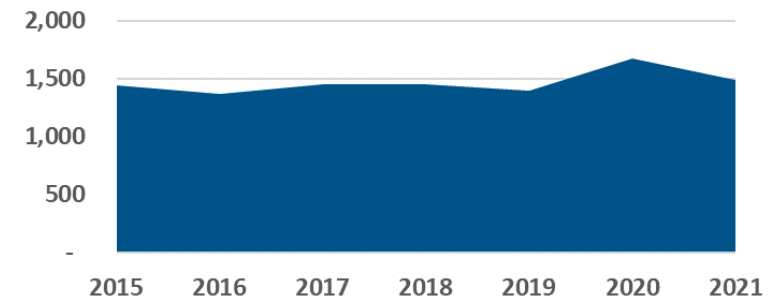
NH Group Quarters Populations, 2000, 2010, 2020



NH Overall Homelessness, 2020



NH Overall Homelessness, 2015-2021



# **New Trends**

## **Impacts to Housing Supply and Affordability**

- Covid-19
- Climate Change
- Monetary Policy
- Construction Costs
- Short-Term Rentals
- Fluctuating College/University Enrollment

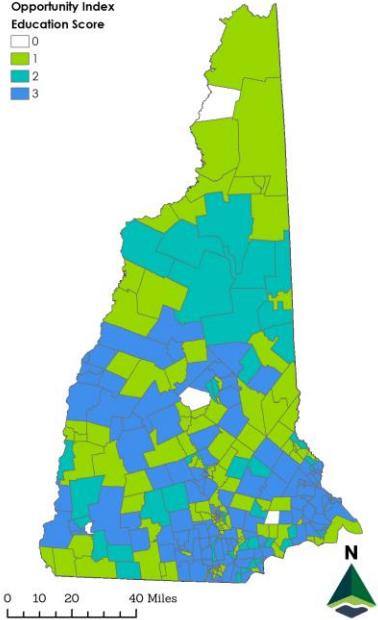
# Opportunities And Barriers

- Land Use Regulations, Policies and Other Controls
- Workforce Challenges and Employment
- Access to Opportunity
- Physical Infrastructure and Services

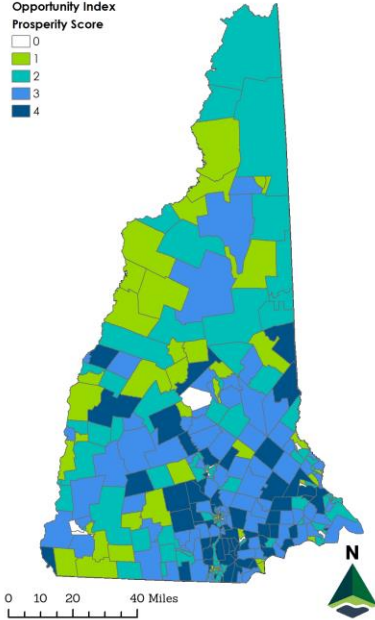


# Opportunity Areas

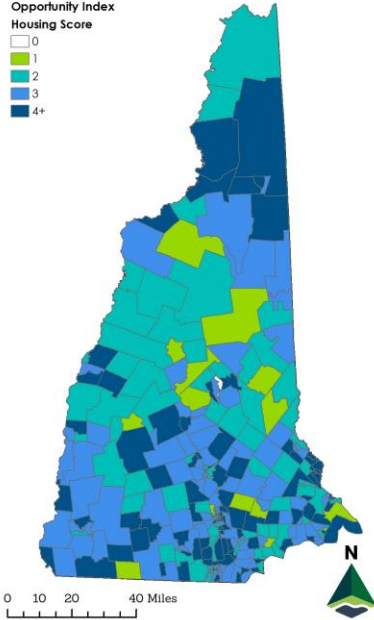
## Education



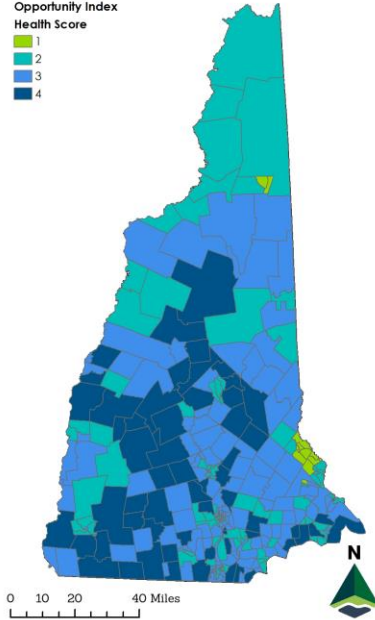
## Prosperity



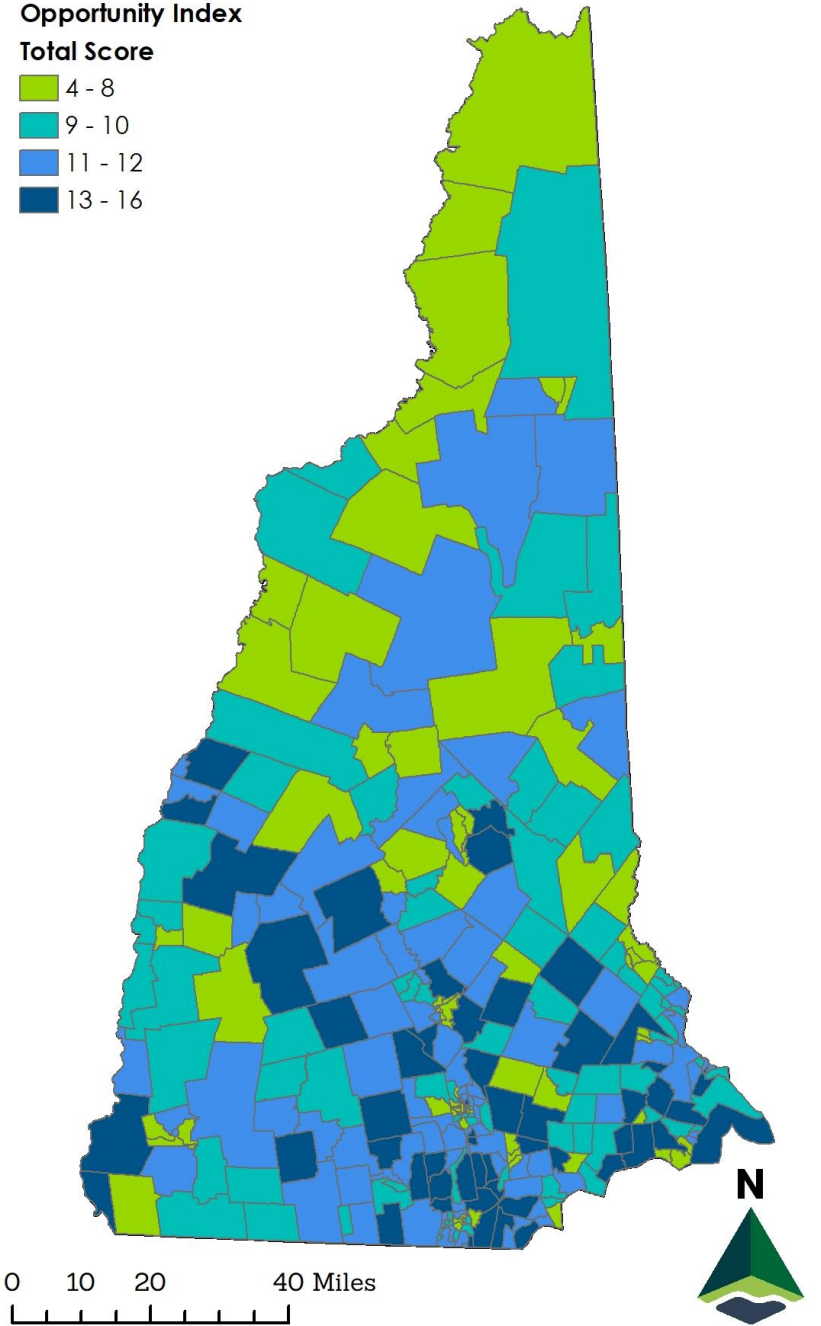
## Housing



## Health

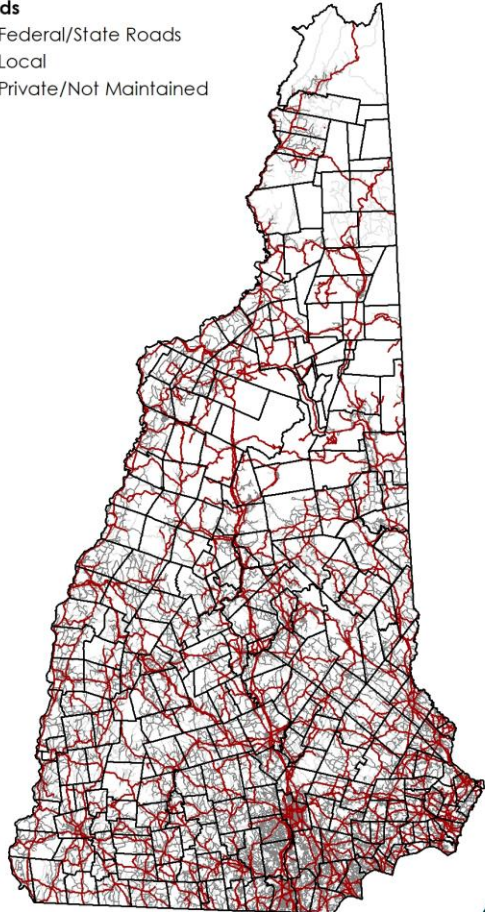


## Legend

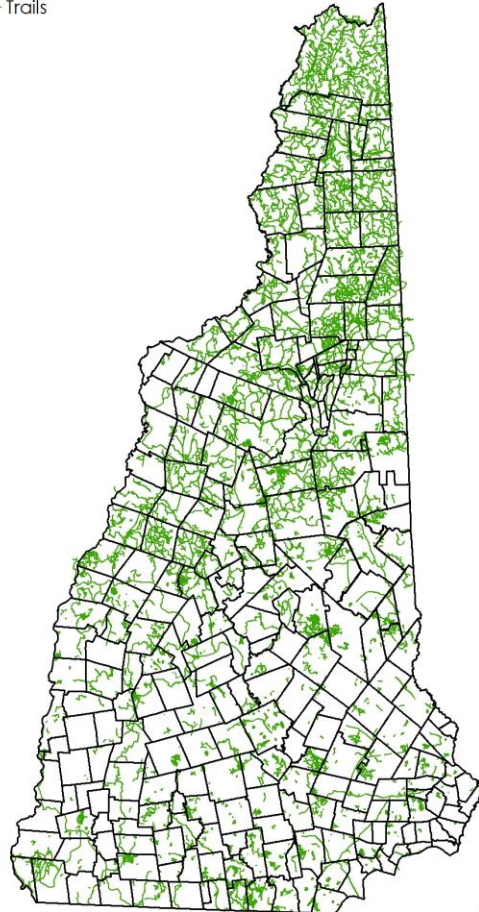


# Infrastructure

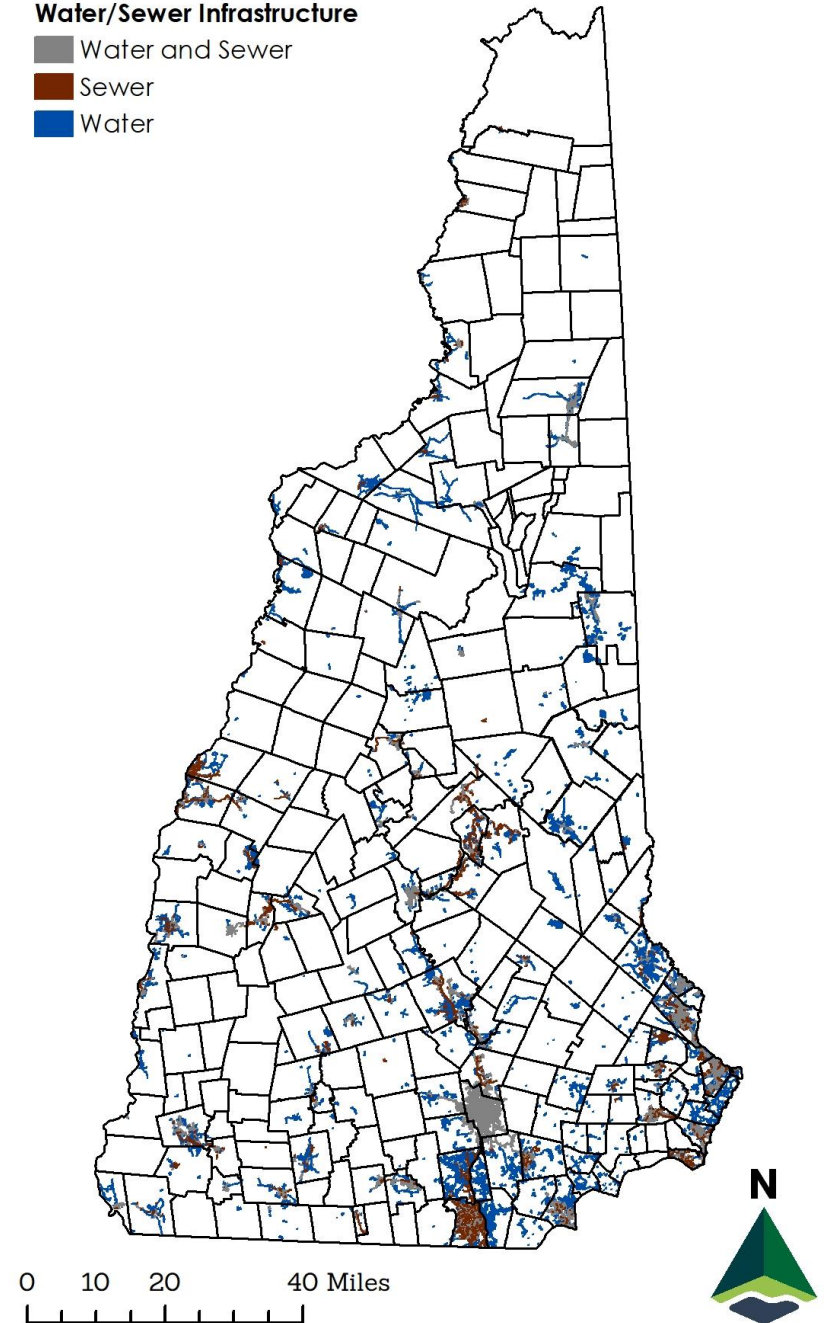
- Legend**
- Roads**
- Federal/State Roads
  - Local
  - Private/Not Maintained



- Legend**
- Trails



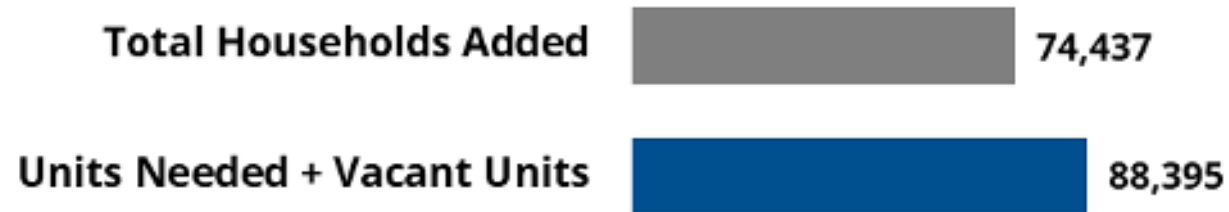
- Legend**
- Water/Sewer Infrastructure**
- Water and Sewer
  - Sewer
  - Water



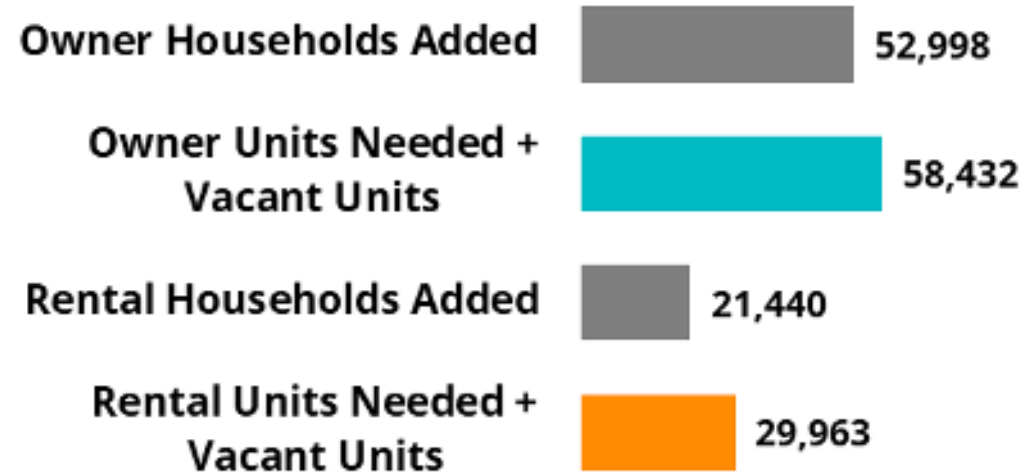
# How Many Units Do We Need Today?

- Existing gap of **23,670 units**
  - **12,764 owner units**
  - **10,905 rental units**
- Includes 11,748 units needed to reach a 5% rental vacancy rate, 2% ownership vacancy rate
- Doesn't factor in housing production in 2021 or 2022

# Projected Need: 2020 - 2040



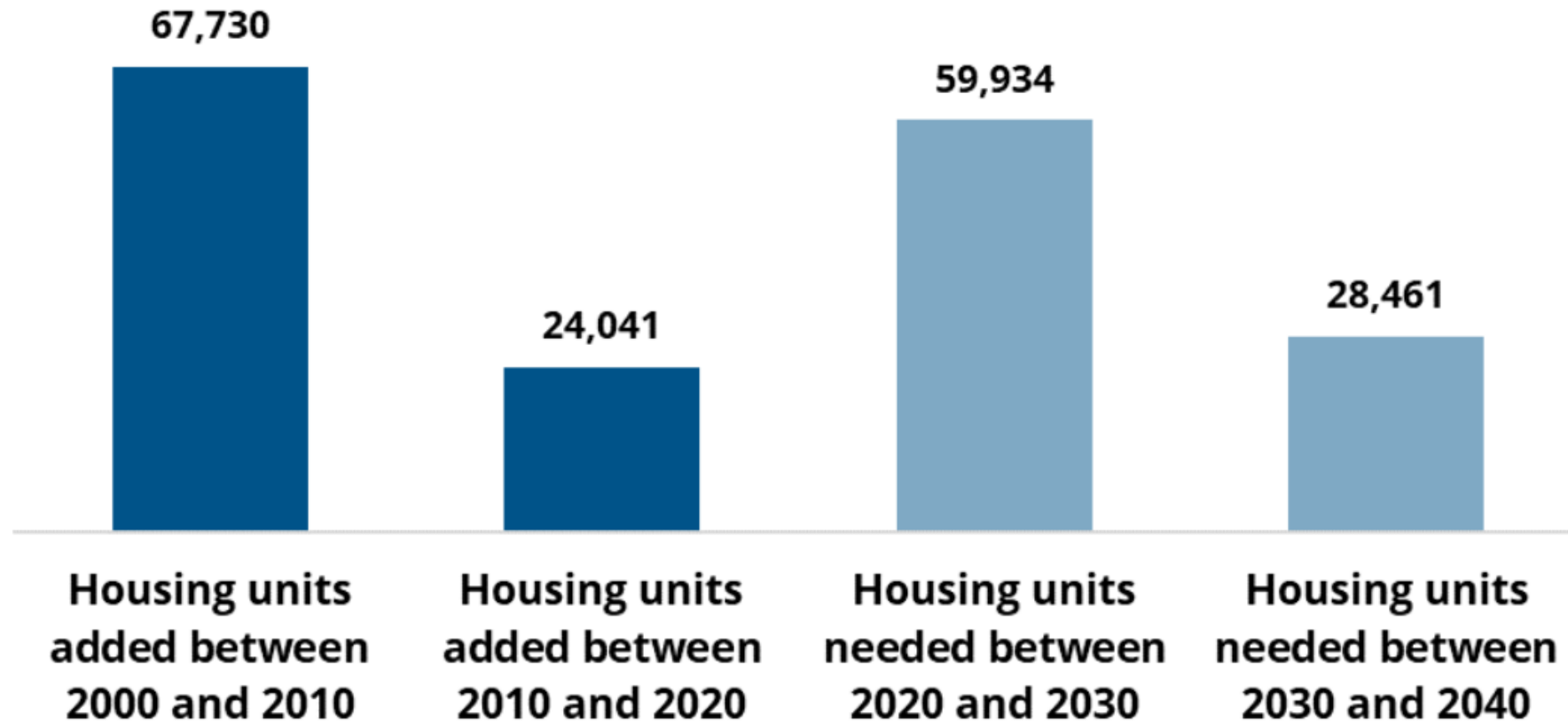
## By Tenure



# PLUS....

- Additional units for seasonal use
- And short-term rentals
- To get us to a total statewide need of 102,000 to 111,000 additional units by 2040

# Historical Production v. Projected Need

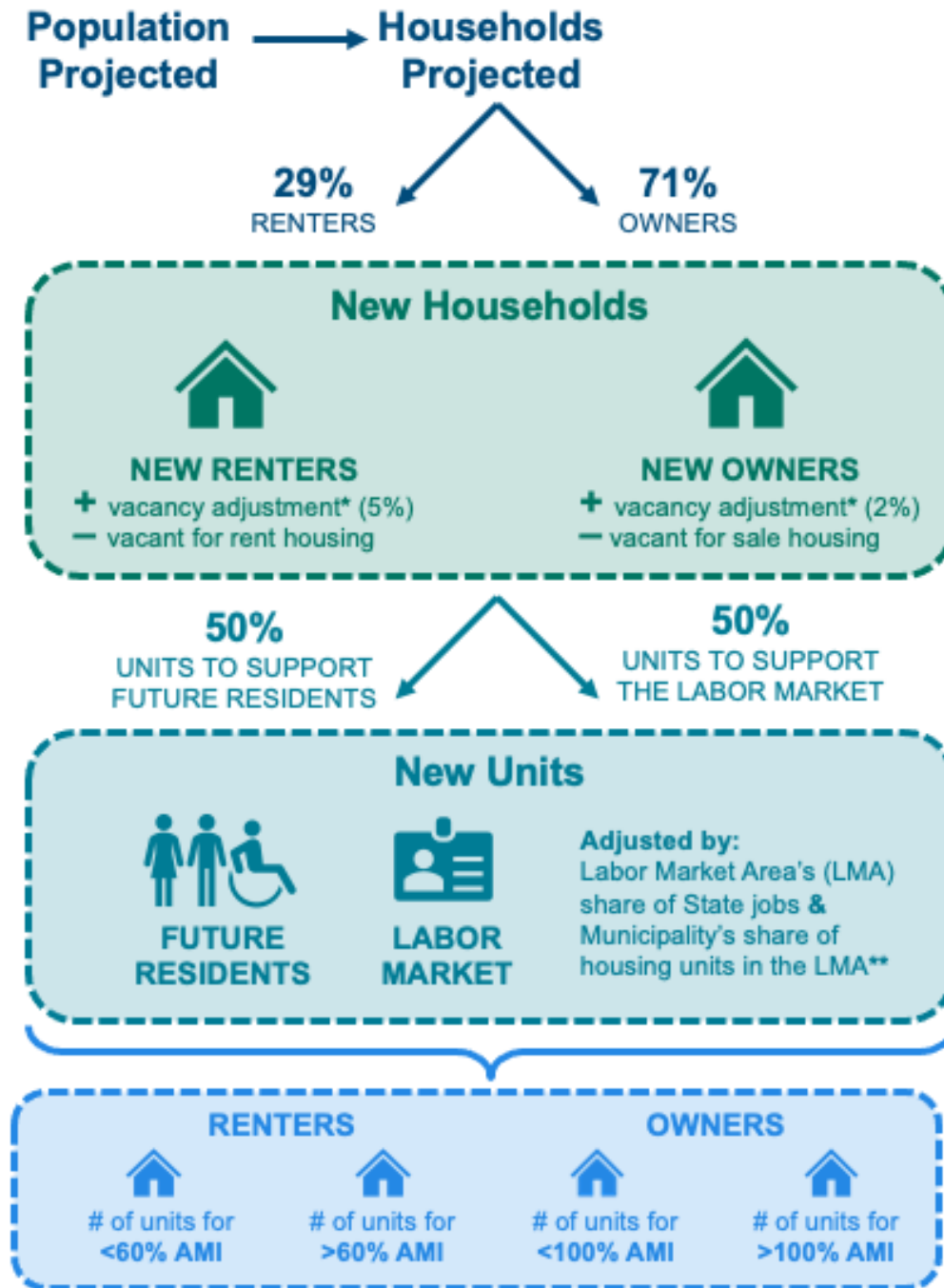


Source: RLS Demographics, 2000, 2010, and 2020 Decennial Census, 2010 and 2020 5-year ACS estimates, New Hampshire Rental Cost Survey, and Root Policy Research.

# Historic Permitting v. 2025 Projected Need

Region	1991 - 1995	1996 - 2000	2001 - 2005	2006 - 2010	2011 - 2015	2016 - 2020	2021 – 2025 Projected Need	Additional Units Needed Above '16 - '20 Production Levels to Meet '25 Projected Need	% Increase in Housing Production Above '16 - '20 Levels to Meet '25 Projected Need
CNHRPC	1,496	2,762	3,662	1,590	734	1,297	3,028	1,731	233%
LRPC	2,649	3,497	5,785	2,370	1,430	1,924	2,815	891	146%
NCC	1,729	1,963	3,917	1,542	766	1,424	1,782	358	125%
NRPC	3,397	4,767	4,949	2,037	2,109	3,586	5,143	1,557	143%
RPC	4,157	5,681	5,561	2,126	2,674	3,796	5,352	1,556	141%
SNHPC	3,753	6,861	6,719	2,603	3,337	3,286	7,212	3,926	219%
SRPC	2,093	3,683	6,032	2,303	1,764	2,928	3,289	361	112%
SWRPC	1,296	1,776	2,675	1,219	694	1,151	1,873	722	163%
UVLSRPC	1,381	1,685	2,712	1,797	584	1,284	2,210	926	172%
<b>State of NH</b>	<b>21,951</b>	<b>32,675</b>	<b>42,012</b>	<b>17,587</b>	<b>14,092</b>	<b>20,676</b>	32,704	12,028	158%

# Fair Share Production Model





# Model Outputs

Region	2025	2030	2035	2040
CNHRPC	3,028	5,558	7,261	8,218
LRPC	2,815	5,183	6,683	7,444
NCC	1,782	3,209	4,000	4,272
NRPC	5,143	9,383	12,347	14,217
RPC	5,352	9,834	12,875	14,563
SNHPC	7,212	13,197	17,327	19,800
SRPC	3,289	6,169	8,108	9,520
SWRPC	1,873	3,349	4,242	4,659
UVLSRPC	2,210	4,037	5,126	5,671
<b>State of NH</b>	<b>32,704</b>	<b>59,919</b>	<b>77,969</b>	<b>88,364</b>

# Model Outputs

For all RPCs and municipalities in New Hampshire:

- Owners making below 100% of the Area Median Income in the RPC
- Owners making above 100% of the Area Median Income in the RPC
- Renters making below 60% of the Area Median Income in the RPC
- Renters making above 60% of the Area Median Income in the RPC

# Regional Adjustments

- Buildable land considerations – is it feasible?
- Replacement of uninhabitable or poor condition units
- Opportunity Index – prioritize new housing in high opportunity areas?
- Municipal capacity – tested through total assessed valuation by acre

# Meeting Housing Needs: The NH Housing Toolbox

**...will include the following for each of the tools:**

- What is it? (definition)
- How It Can Help?
- Getting Started
- Things to Keep in Mind (Considerations)
- Case Studies
- Relevant State Laws
- Other Resources



# Tools To Meet Housing Needs

- Accessory Dwelling Units (ADUs)
- Adaptive Reuse
- Age-Friendly Neighborhoods
- Alternative Small Housing Types
- Cluster Housing
- Community Revitalization Tax Incentive
- Community/Alternative Wastewater Systems
- Form-Based Codes
- Housing Opportunity Zones
- Inclusionary Zoning
- Infill Development
- Mixed-Use Development
- Planned Unit Developments (PUDs)
- Right-Sized Housing Regulations
- Short-Term Rental Regulations
- Tax Increment Financing (TIF)
- Transfer of Development Rights (TDR)
- Village Plan Alternative
- Workforce Housing Ordinance

# Contact Information

## Jennifer Czysz

*Executive Director*

Strafford Regional Planning Commission

(603) 994-3500 x100

[jczysz@strafford.org](mailto:jczysz@strafford.org) | [Strafford.org](http://Strafford.org)

## Noah Hodgetts

*Principal Planner*

NH Office of Planning & Development

(603) 271-2157

[Noah.D.Hodgetts@livefree.nh.gov](mailto:Noah.D.Hodgetts@livefree.nh.gov) | [nh.gov/osi](http://nh.gov/osi)

## Heather McCann

*Director, Housing Research*

New Hampshire Housing

(603) 310-9251 (d)

[hmccann@nhhfa.org](mailto:hmccann@nhhfa.org) | [NHHousing.org](http://NHHousing.org)

**Questions?**