

# HousingForum2022



## 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 HOUSING FORUM: WHY ARE WE HERE?



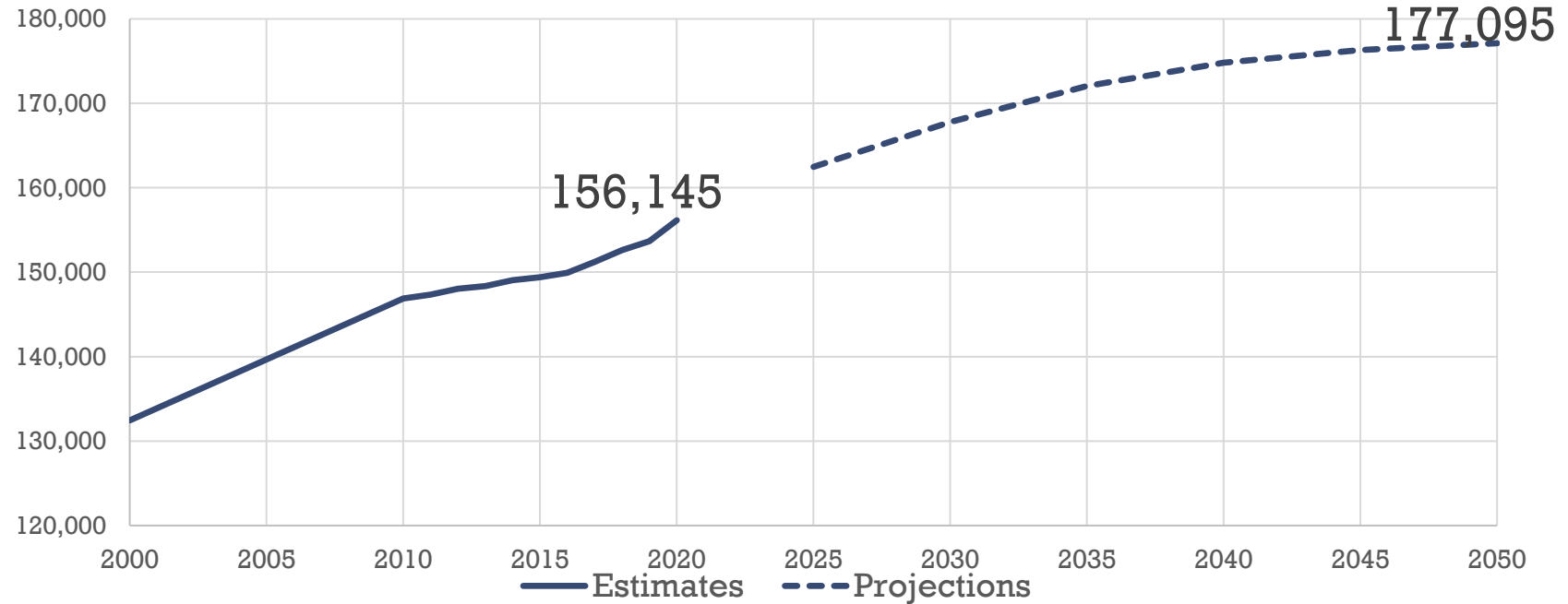
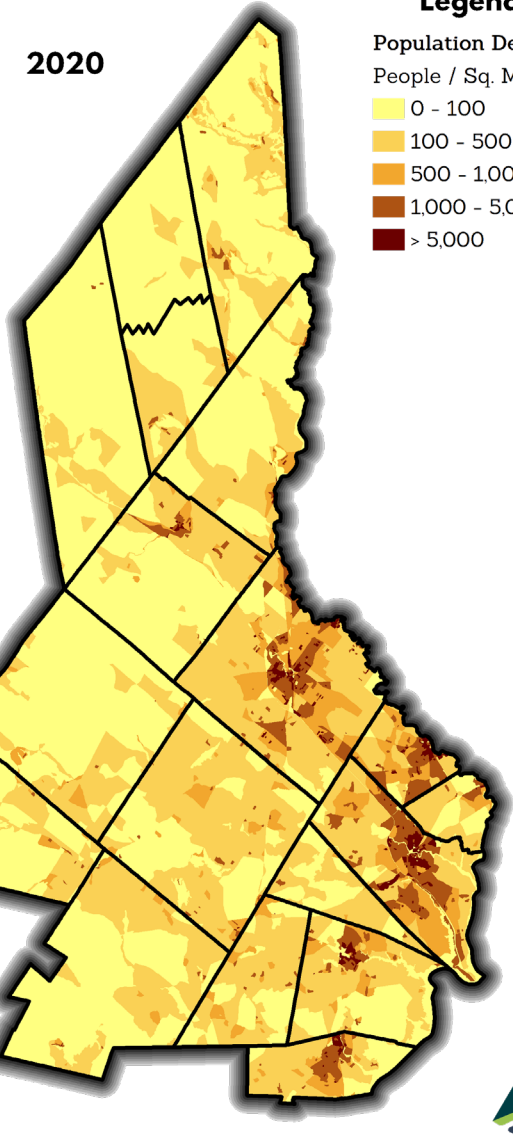
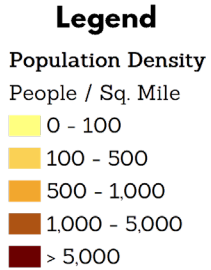
# LOGISTICS



# CURRENT CONDITIONS AND TRENDS

# Population

2020



## 8,627 People Living in Group Quarters

6,794  
UNH  
Students  
in Dorms

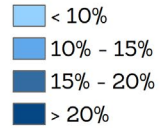
1,120  
Residents  
in Nursing  
Homes

333  
In  
Correctional  
Facilities

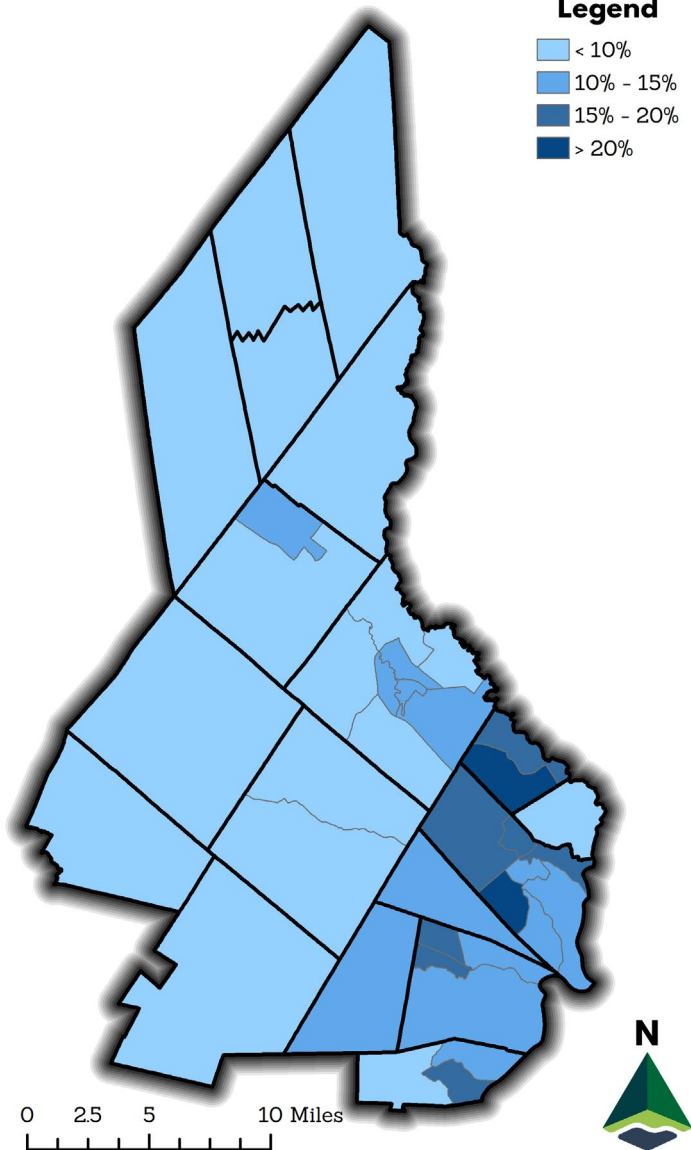
380  
All other  
types

# Race and Ethnicity

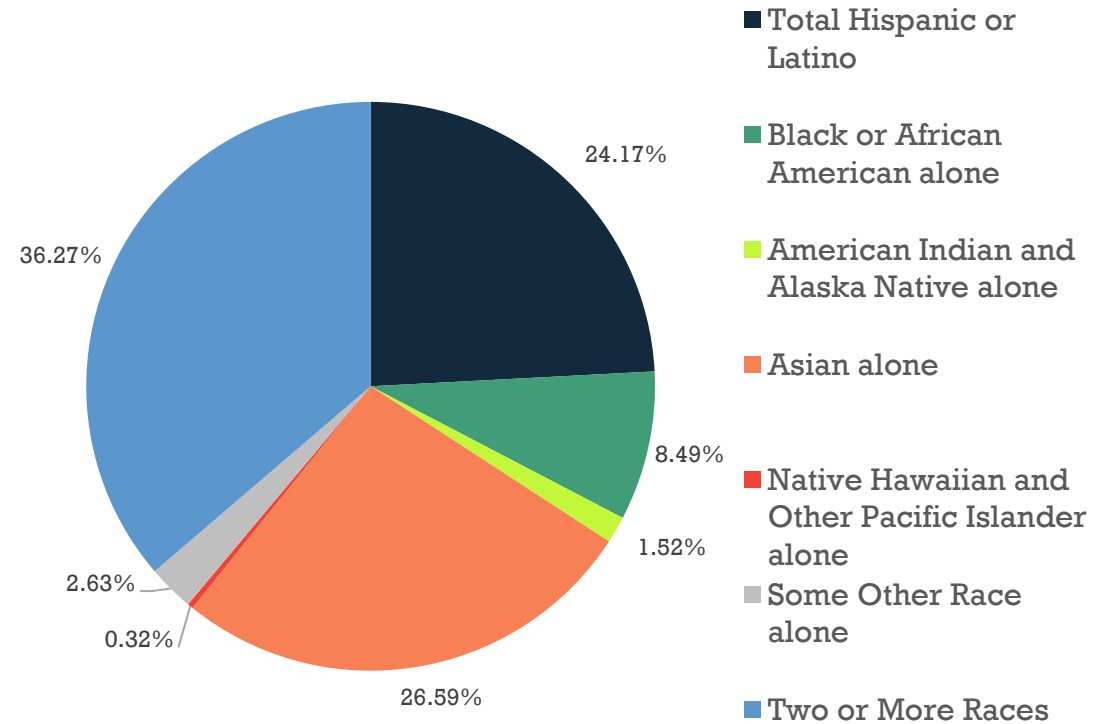
## Legend



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



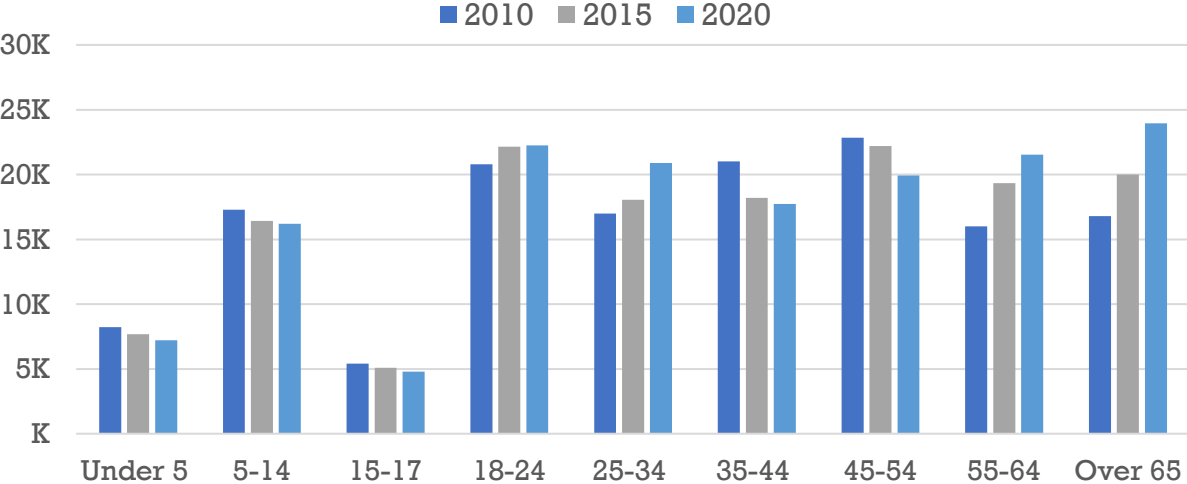
## Race and Ethnicity of the Non-White Population



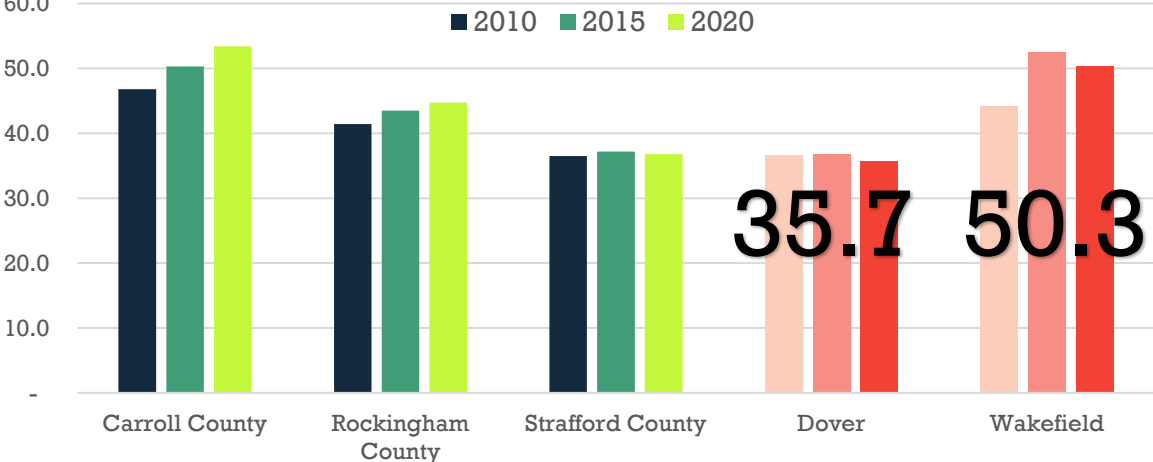


# Aging Population

Population by Age



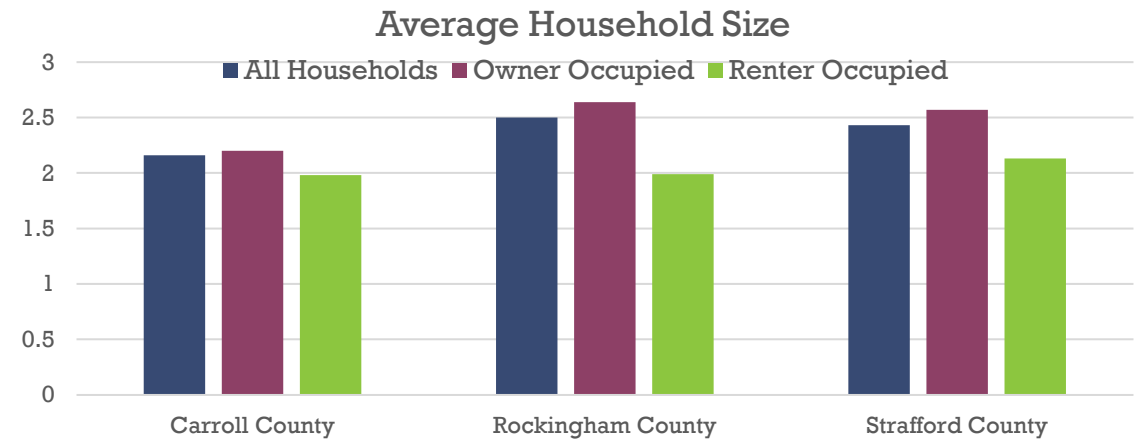
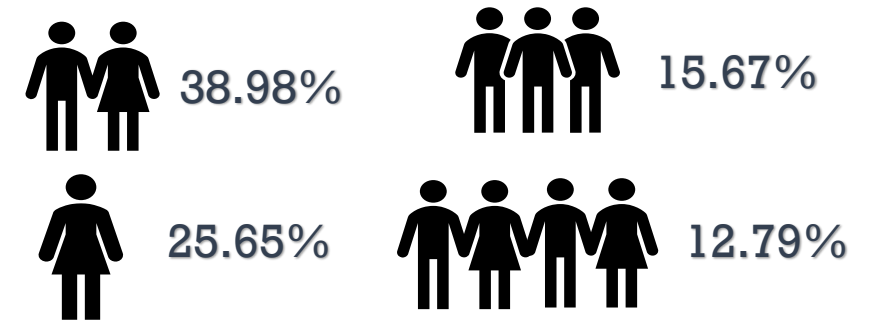
Median Age



Town	Median Age		
	2010	2020	Change
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%

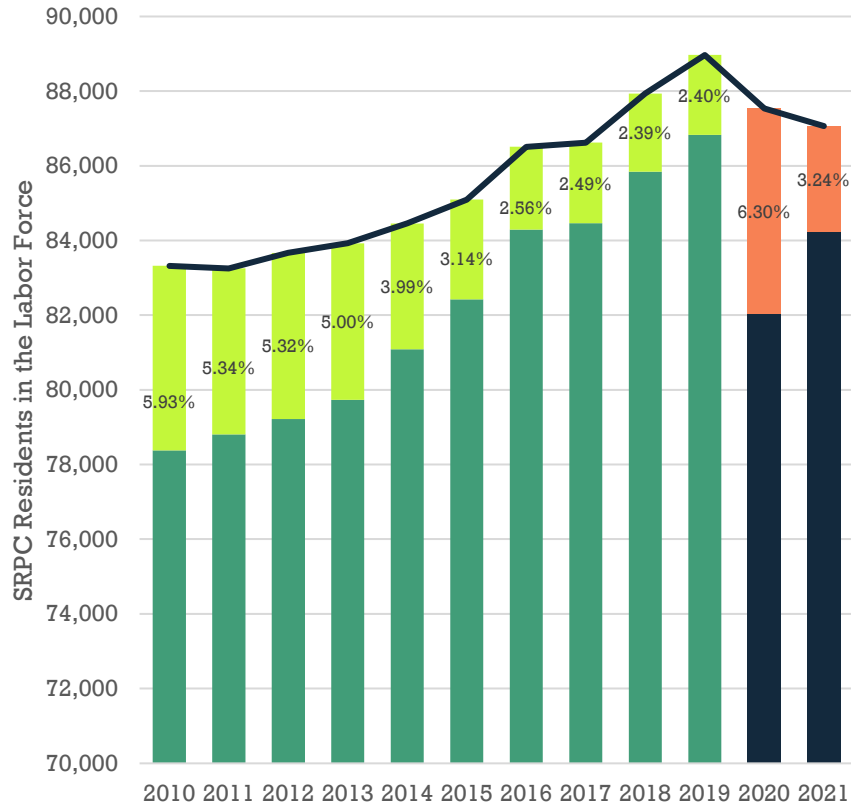


## Households with Children

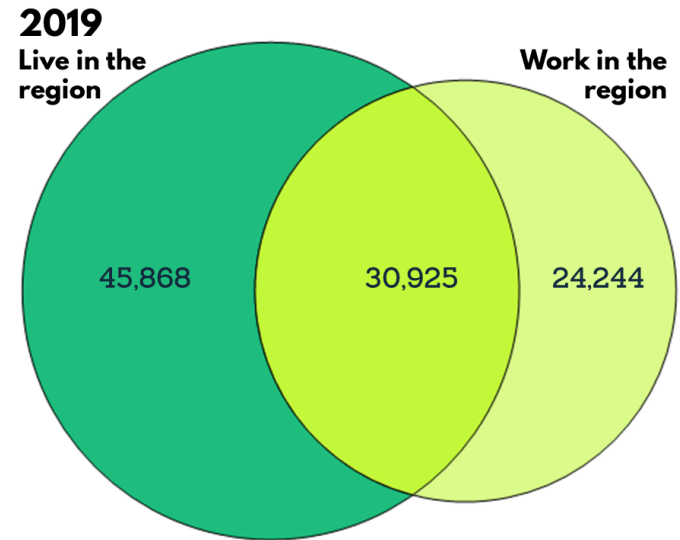
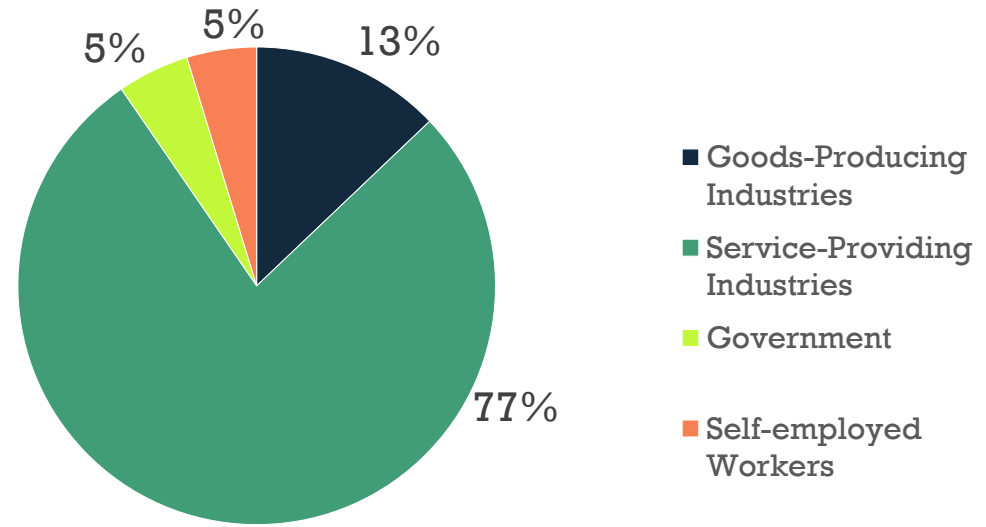
31% → 26%

# Labor Force

## SRPC Regional Employment 2010–2021



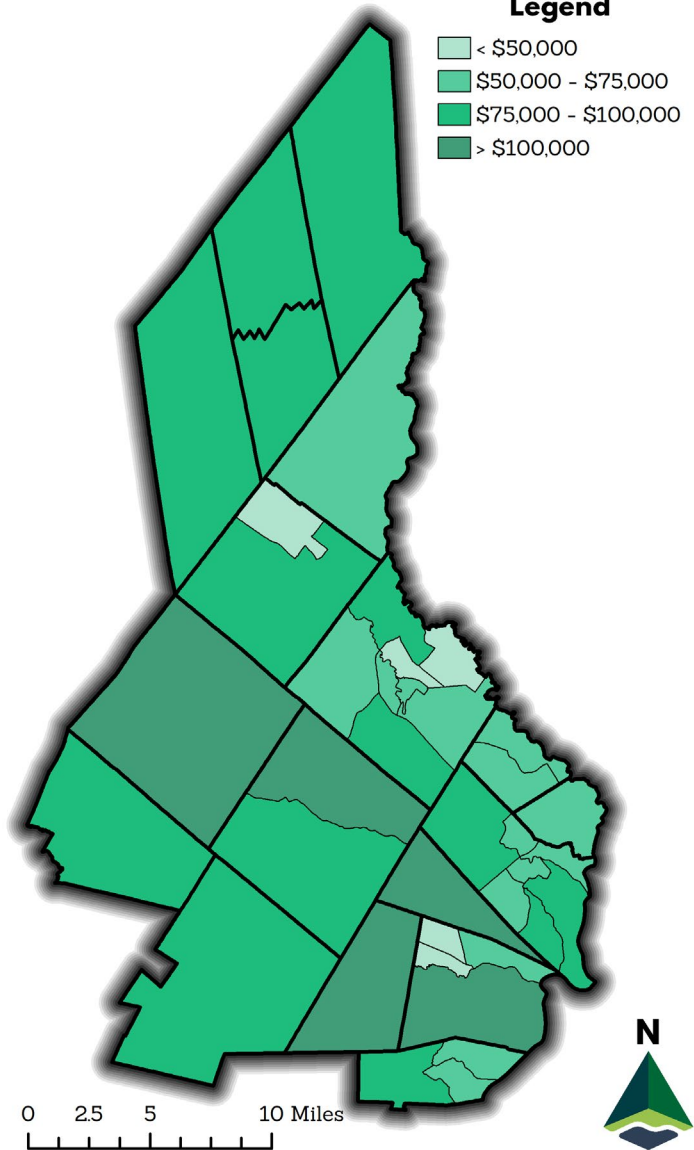
## 2018 Employment by Industry



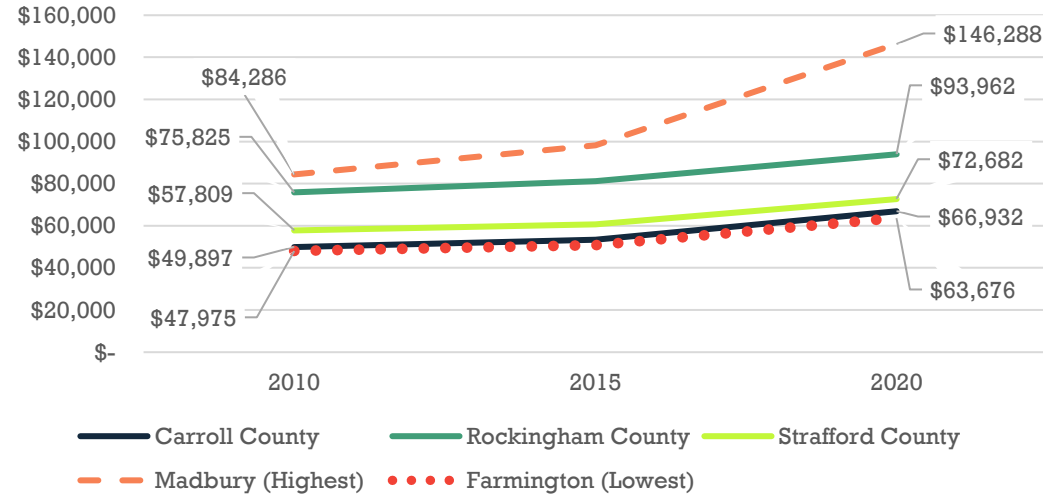
# Income

## Legend

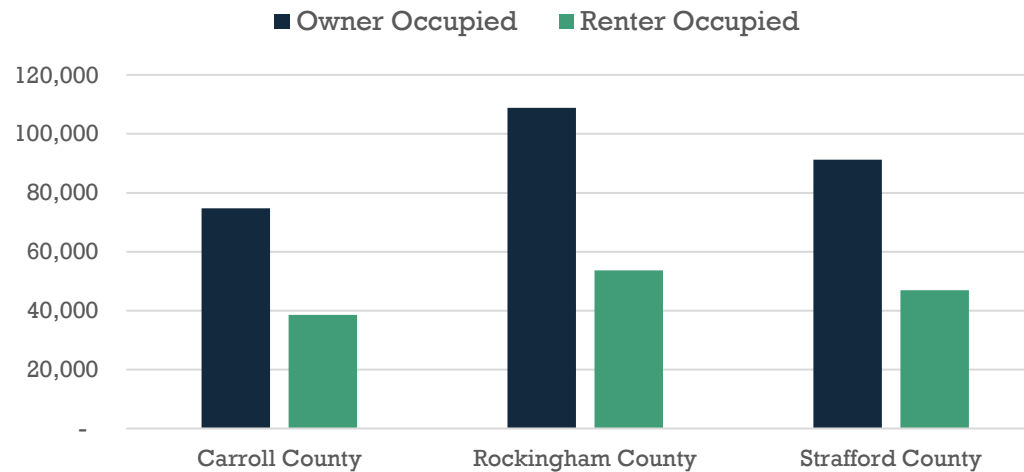
- < \$50,000
- \$50,000 - \$75,000
- \$75,000 - \$100,000
- > \$100,000



## Median Household Income (All Households)



## Median Household Income by Tenure (2020)



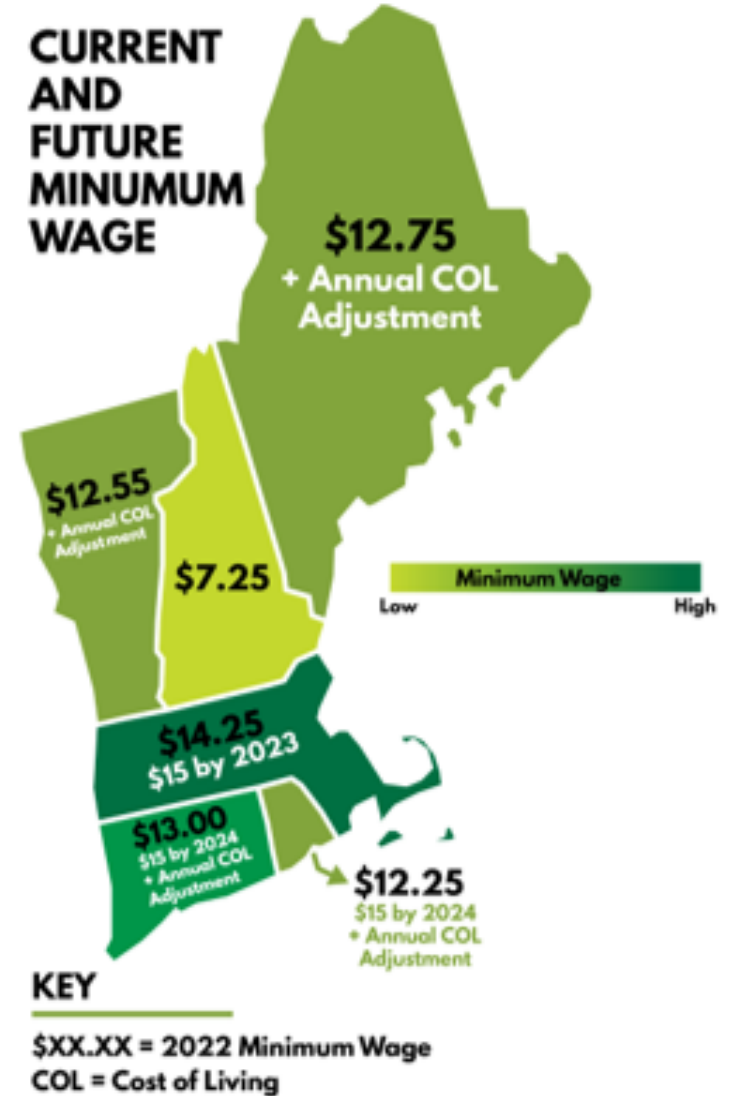
# Living Wage



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

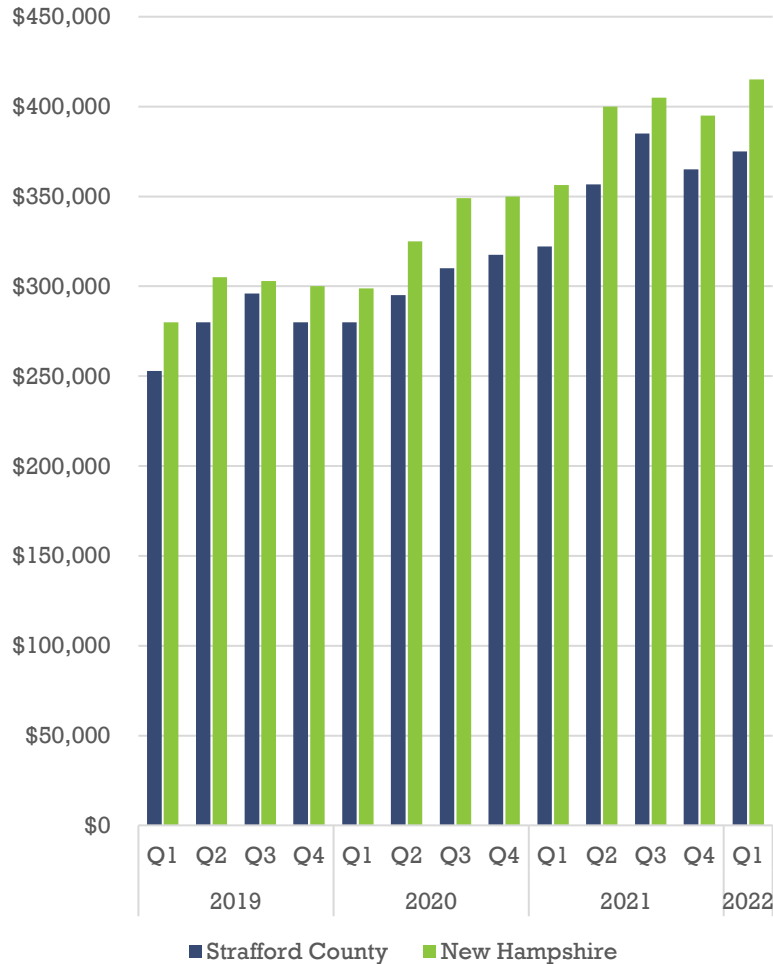
(Strafford County only)

Strafford County Median: \$72,682

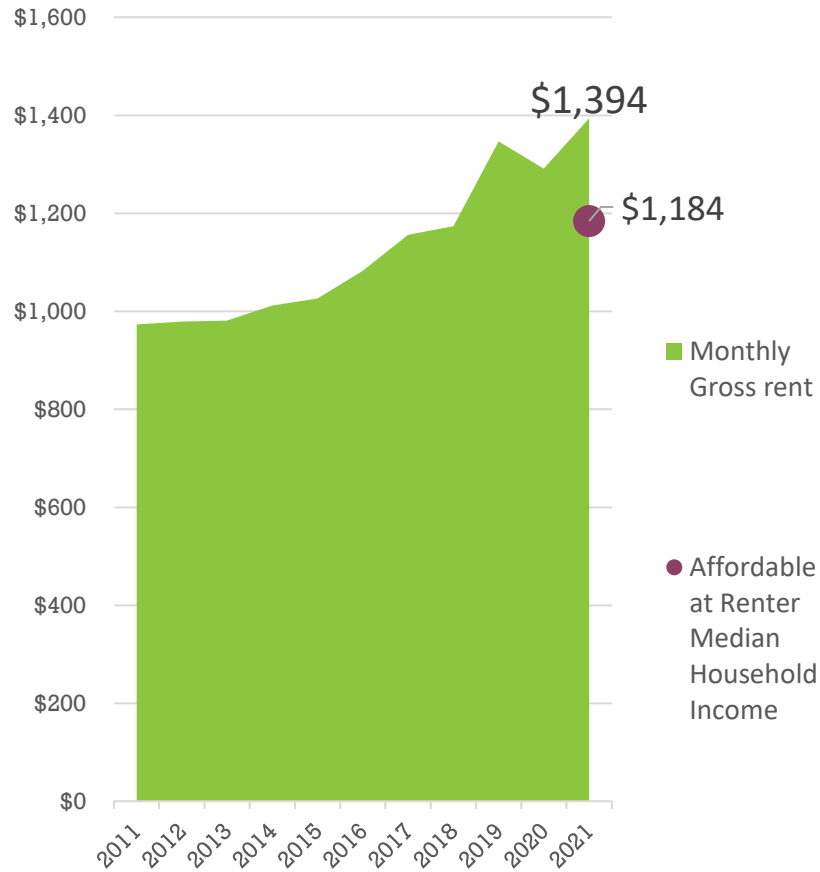


# Market Prices

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



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

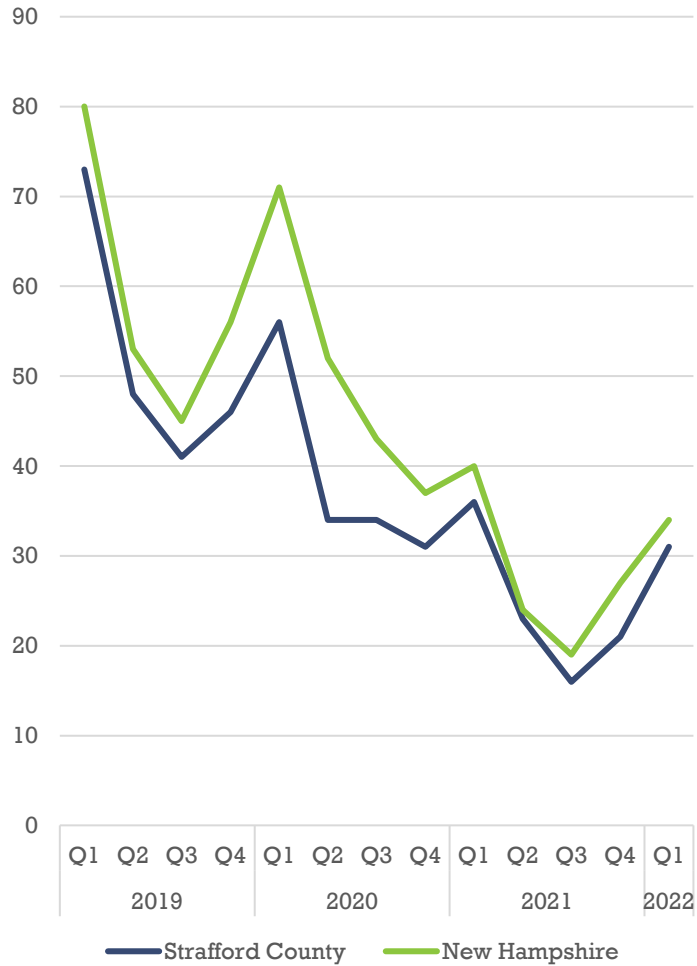


Median Rent in 2021 was **\$1,394**  
Income needed to afford the median rent was **\$55,800**

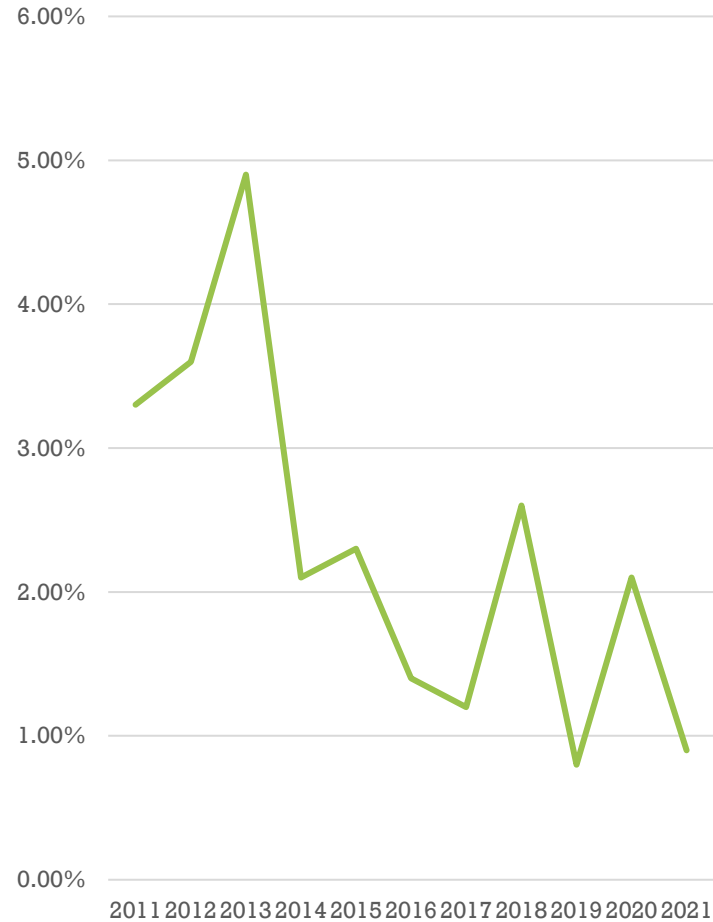
The Median Household Income for renters was **\$47,379**  
The rent that can be afforded on that income is **\$1,184**

# Market Availability

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

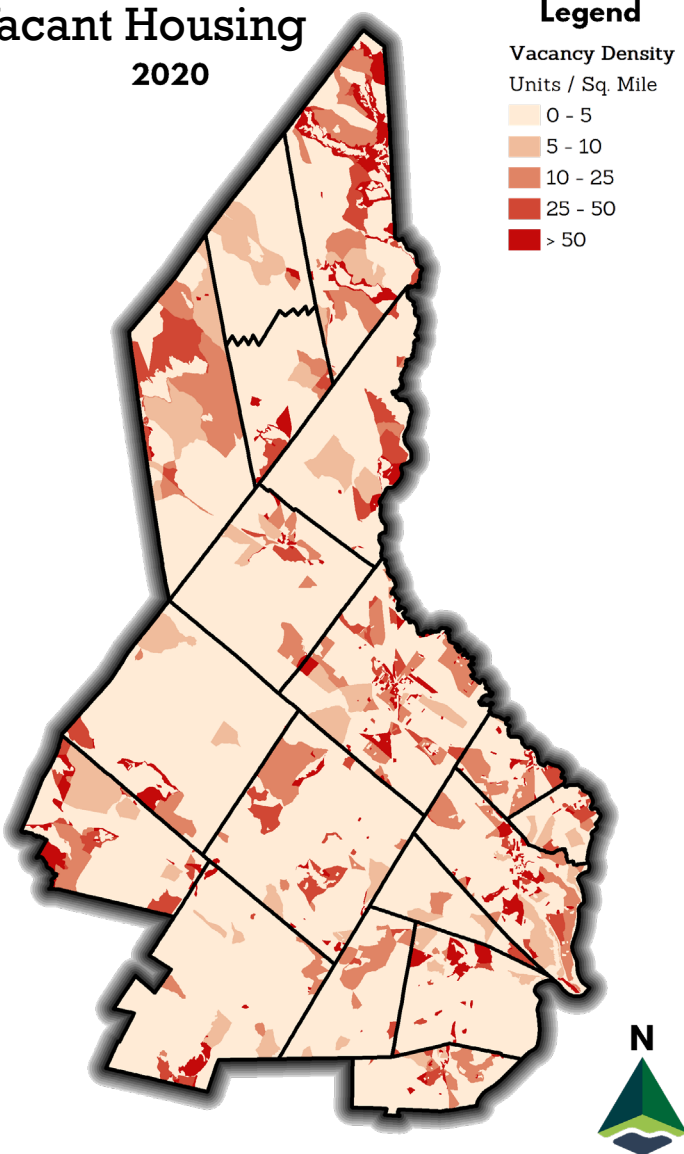


**Vacancy Rates  
(Strafford County)**

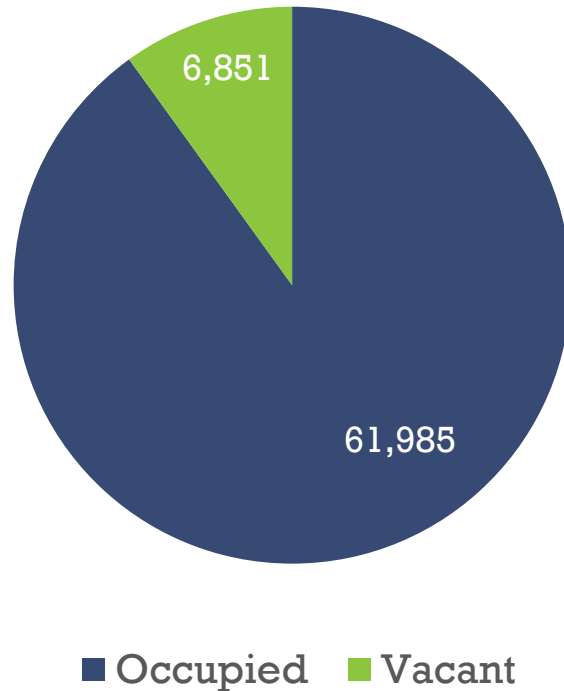


# Household Occupancy

Vacant Housing  
2020



Housing Units by Occupancy



## Most Vacant Housing

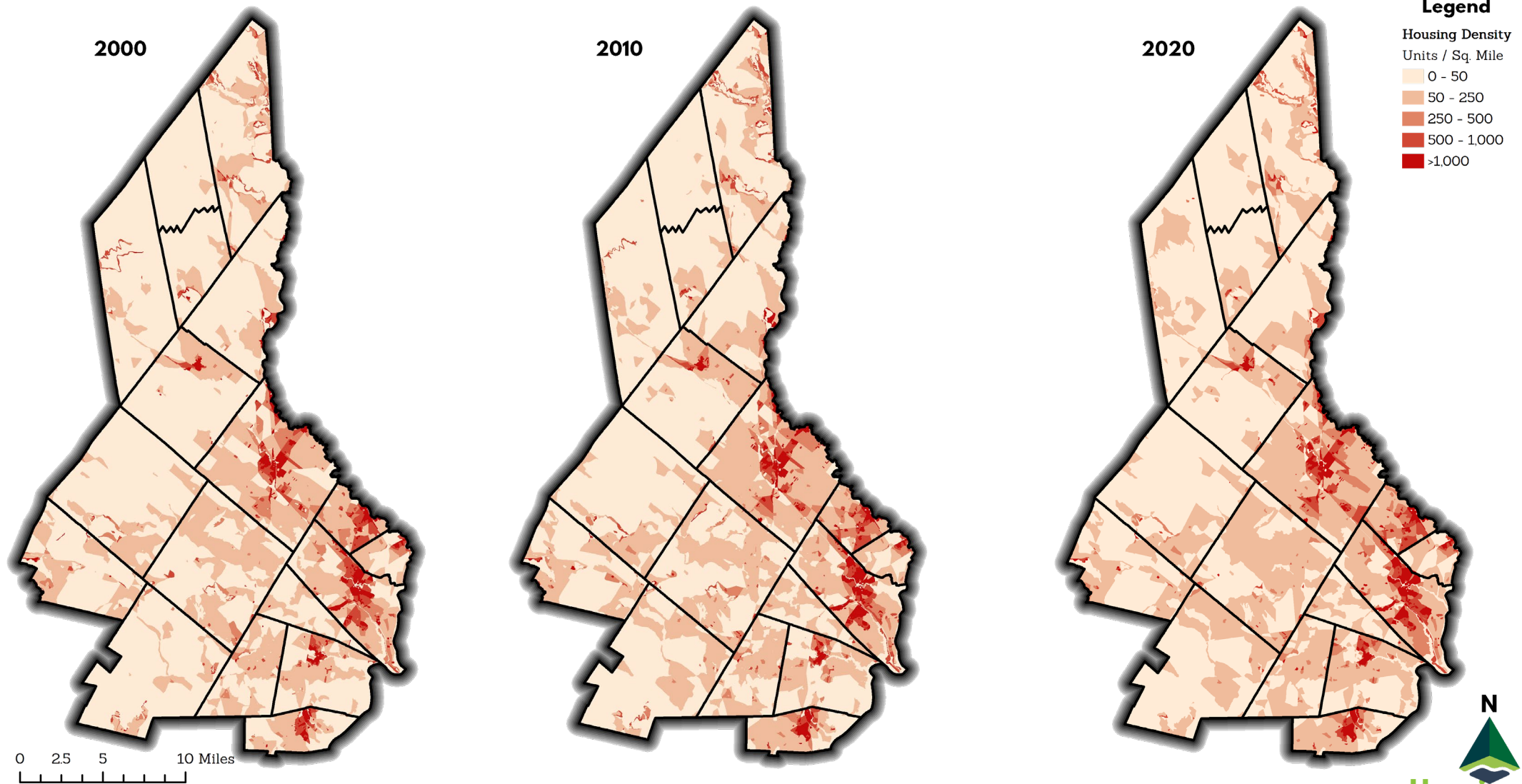
Wakefield	45%
New Durham	30%
Middleton	18.6%
Northwood	18.4%

## Least Vacant Housing

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



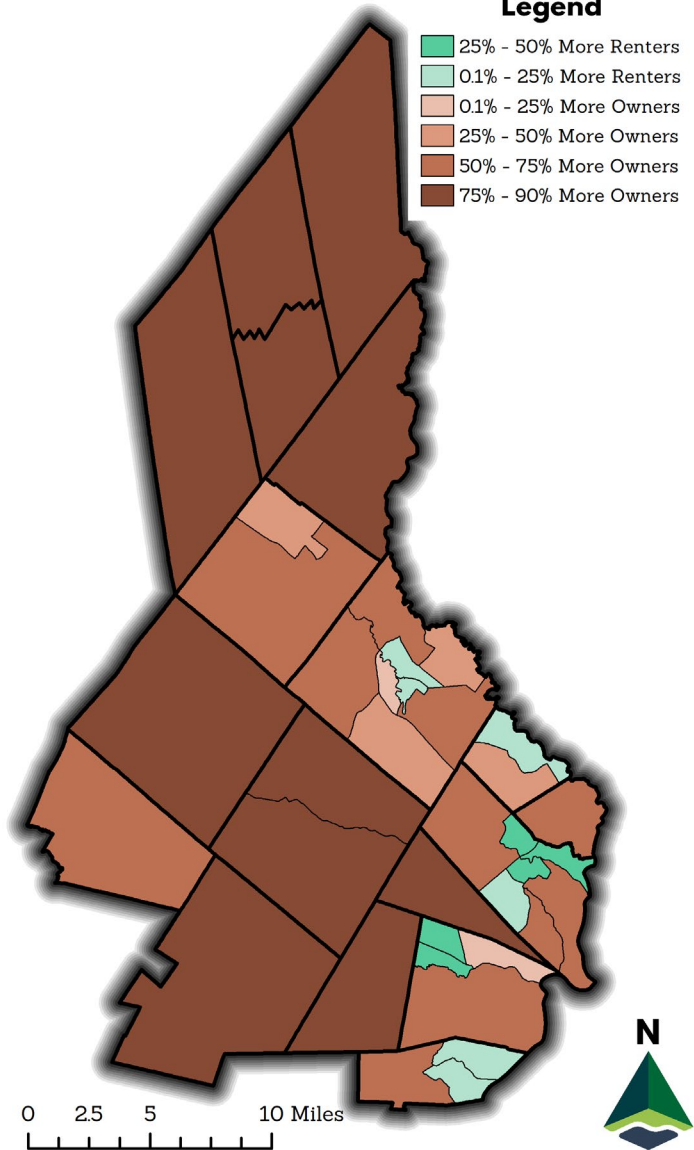
# Housing Density



# Household Tenure

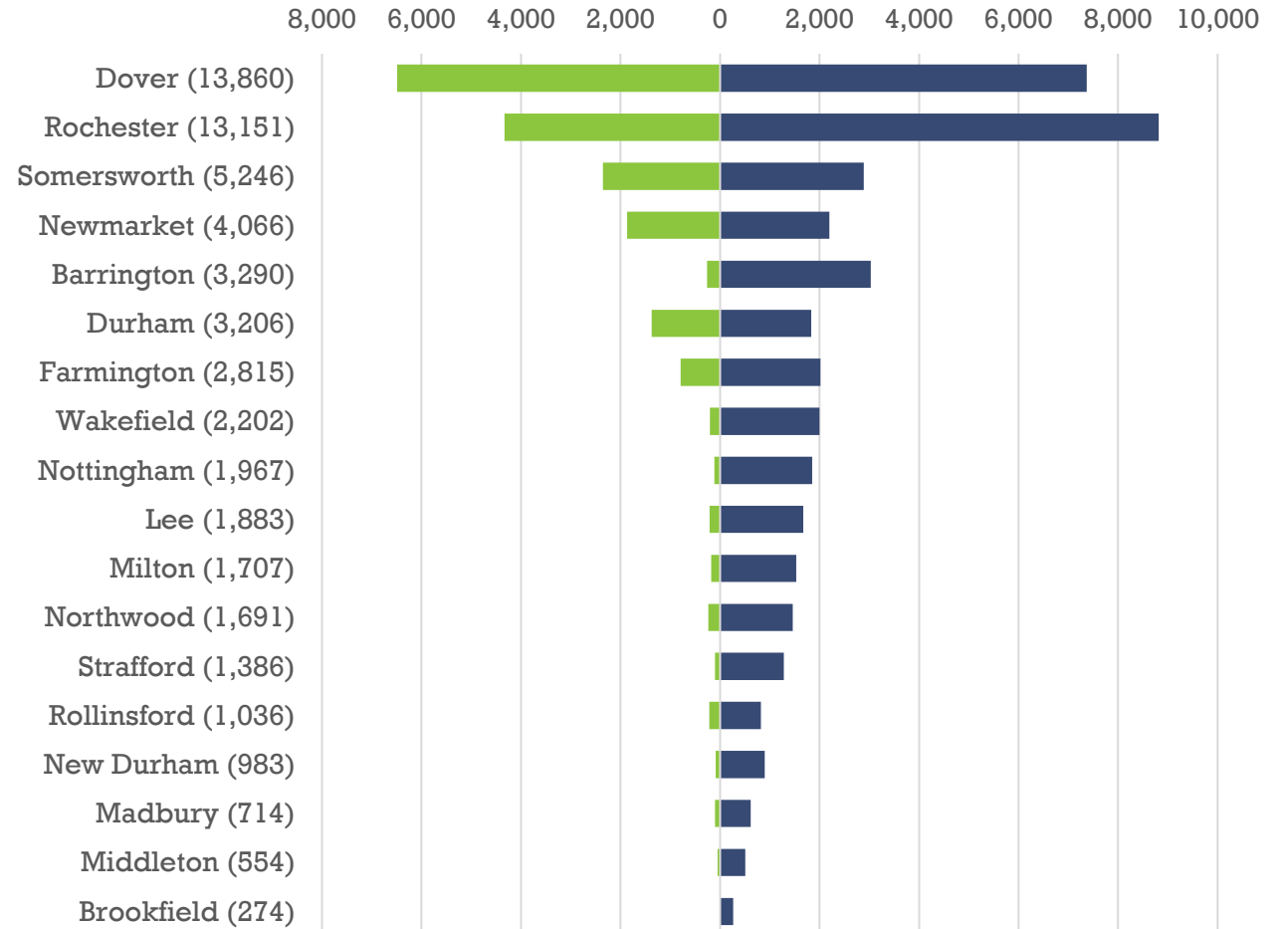
## Legend

- 25% - 50% More Renters
- 0.1% - 25% More Renters
- 0.1% - 25% More Owners
- 25% - 50% More Owners
- 50% - 75% More Owners
- 75% - 90% More Owners

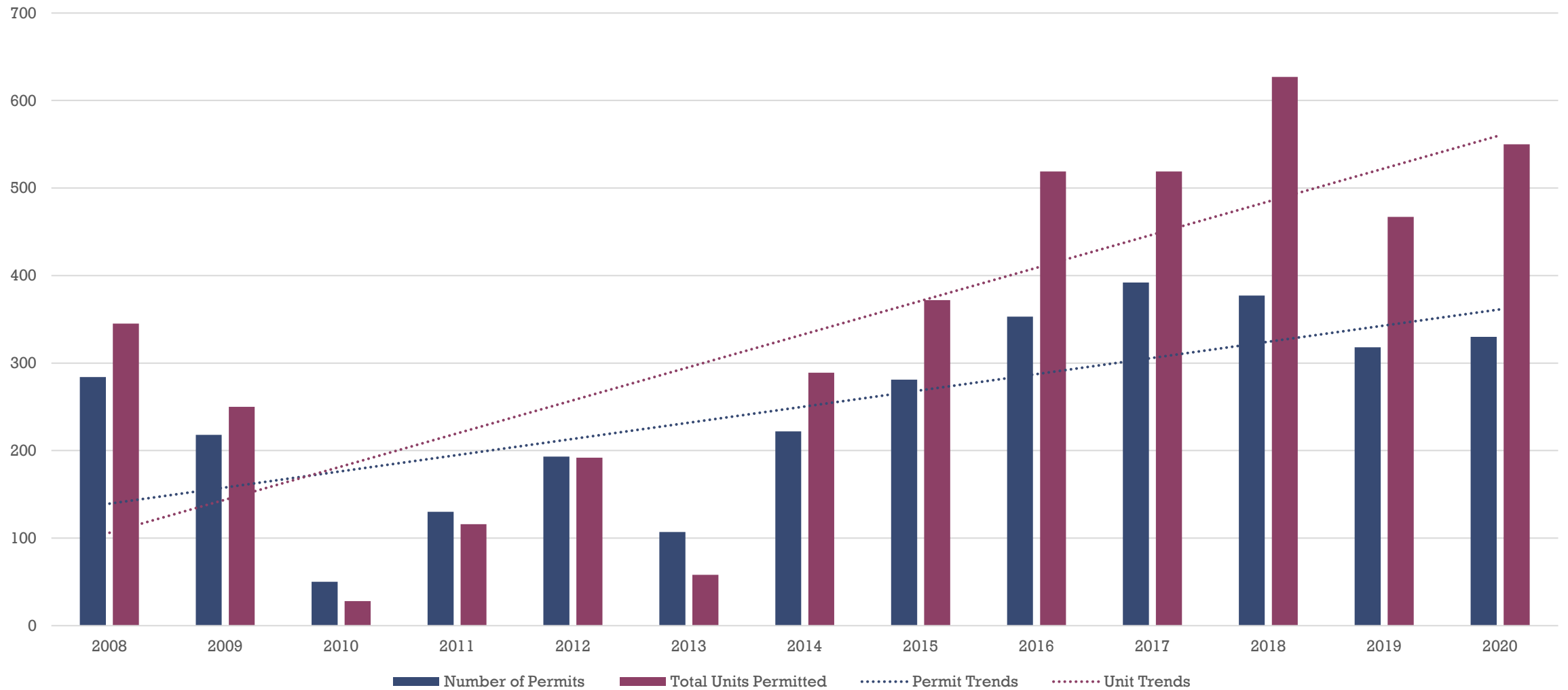


## Households by Tenure

■ 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

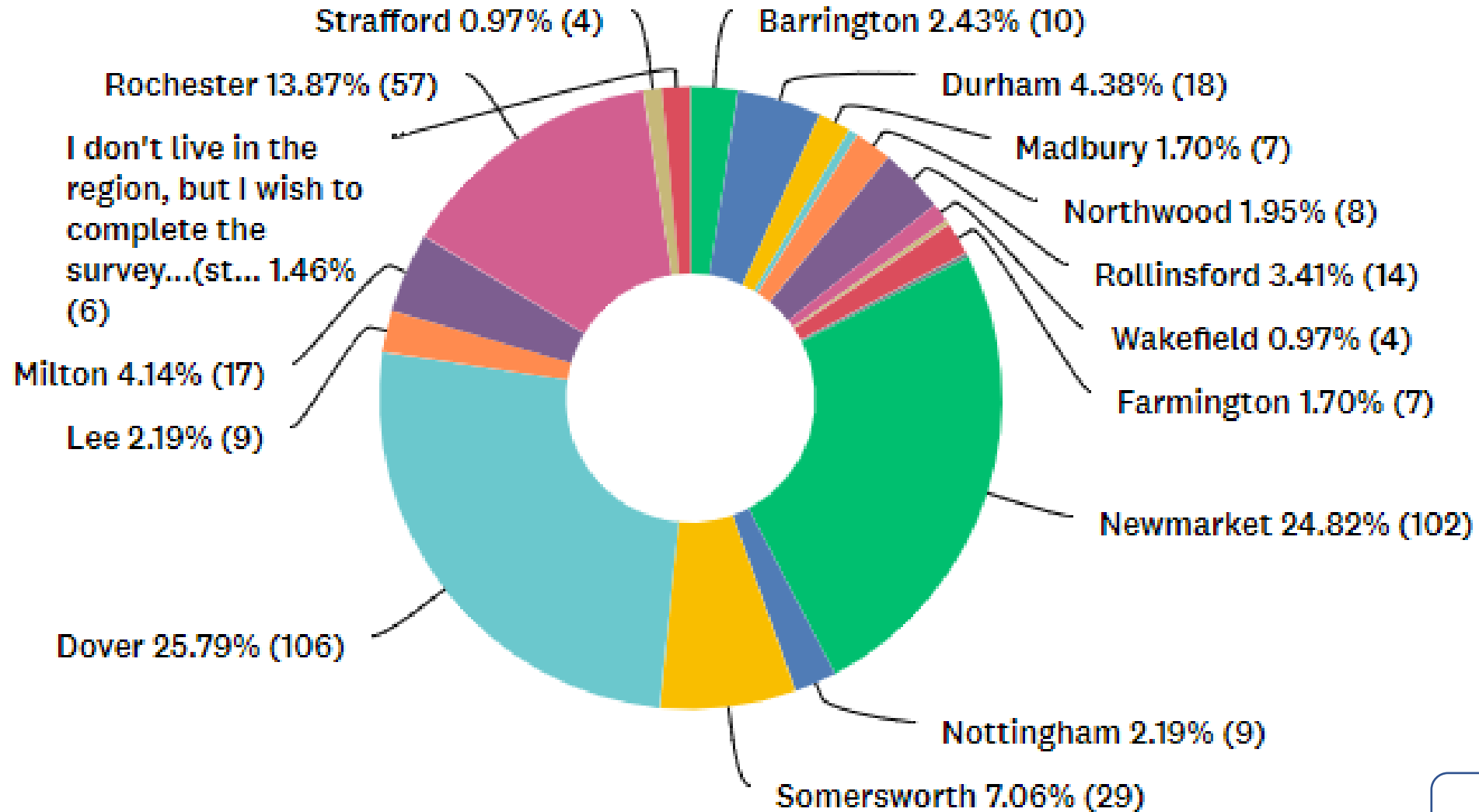


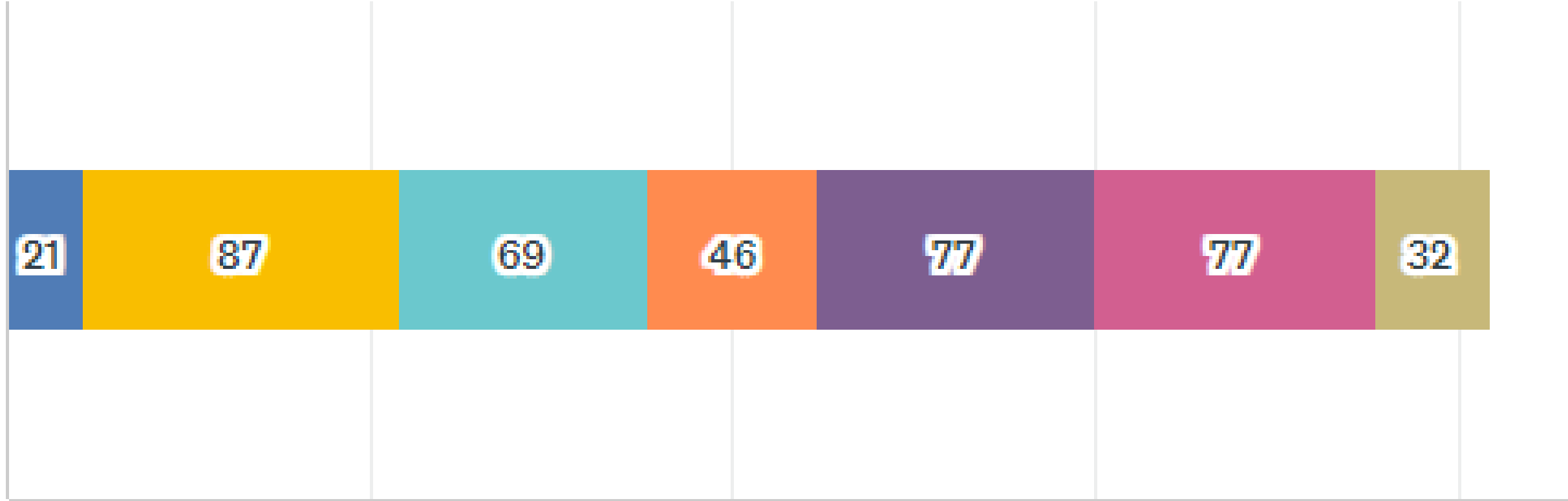
Vacancy rates are  
low and declining



# WHAT WE'VE LEARNED SO FAR

# WHO RESPONDED?





0

100

200

300

400

>18

18 - 24

25 - 34

35 - 44

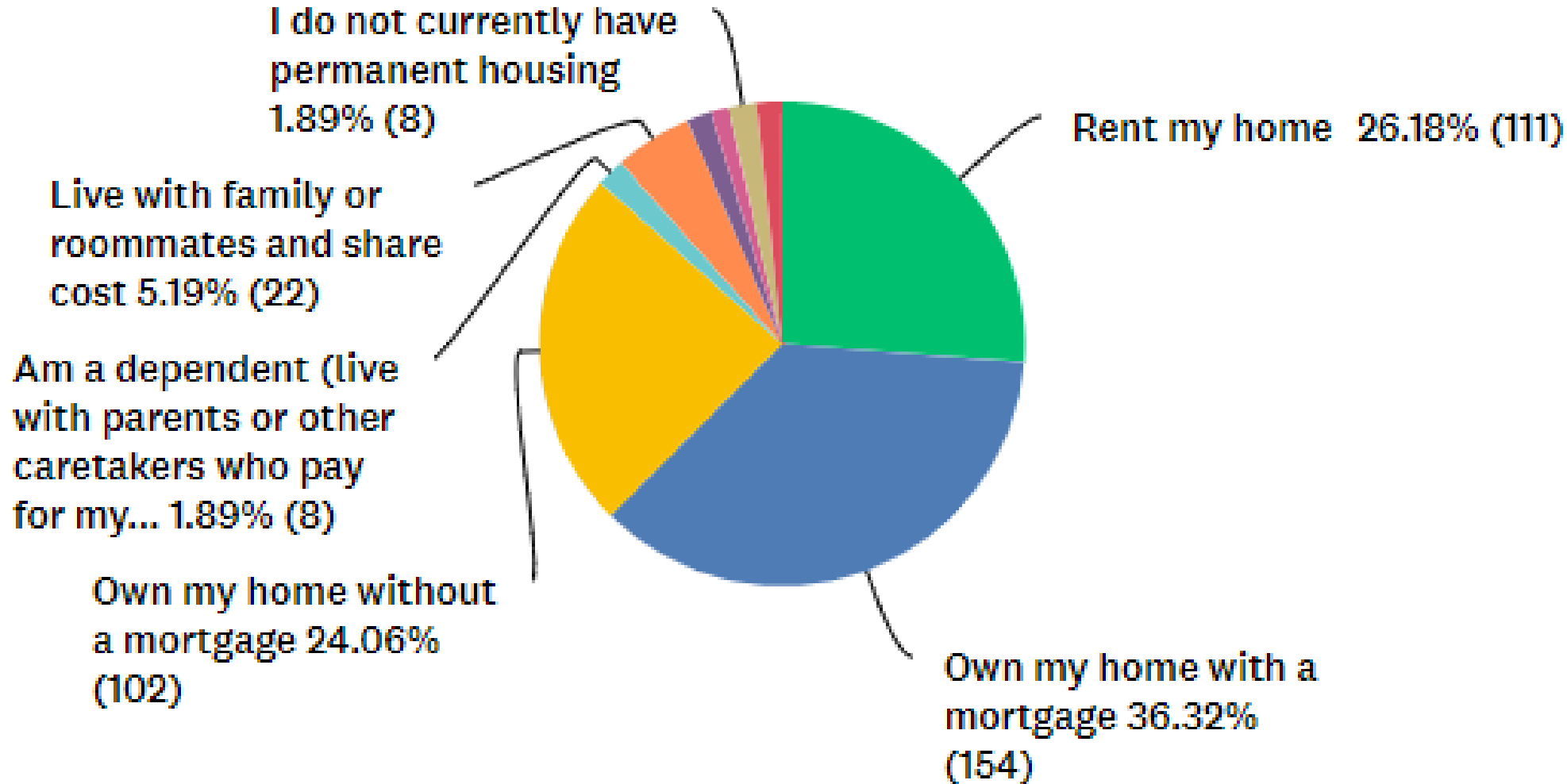
45 - 54

55 - 64

65 - 74

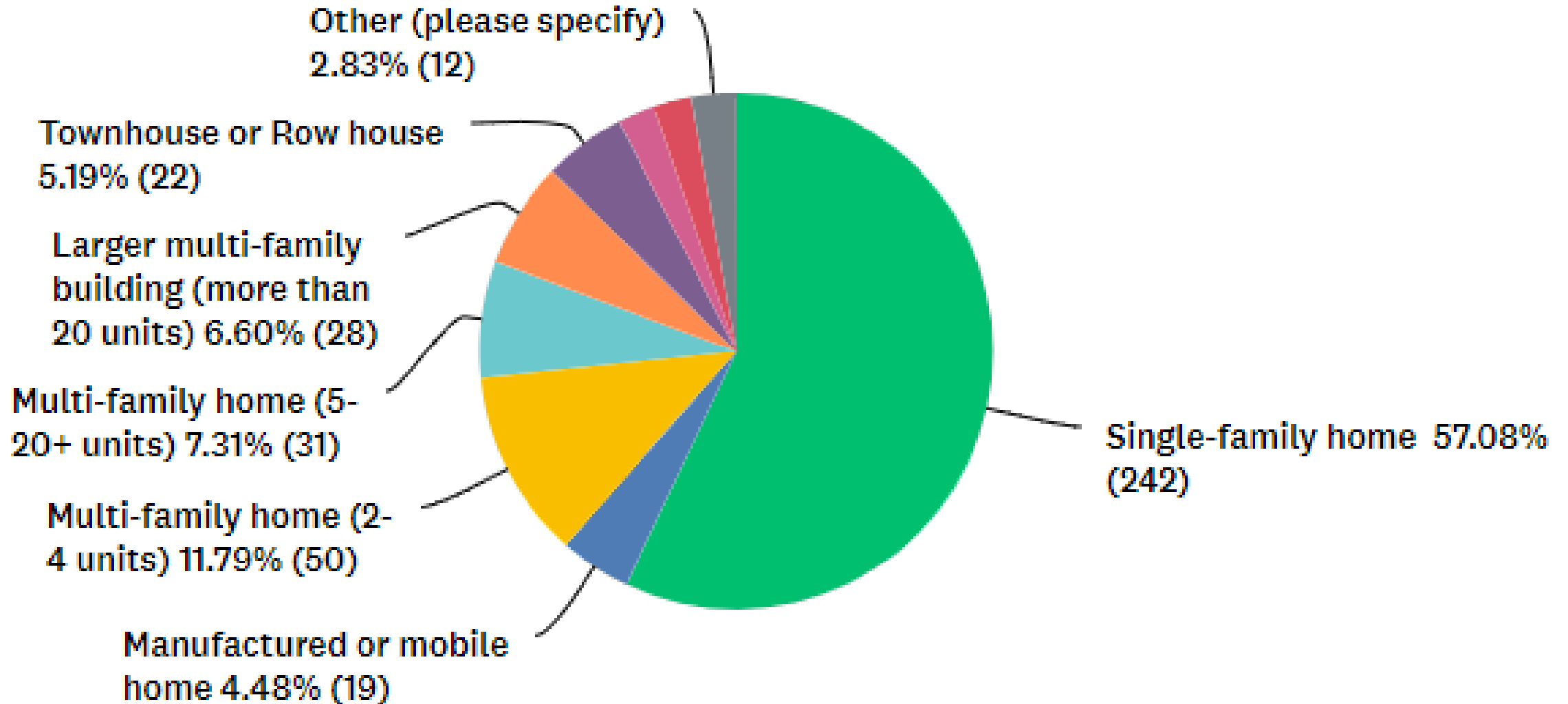
75 or older

# CURRENT HOUSING





# CURRENT HOUSING



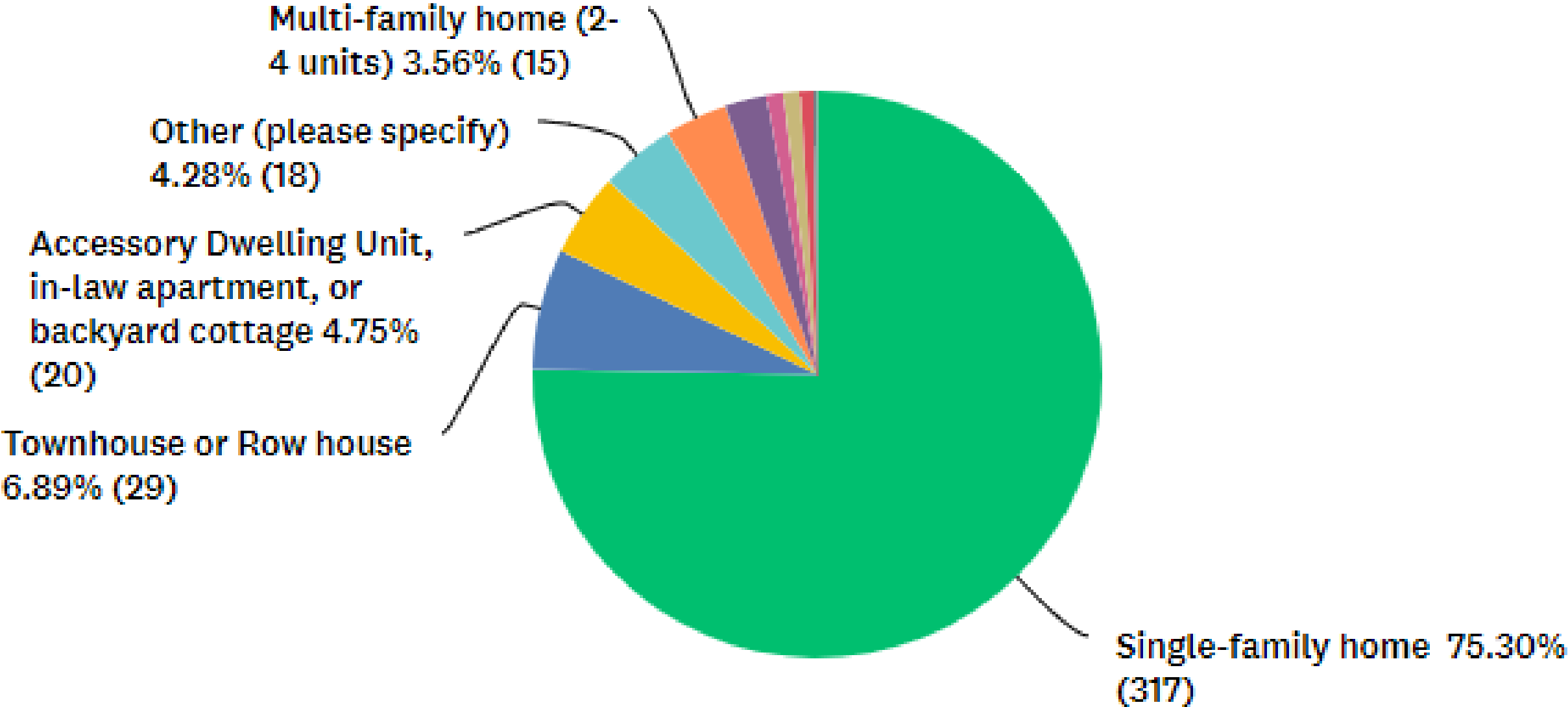
# CURRENT HOUSING

## 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.

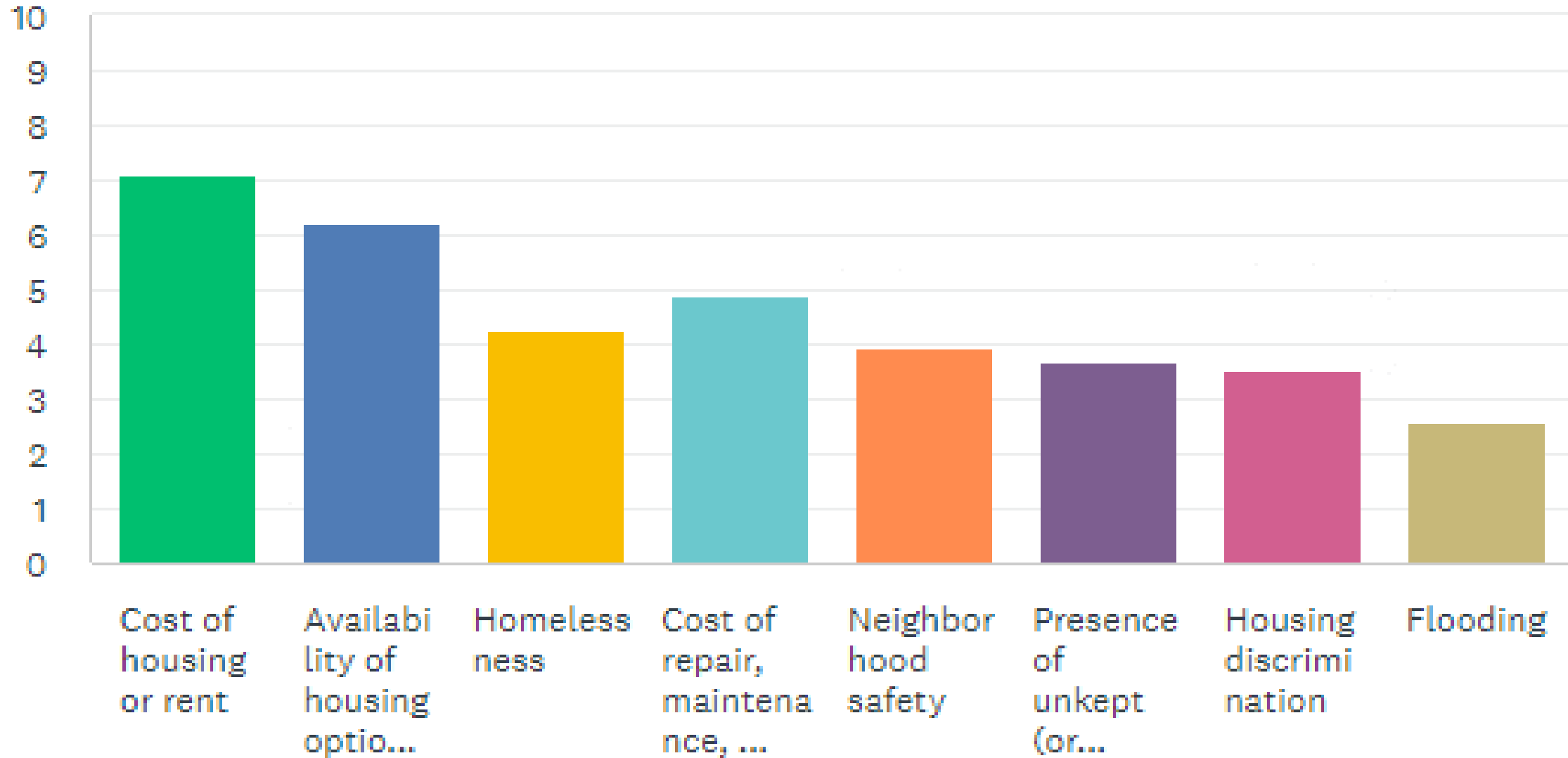
## PRIORITIES WHEN CHOOSING A NEIGHBORHOOD

- 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**