

RHNAC Commissioner Workshop 2022



WELCOME EXERCISE

- What housing **NEEDS** are there in your community and region?
- What are the **BARRIERS** to meeting those needs?
- Use the post-its around the room to answer
- Place your post-its on the posters

INTRODUCTIONS



ACTION ITEMS





RHNA COMMMSSIONER WORKSHOP: WHY ARE WE HERE?



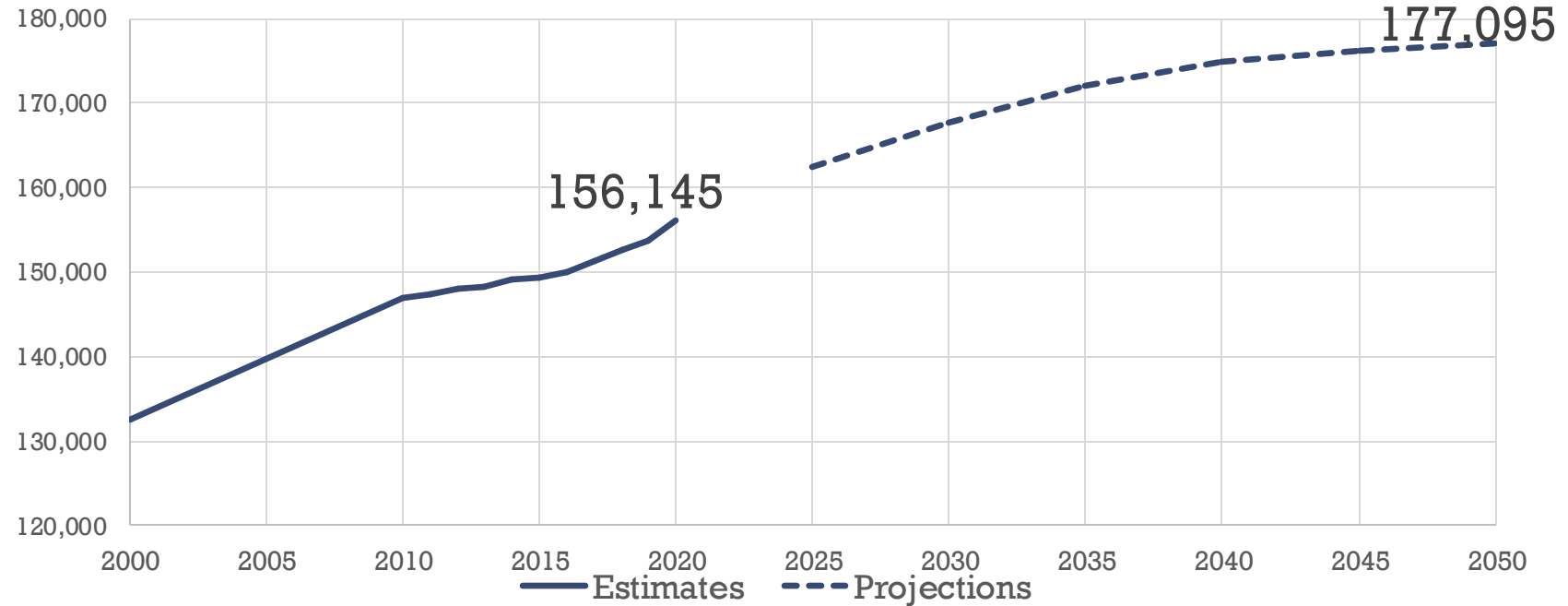
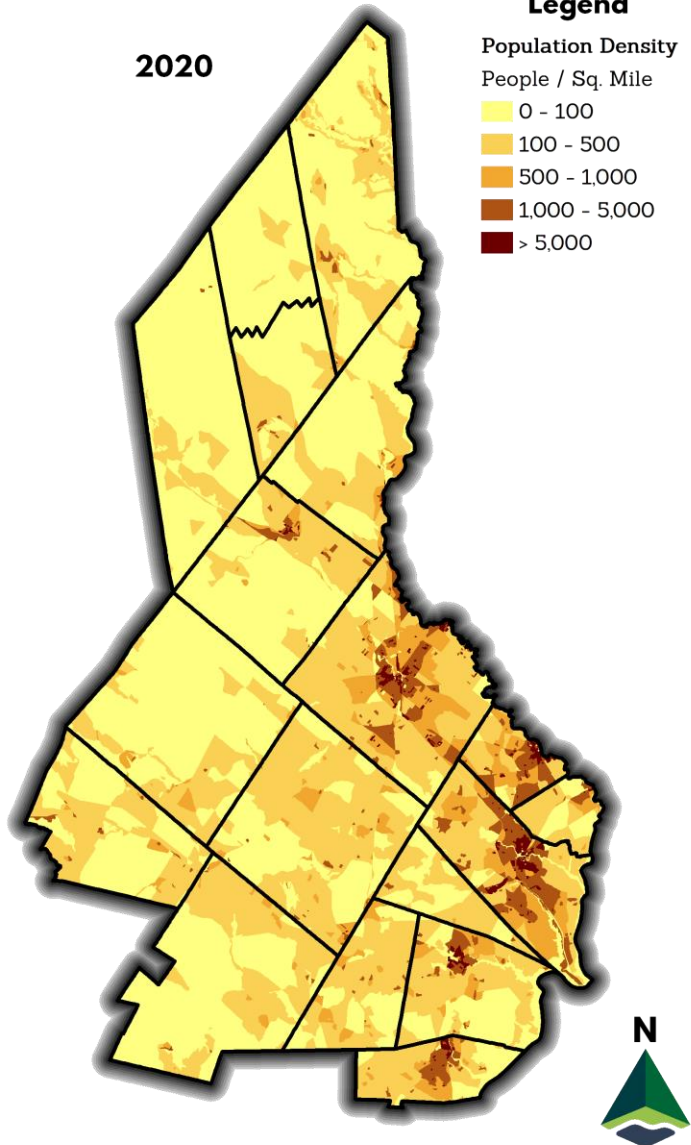
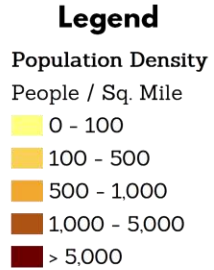
LOGISTICS



CURRENT CONDITIONS AND TRENDS

Population

2020



8,627 People Living in Group Quarters

6,794
UNH
Students
in Dorms

1,120
Residents
in Nursing
Homes

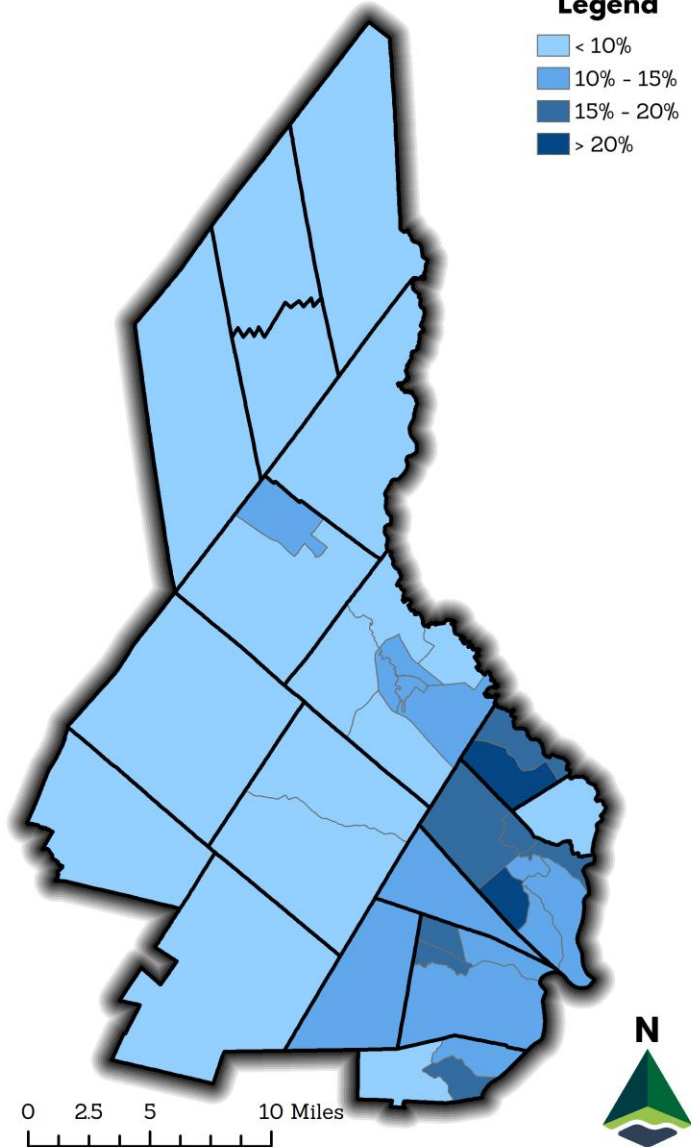
333
In
Correctional
Facilities

380
All other
types

Race and Ethnicity

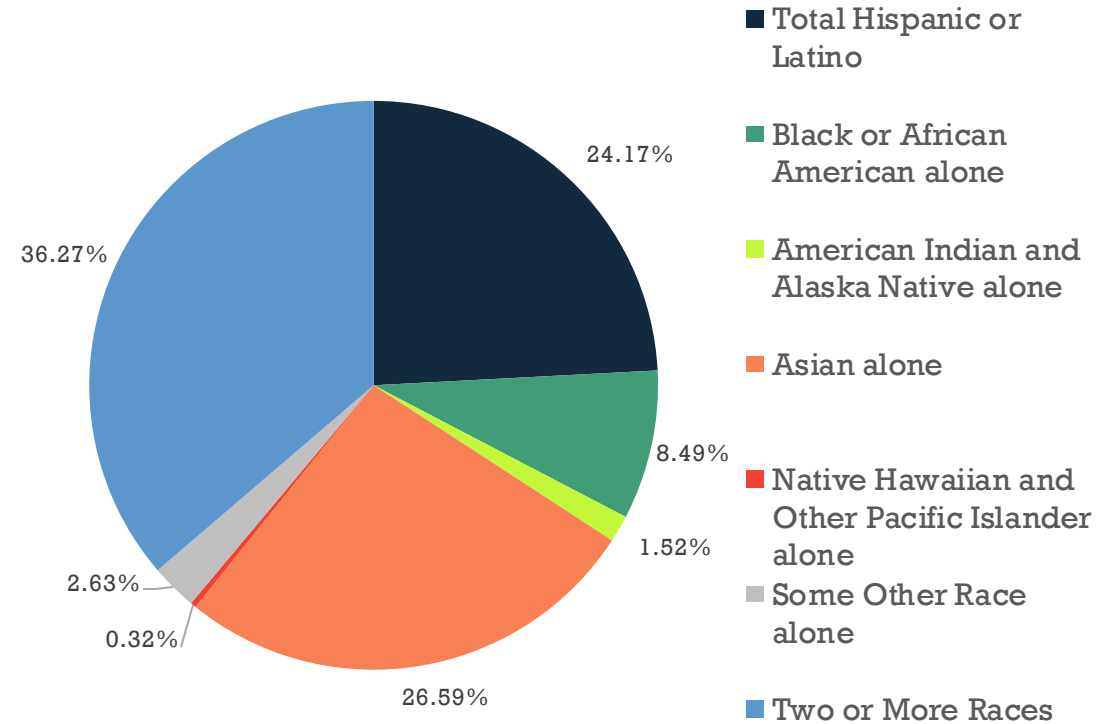
Legend

- < 10%
- 10% - 15%
- 15% - 20%
- > 20%



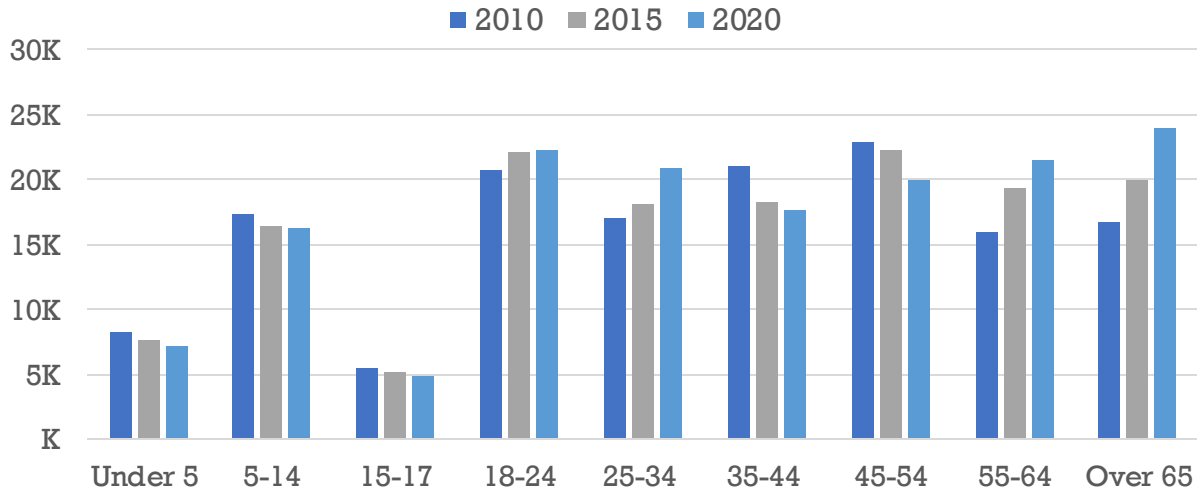
11.86%
of the population
identifies as one
or more racial or
ethnic minority

Race and Ethnicity of the Non-White Population

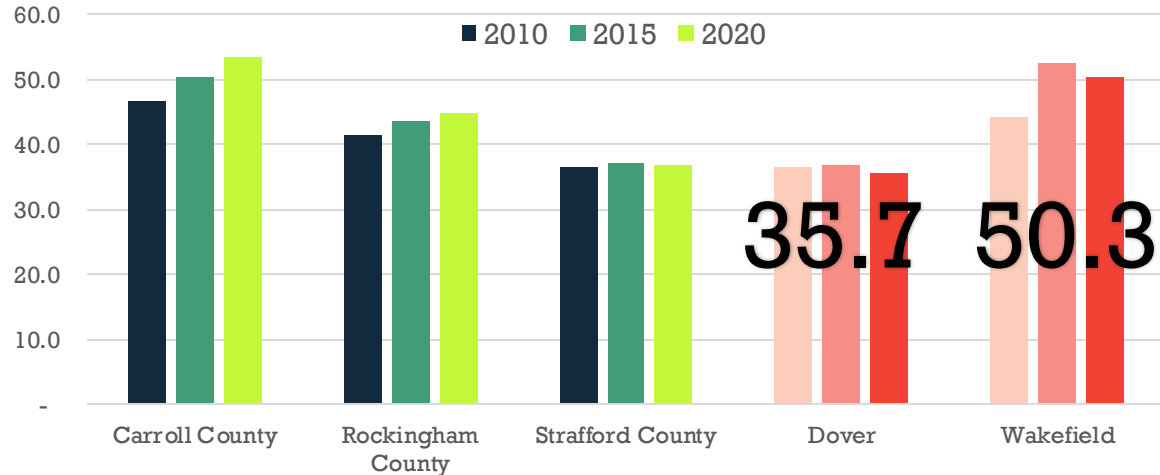


Aging Population

Population by Age



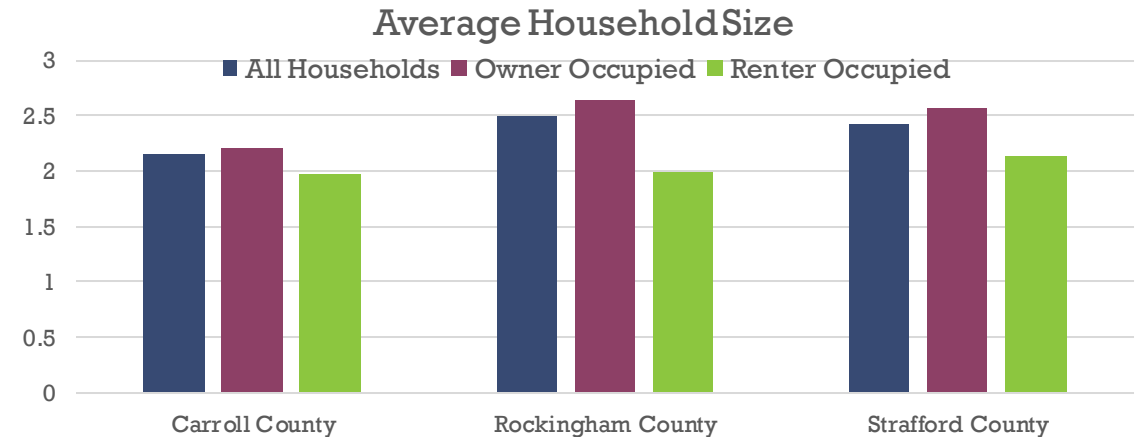
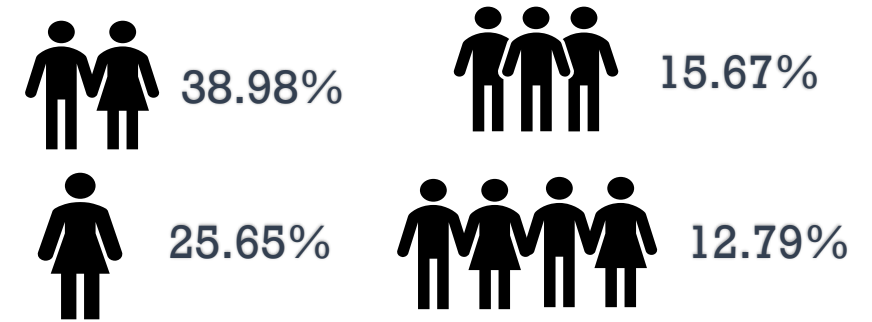
Median Age



Town	Median Age		Change
	2010	2020	
Barrington	37.0	39.2	2.2
Brookfield	51.4	47.9	(3.5)
Dover	36.6	35.7	(0.9)
Durham	20.7	20.8	0.1
Farmington	38.3	42.6	4.3
Lee	44.0	48.3	4.3
Madbury	34.6	37.8	3.2
Middleton	41.9	43.3	1.4
Milton	39.5	43.2	3.7
New Durham	42.8	41.4	(1.4)
Newmarket	35.2	38.1	2.9
Northwood	40.8	44.5	3.7
Nottingham	38.0	44.3	6.3
Rochester	41.5	43.3	1.8
Rollinsford	41.7	43.0	1.3
Somersworth	36.5	39.2	2.7
Strafford	38.7	48.7	10.0
Wakefield	44.1	50.3	6.2

Household Size

Town	Households	1 Person	2 People	3 People	4 People	5+ People
Barrington	3,290	17.60%	38.09%	15.02%	20.21%	9.09%
Brookfield	274	18.25%	46.35%	16.79%	10.58%	8.03%
Dover	13,860	30.12%	37.68%	15.12%	12.17%	4.92%
Durham	3,206	24.58%	31.25%	16.06%	21.21%	6.89%
Farmington	2,815	19.79%	45.36%	18.26%	11.69%	4.90%
Lee	1,883	28.41%	34.89%	13.75%	21.40%	1.54%
Madbury	714	6.86%	31.37%	20.73%	29.83%	11.20%
Middleton	554	17.87%	40.07%	18.59%	15.16%	8.30%
Milton	1,707	21.21%	35.97%	16.99%	14.18%	11.66%
New Durham	983	16.28%	38.56%	17.50%	13.22%	14.45%
Newmarket	4,066	29.96%	39.65%	17.27%	9.79%	3.34%
Northwood	1,691	15.38%	51.69%	14.25%	7.33%	11.35%
Nottingham	1,967	18.20%	38.54%	23.28%	13.83%	6.15%
Rochester	13,151	28.67%	41.24%	12.26%	8.39%	9.45%
Rollinsford	1,036	27.32%	34.27%	17.18%	17.66%	3.57%
Somersworth	5,246	30.44%	30.08%	22.61%	11.25%	5.62%
Strafford	1,386	8.15%	49.13%	14.29%	15.95%	12.48%
Wakefield	2,202	20.30%	51.95%	8.86%	14.76%	4.13%
SRPC	60,031	25.65%	38.98%	15.67%	12.79%	6.91%

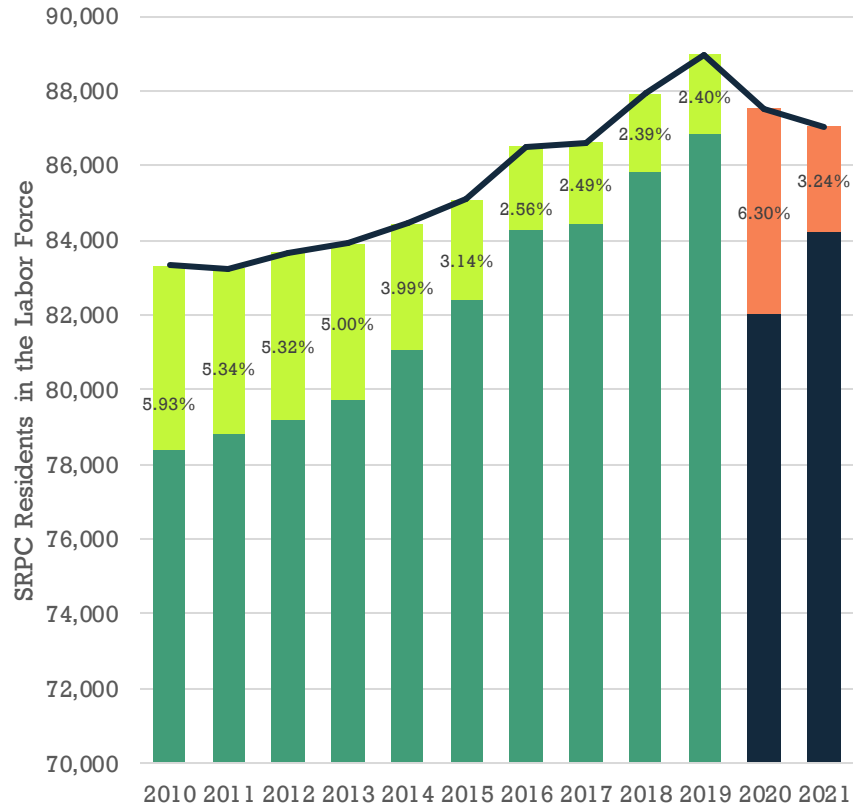


Households with Children

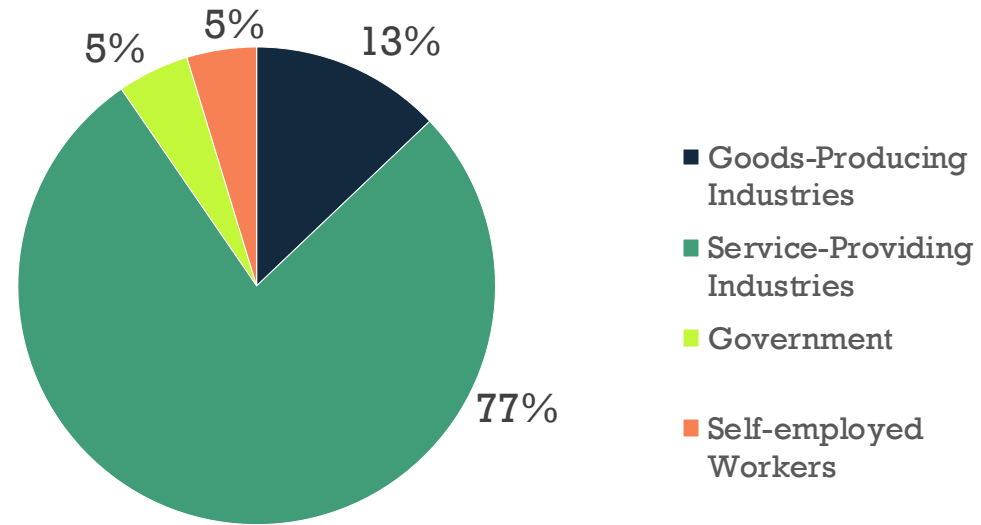
31% → 26%

Labor Force

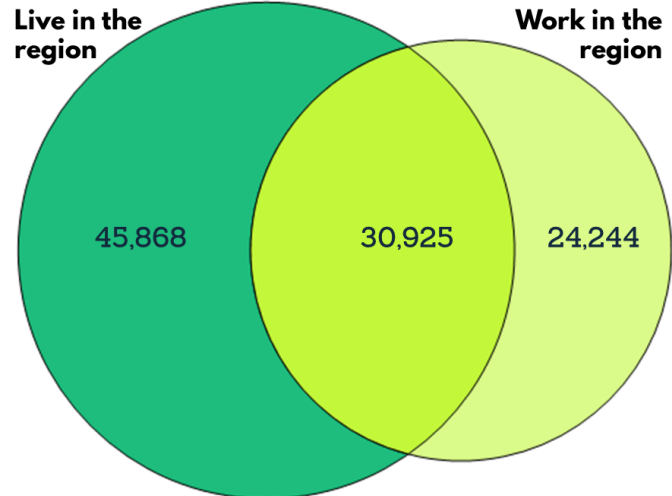
SRPC Regional Employment 2010–2021



2018 Employment by Industry



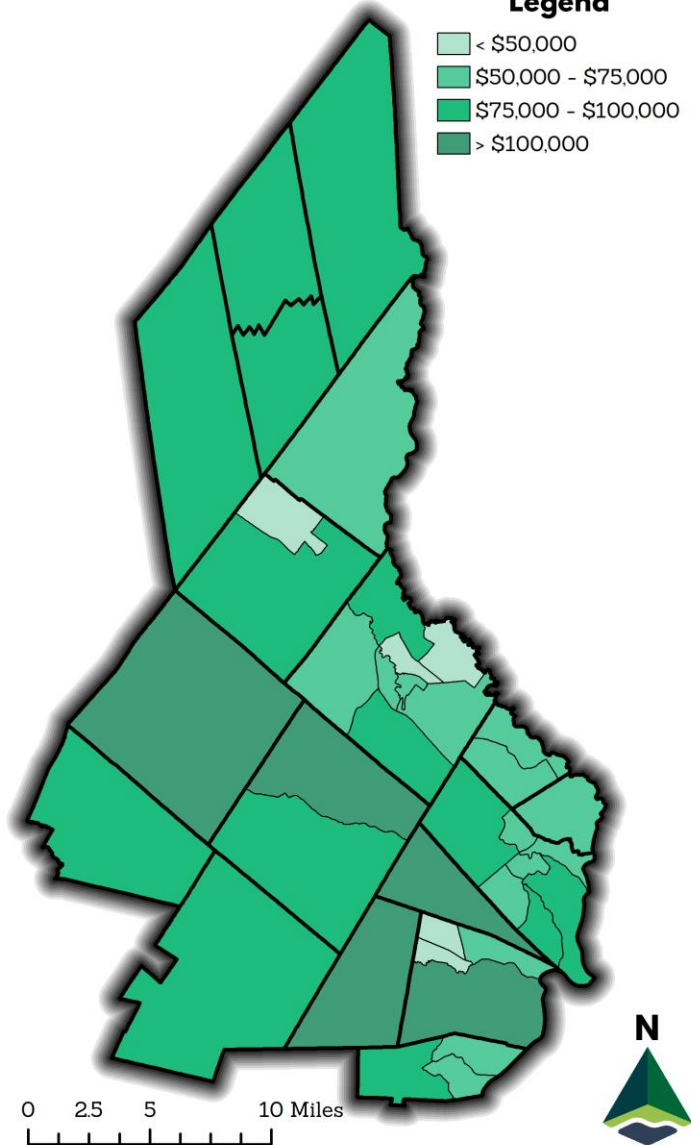
2019



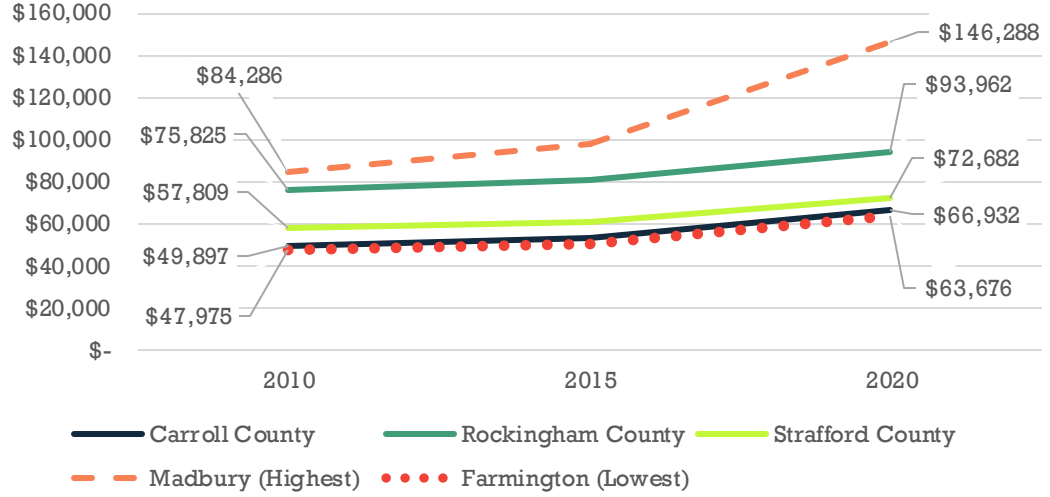
Income

Legend

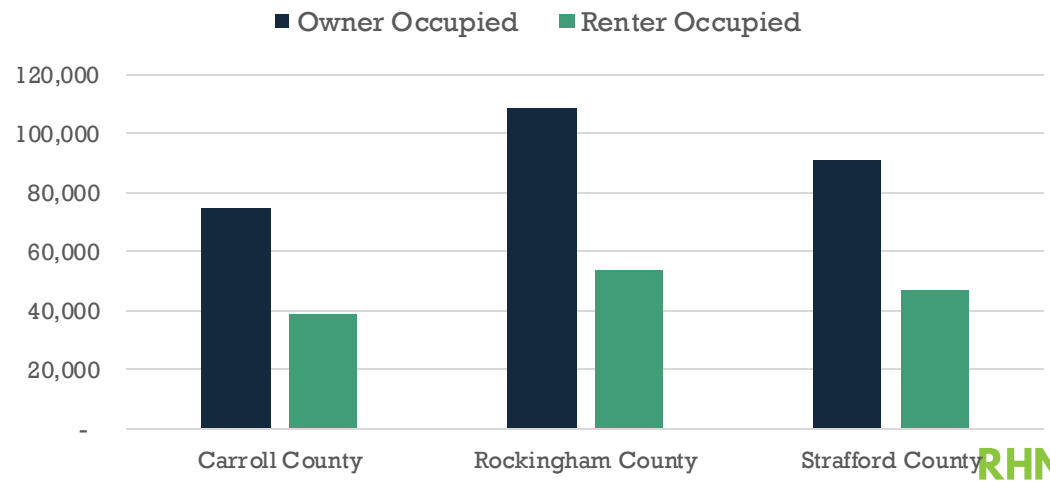
- < \$50,000
- \$50,000 - \$75,000
- \$75,000 - \$100,000
- > \$100,000



Median Household Income (All Households)



Median Household Income by Tenure (2020)



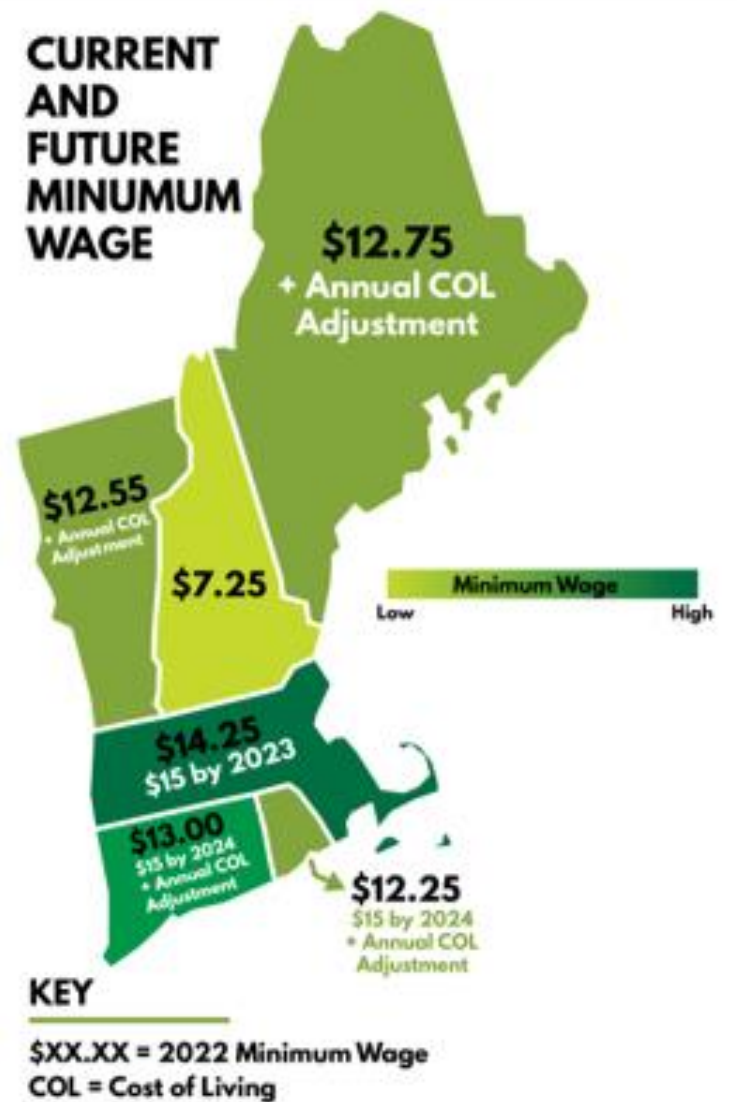
Living Wage



Household Type		Poverty Wage	Poverty Salary	Poverty Salary per month	Living Wage	Living Salary	Living Salary per month
1 Adult	0 Children	\$6.19	\$12,875	\$1,073	\$17.39	\$36,171	\$3,014
	1 Child	\$8.38	\$17,430	\$1,453	\$33.27	\$69,202	\$5,767
	2 Children	\$10.56	\$21,965	\$1,830	\$41.50	\$86,320	\$7,193
	3 Children	\$12.74	\$26,499	\$2,208	\$55.57	\$115,586	\$9,632
2 Adults (1 Working)	0 Children	\$8.38	\$17,430	\$1,453	\$25.69	\$53,435	\$4,453
	1 Child	\$10.56	\$21,965	\$1,830	\$31.16	\$64,813	\$5,401
	2 Children	\$12.74	\$26,499	\$2,208	\$36.64	\$76,211	\$6,351
	3 Children	\$14.92	\$31,034	\$2,586	\$40.51	\$84,261	\$7,022
2 Adults (both working)	0 Children	\$4.19	\$8,715	\$726	\$12.85	\$26,728	\$2,227
	1 Child	\$5.28	\$10,982	\$915	\$18.19	\$37,835	\$3,153
	2 Children	\$6.37	\$13,250	\$1,104	\$23.54	\$48,963	\$4,080
	3 Children	\$7.46	\$15,517	\$1,293	\$28.08	\$58,406	\$4,867

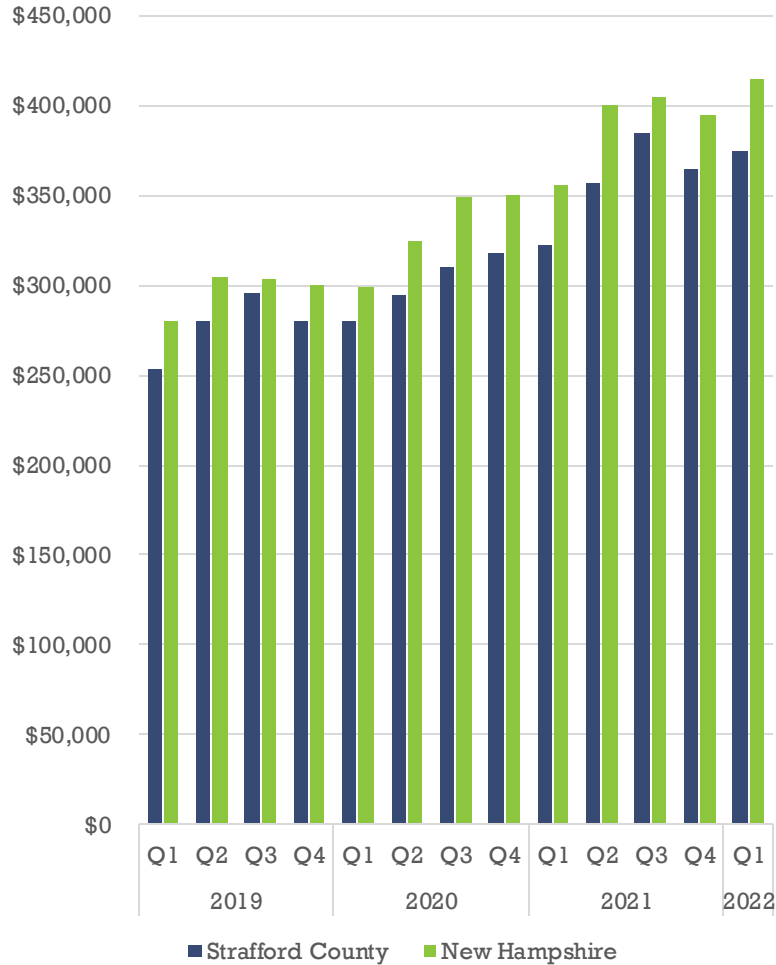
(Strafford County only)

Strafford County Median: \$72,682

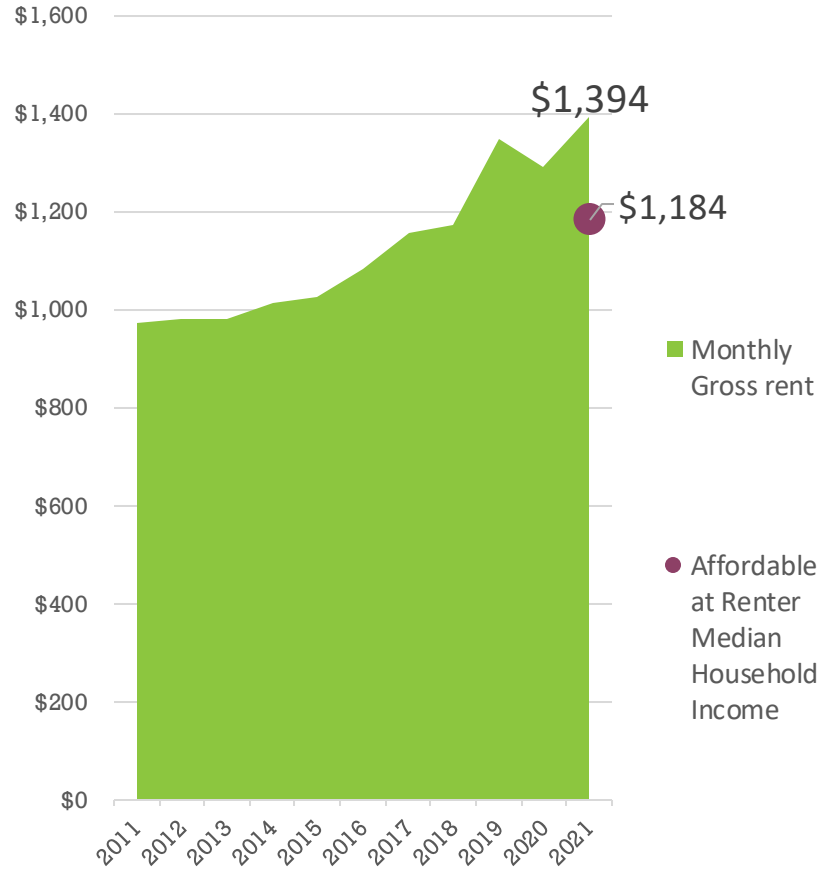


Market Prices

**Median Purchase Price
(Single Family Homes)**



**Median Gross Rent for 2-Bedroom Units
(Strafford County)**



Median Rent in 2021 was **\$1,394**
Income needed to afford the median rent was **\$55,800**

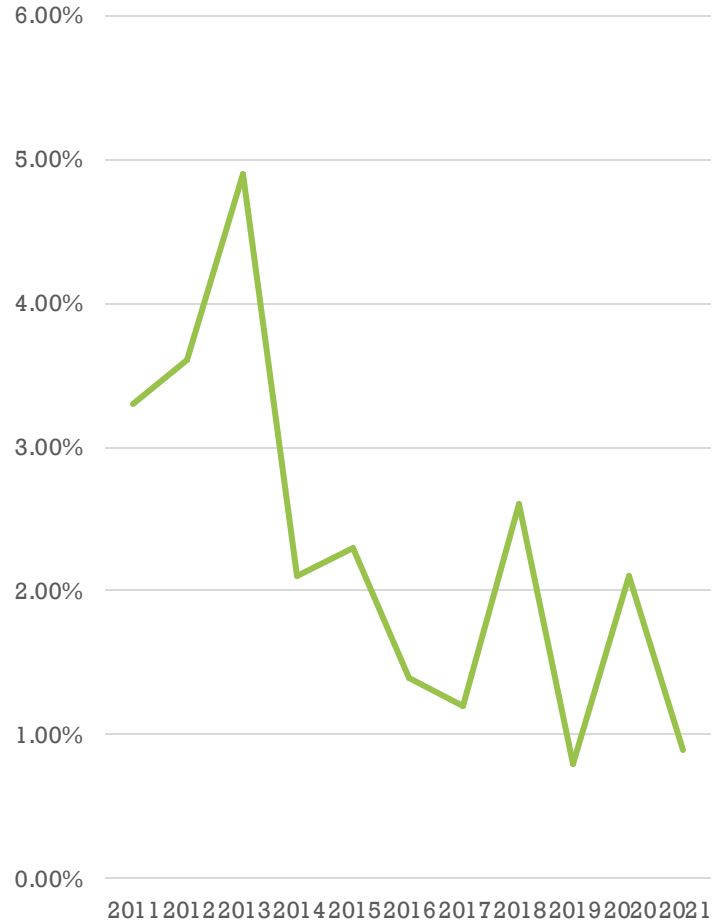
The Median Household Income for renters was **\$47,379**
The rent that can be afforded on that income is **\$1,184**

Market Availability

**Average Days on Market
(Single Family Homes)**

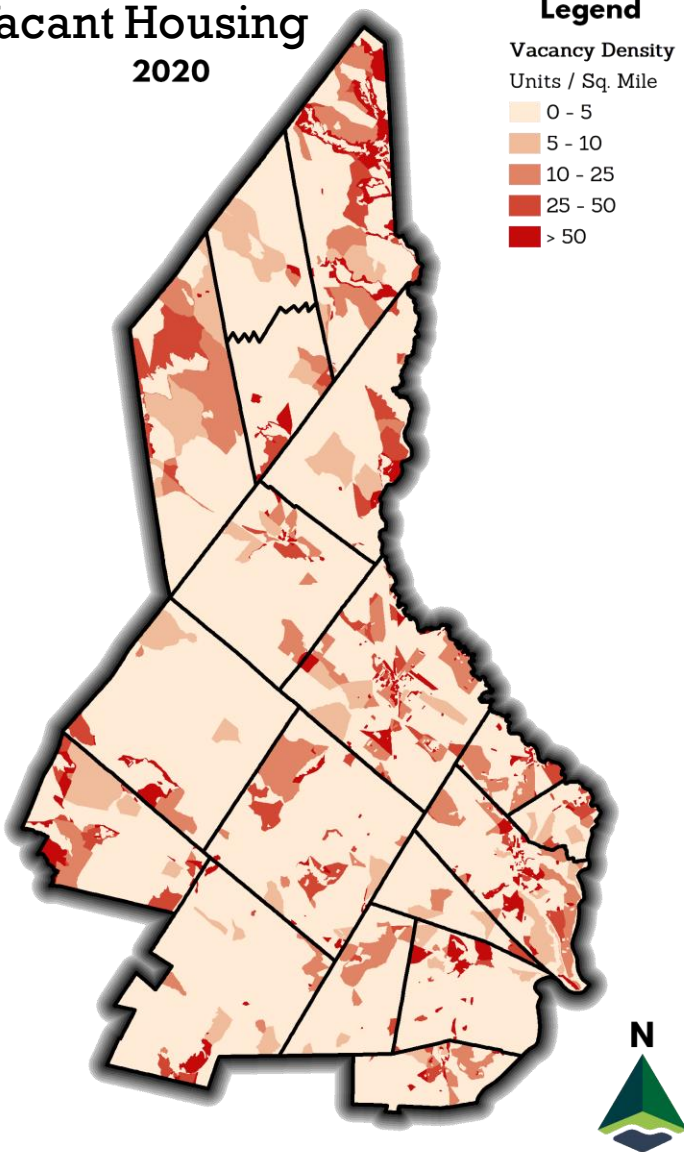


**Vacancy Rates
(Strafford County)**

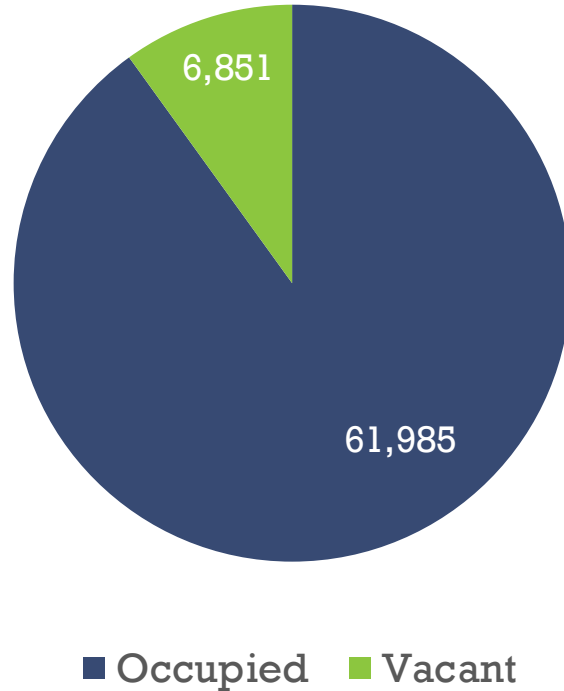


Household Occupancy

Vacant Housing 2020



Housing Units by Occupancy



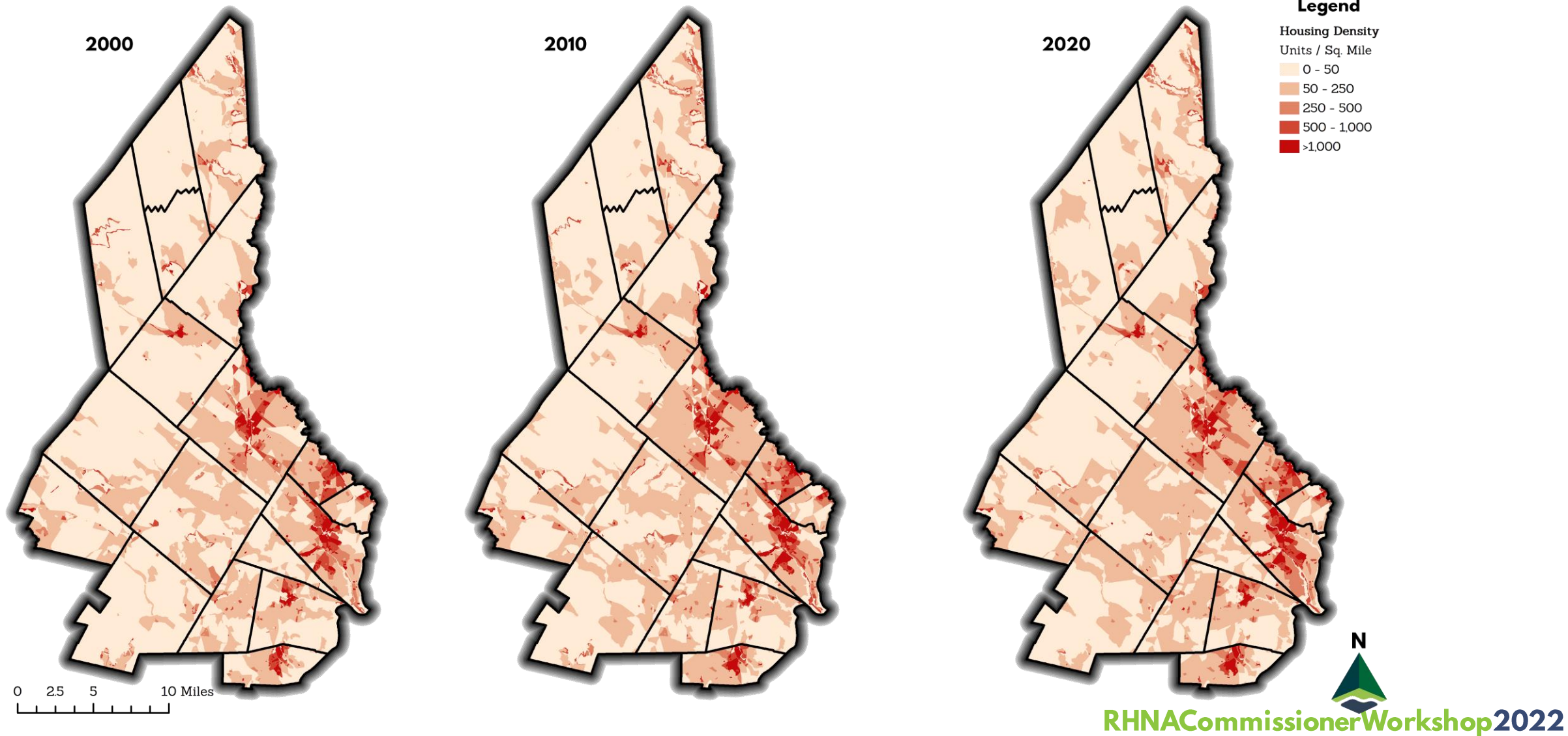
Most Vacant Housing

Wakefield	45%
New Durham	30%
Middleton	18.6%
Northwood	18.4%

Least Vacant Housing

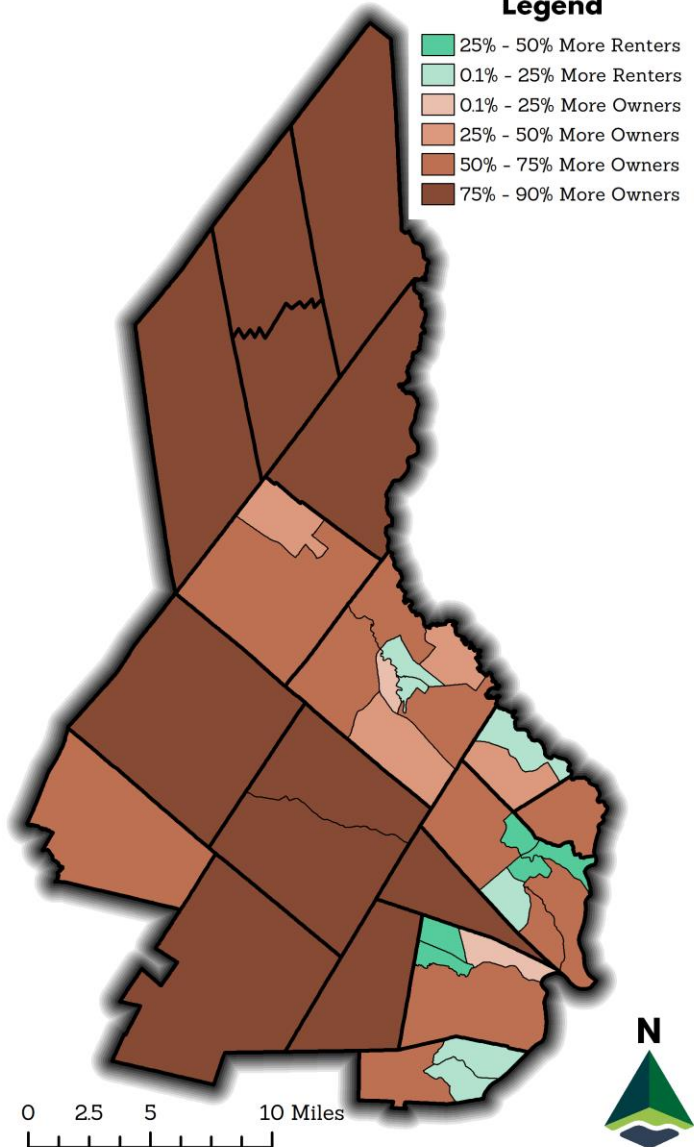
Dover	3.4%
Lee	3.9%
Madbury	4.4%
Somersworth	4.6%

Housing Density



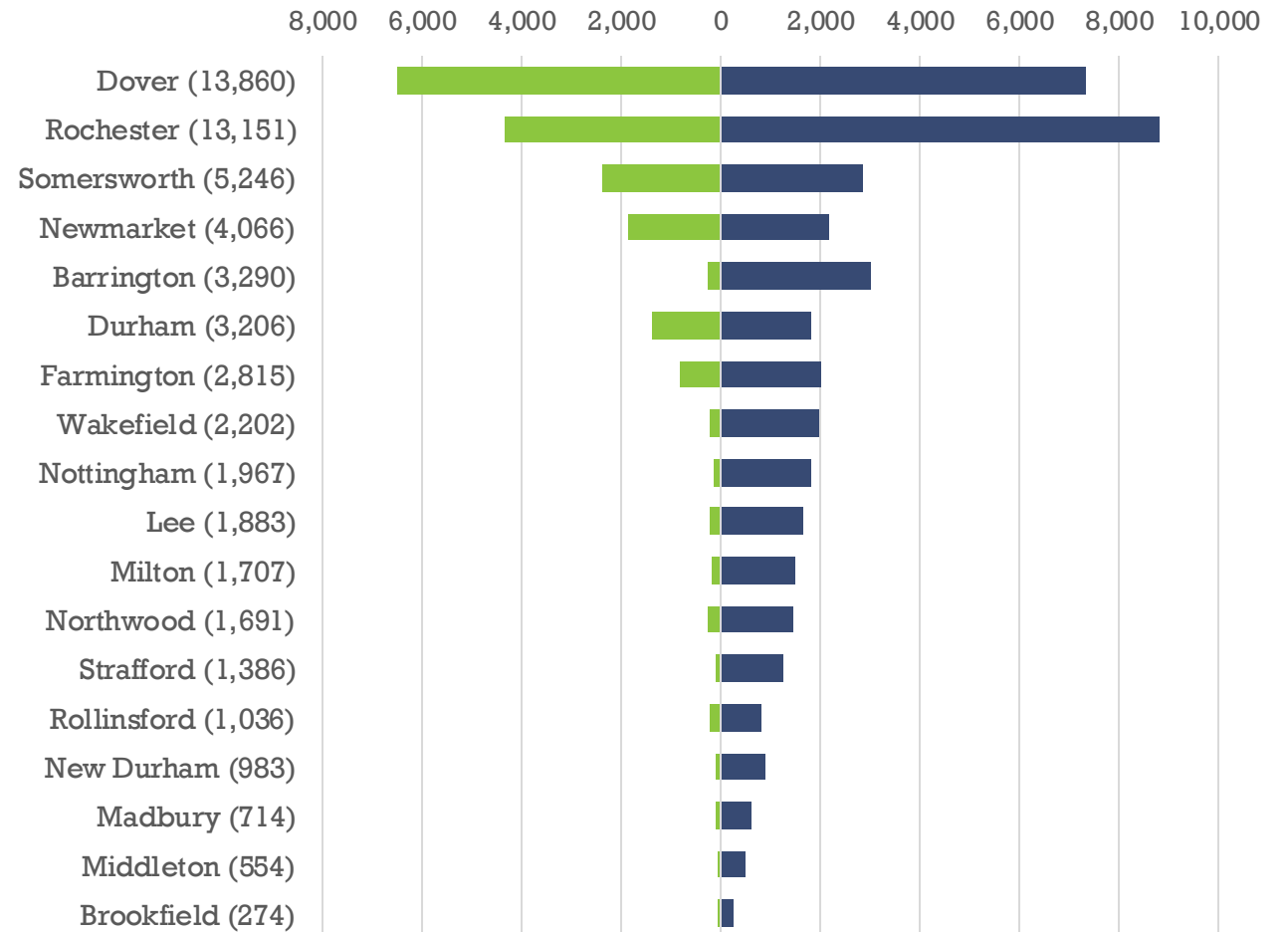
Household Tenure

Legend

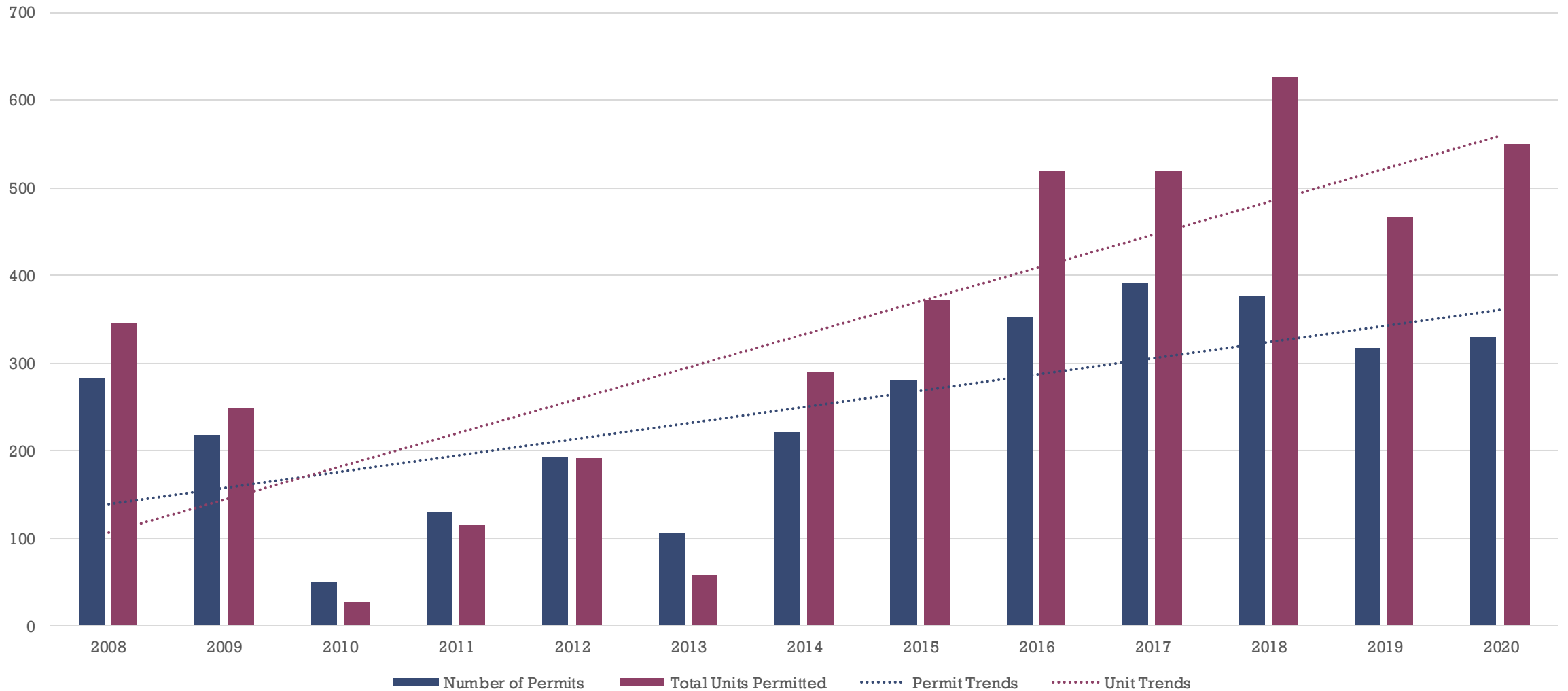


Households by Tenure

■ Renter ■ Owner



Building Permits





Housing
Units: 68,836



Population
is aging



Population is
156,145 & increasing



Projected job growth
in all 18 communities



Units available for sale
& rent are declining



Cost of housing
is increasing



Average Household
Size is Declining

Owner Occupied - 2.65
Renter Occupied - 2.33

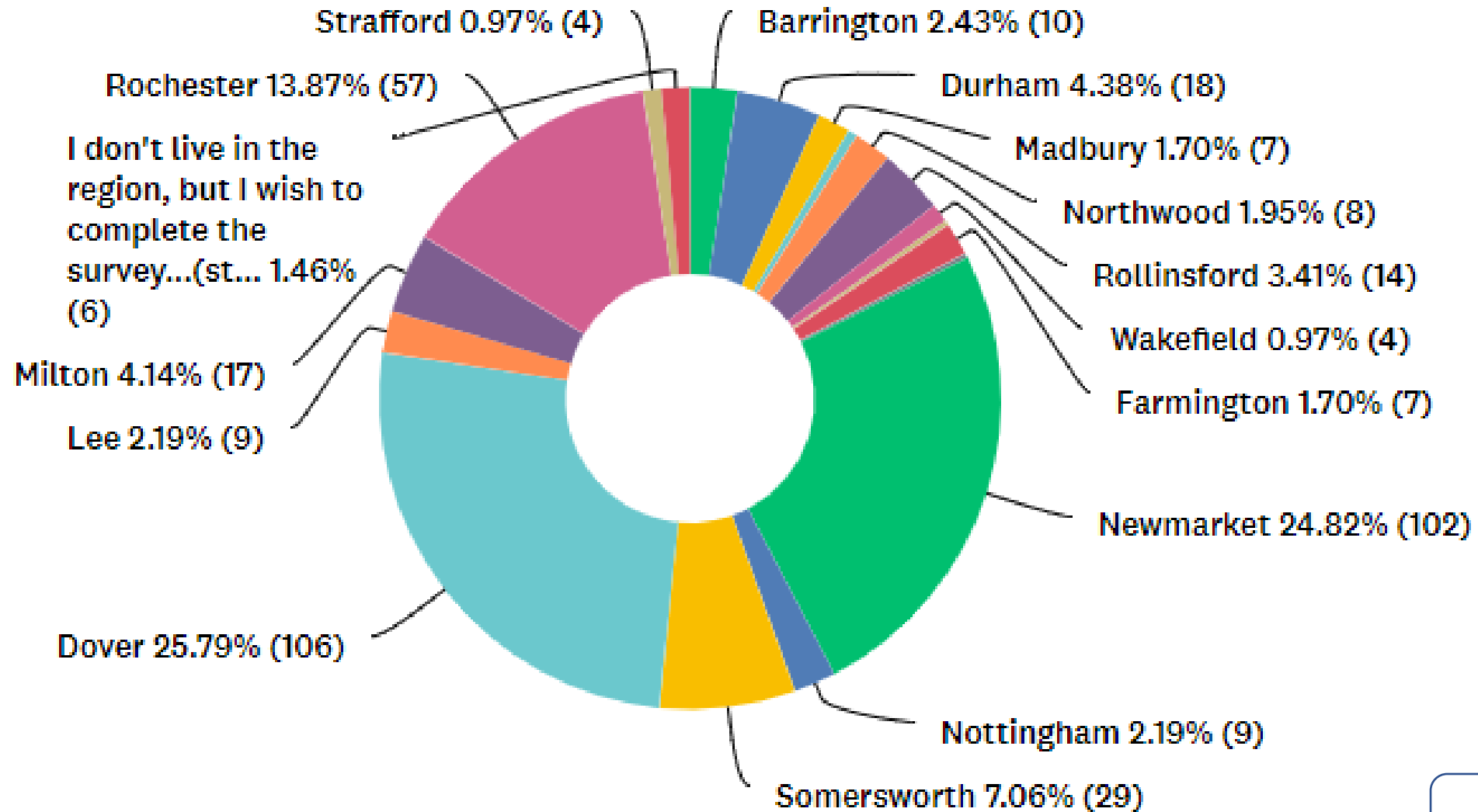


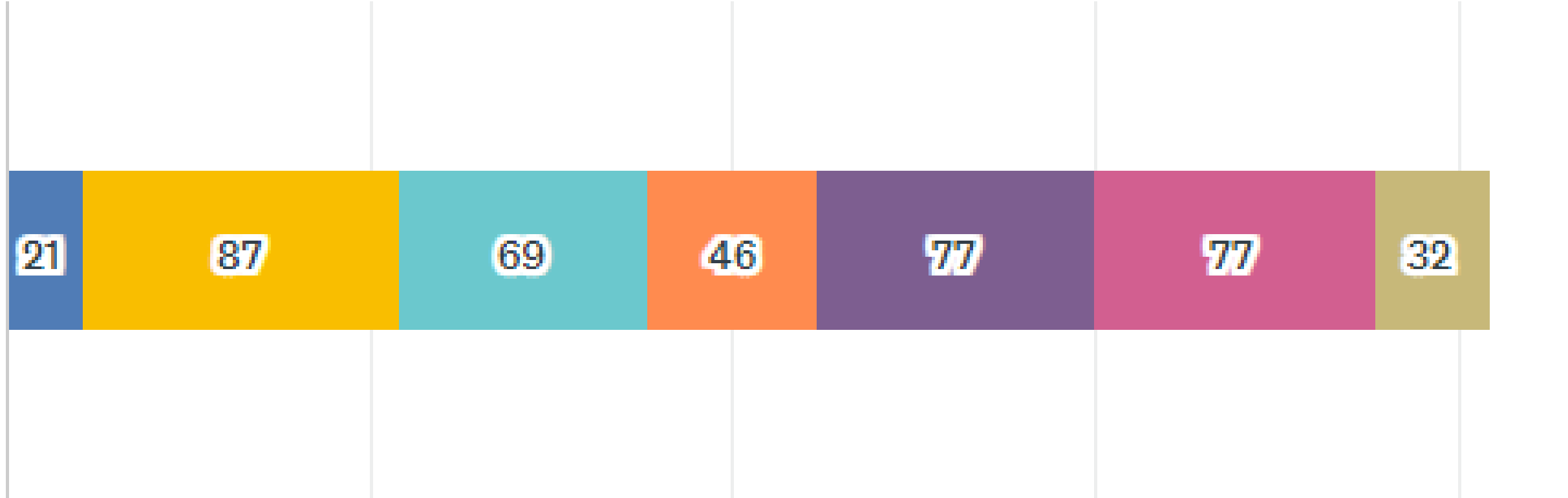
Vacancy rates are
low and declining



WHAT WE'VE LEARNED SO FAR

WHO RESPONDED?





0

100

200

300

400

>18

18 - 24

25 - 34

35 - 44

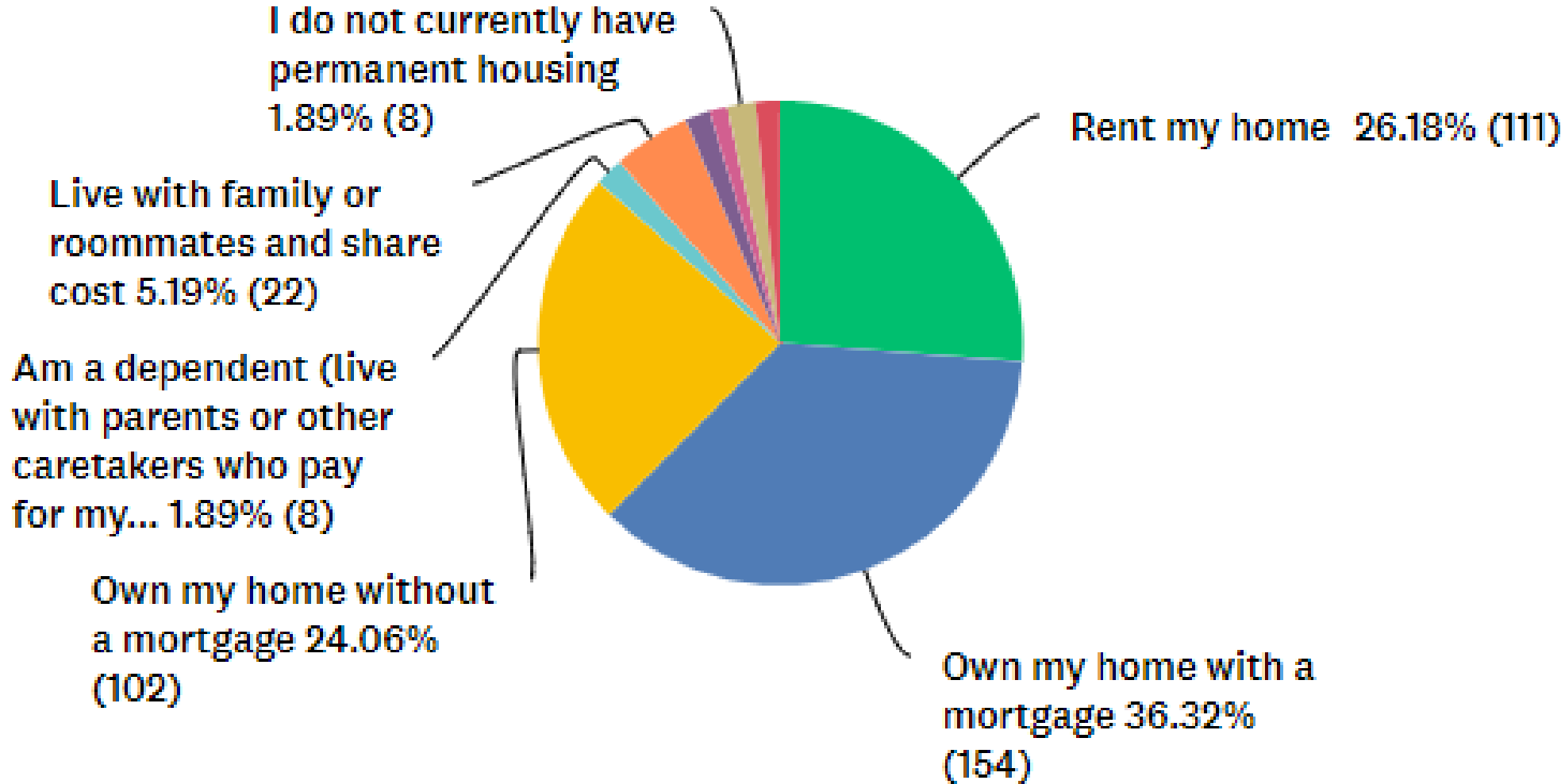
45 - 54

55 - 64

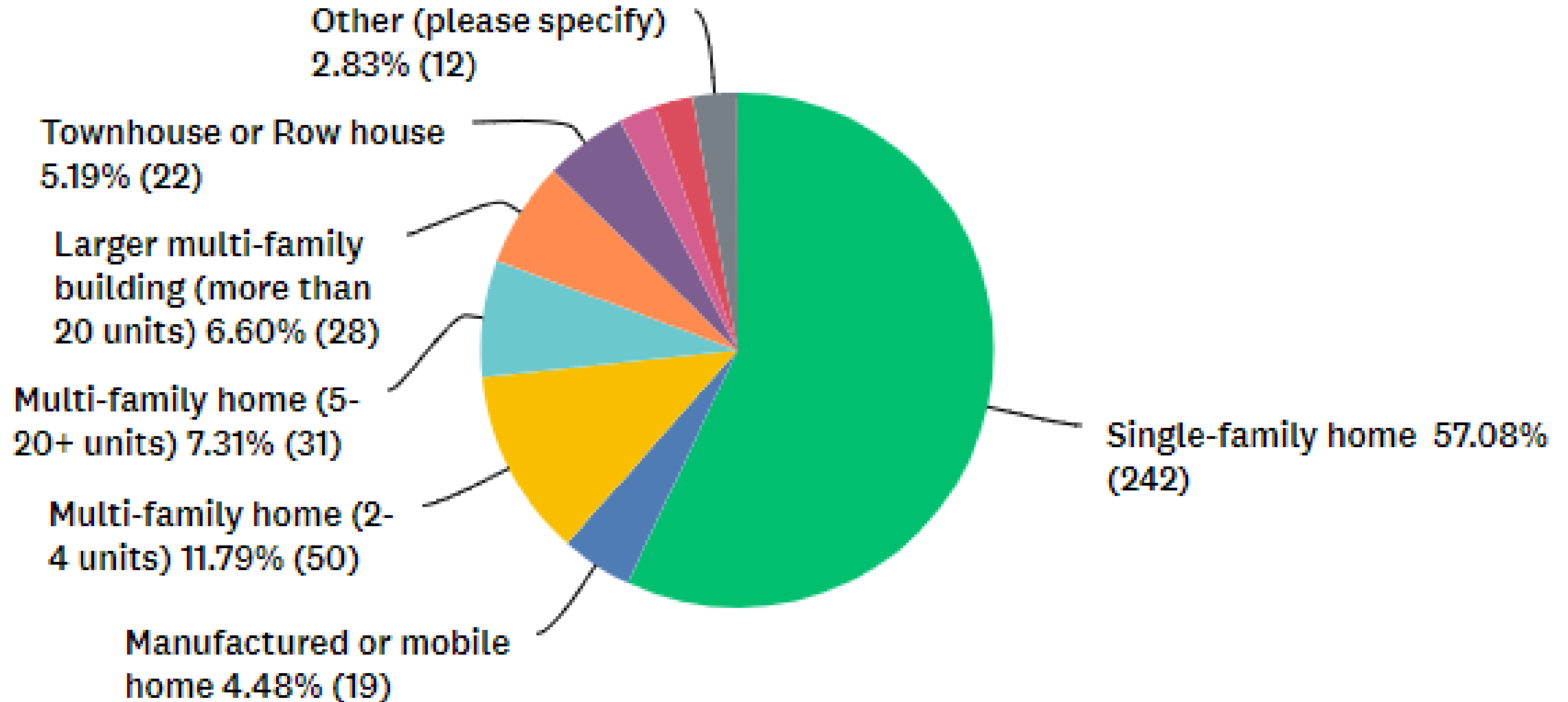
65 - 74

75 or older

CURRENT HOUSING



CURRENT HOUSING



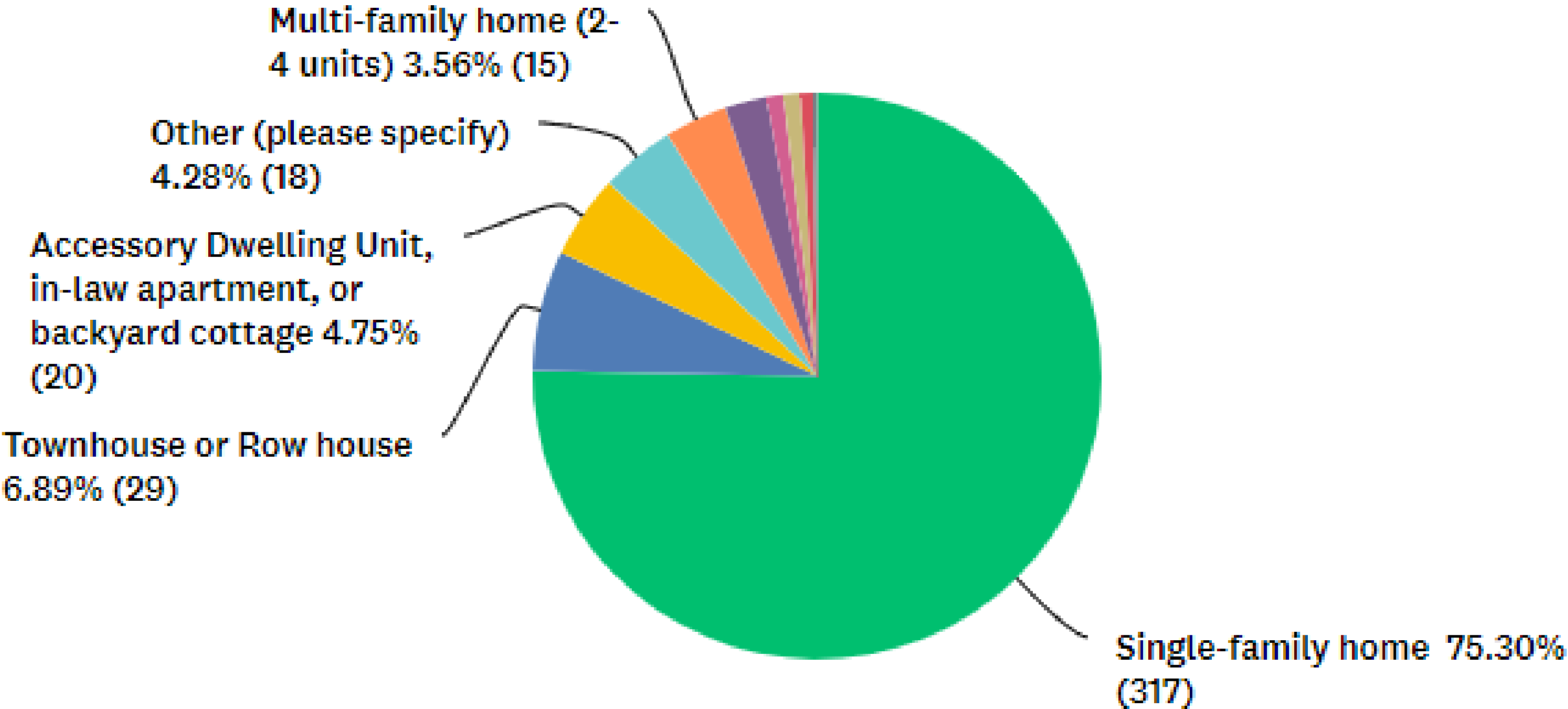
CURRENT HOUSING

HOUSING COSTS

- 47% of respondents' housing costs are less than 30% of their household's total income
- 40% of respondents' housing costs are between 30-50% of their household's total income
- 9% of respondents' housing costs are greater than 50% of our household's total income

15% mentioned affordability when answering the question, "How did you end up living in your current housing."

FUTURE HOUSING



FUTURE HOUSING CONT.

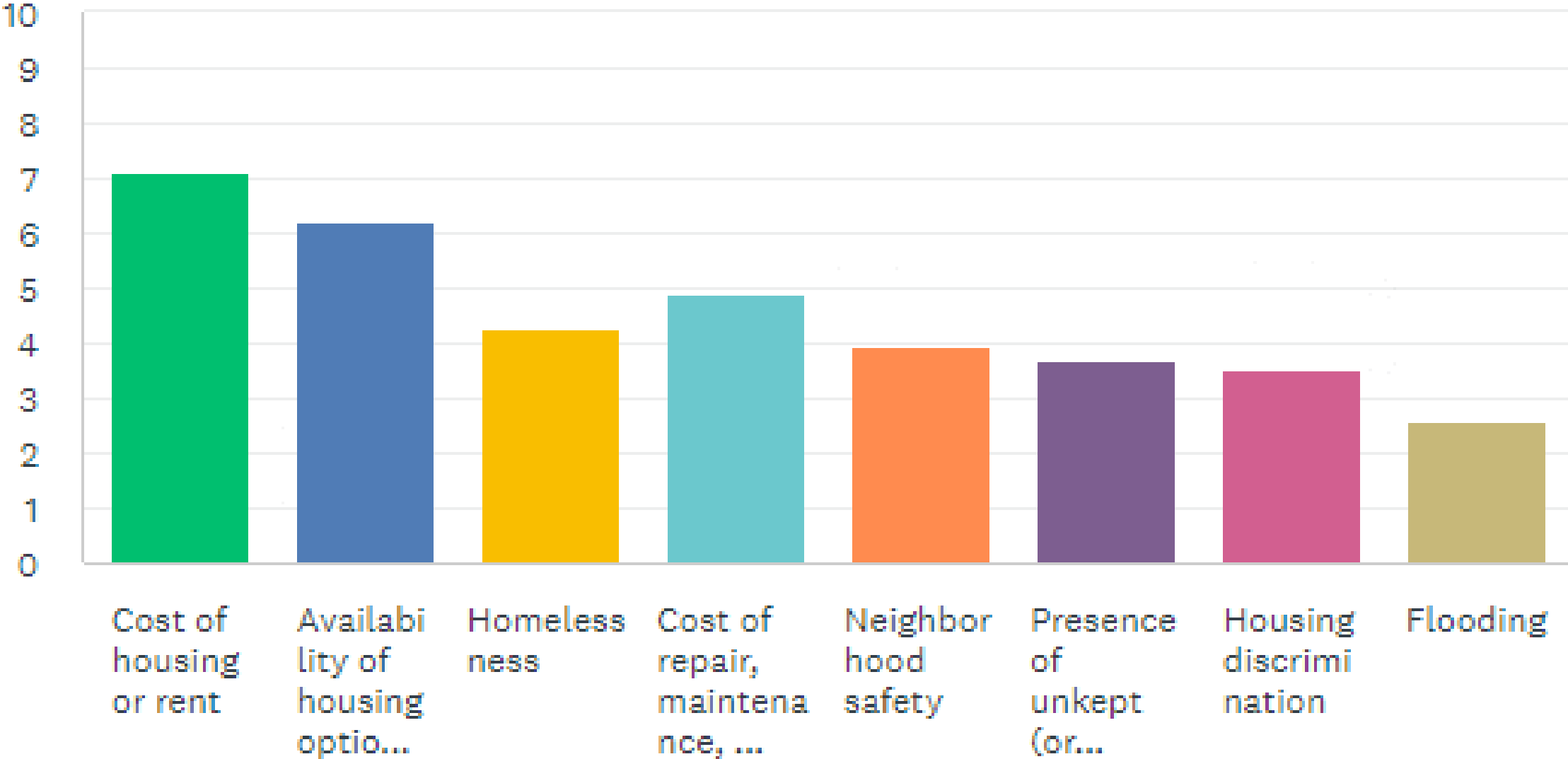
PRIORITIES WHEN CHOOSING A NEIGHBORHOOD

- Affordability
- Safety
- Availability of infrastructure and utilities
- Close to amenities

WHAT TYPE OF HOUSING IS NEEDED

- Moderate-income housing
- Low-income housing
- Rental Housing
- Senior Housing
- **LEAST:** High end housing

HOUSING IMPACTS



HOUSING IMPACTS

WHAT FACTORS AFFECT YOU STAYING IN YOUR COMMUNITY?

1. Housing cost
2. Housing Supply
3. Type of Available Housing
4. Quality of Housing
5. Location



ACTIVITY 1: Investments Worksheet



ACTIVITY 1: Report Out



ACTIVITY 2: Facilitated Conversation