



Where Are We and How Did We Get Here?



May 2023

NHHousing.org

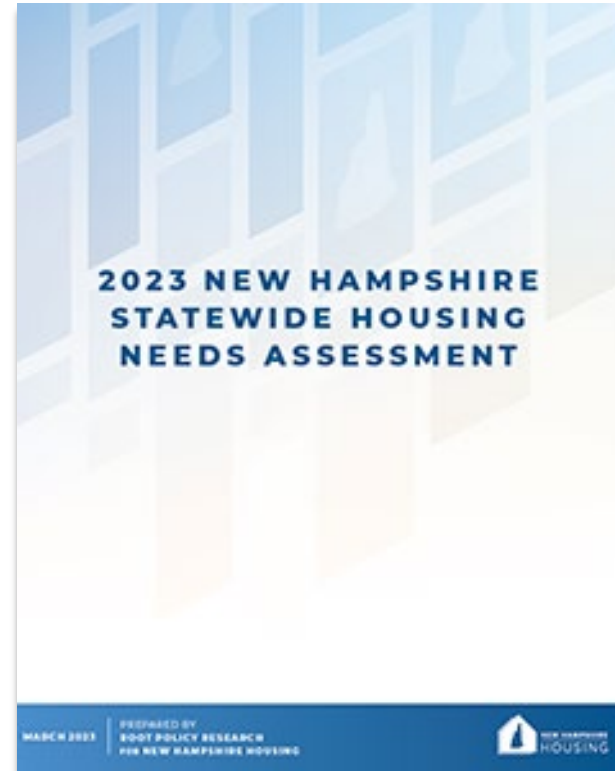
WHO WE ARE, WHAT WE DO

- Our mission is to promote, finance & support affordable housing in NH
- We were established in 1981 by state legislature as a self-sustaining public corporation; not a state agency—we receive no operating funds from the state
- Governed by a 9-member Board of Directors appointed by Governor and Council
- We operate a variety of programs that serve the housing needs of the state's residents

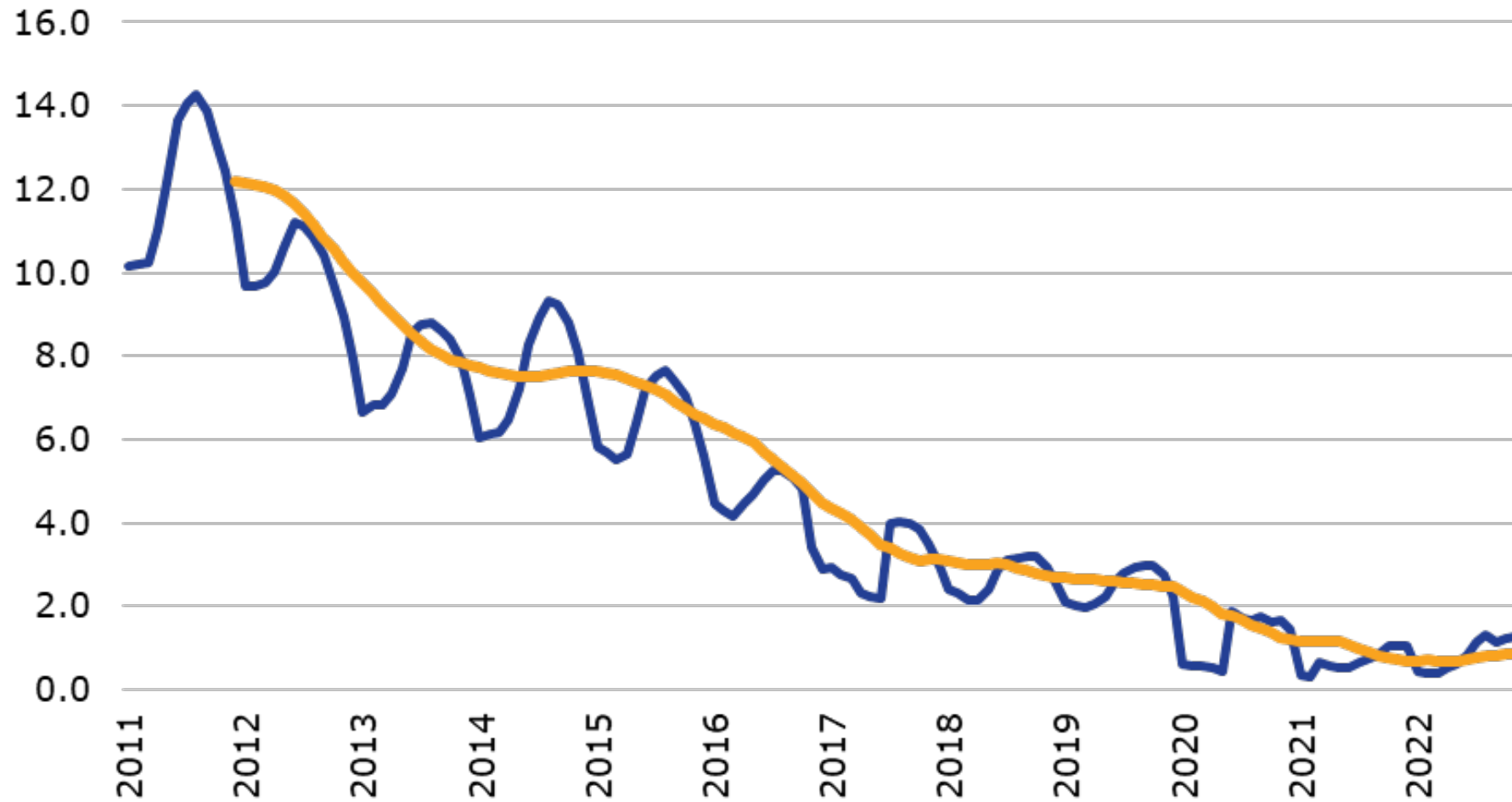


WE HAVE DATA!

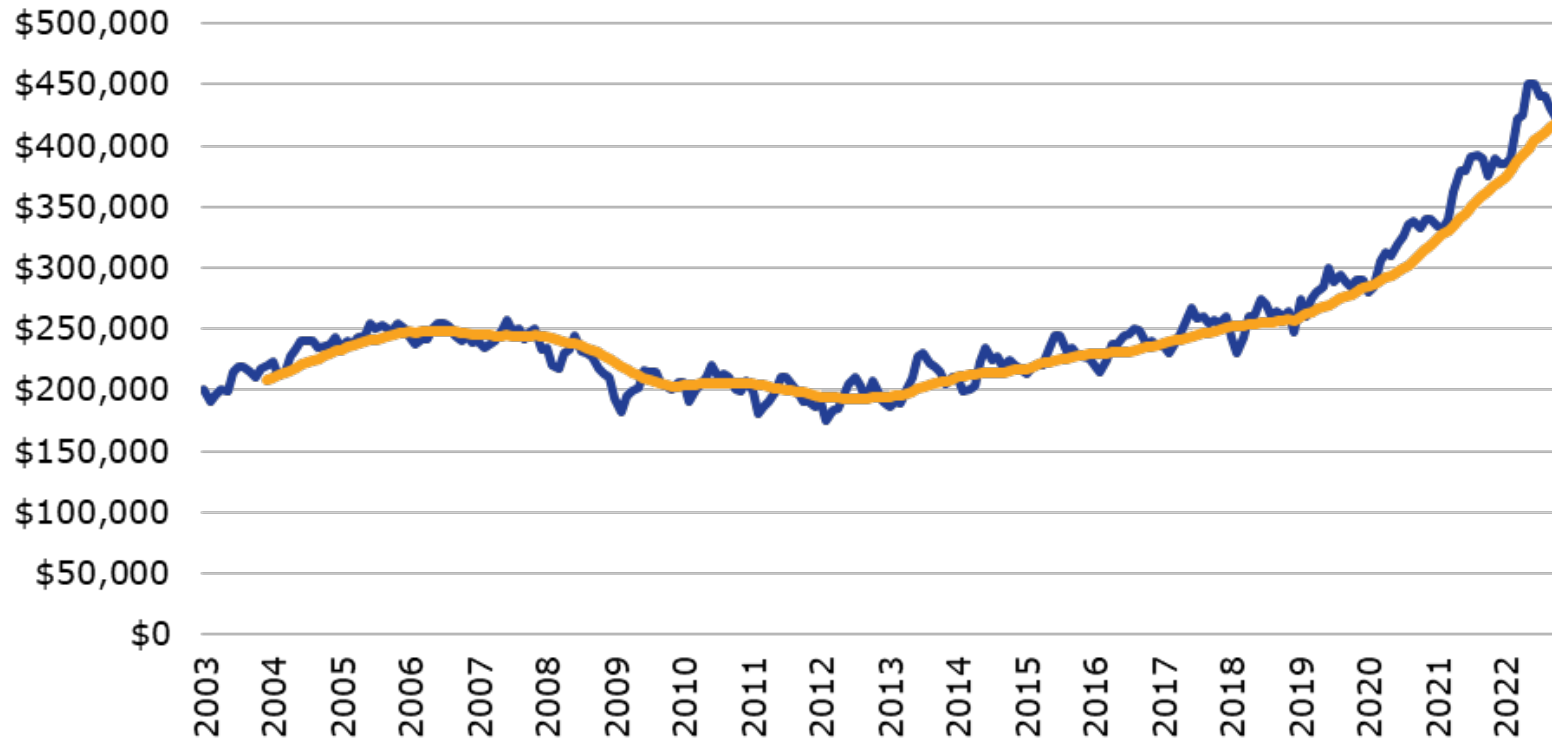
- [2023 New Hampshire Statewide Housing Needs Assessment](#)
- [2022 Residential Rental Cost Survey](#)
- [Housing Market Snapshot \(March 2023\)](#)



MONTHS OF SUPPLY OF INVENTORY



MEDIAN SALES PRICE



December 2020 **\$340K**

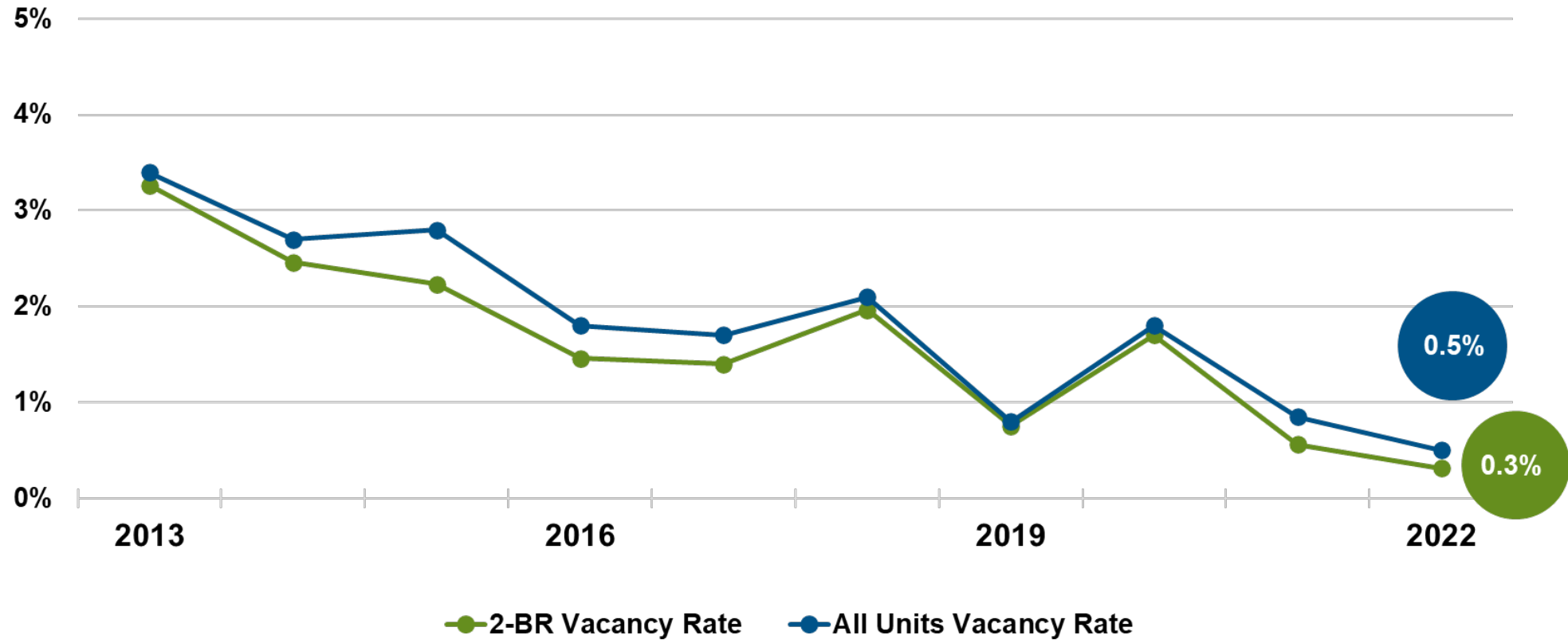
December 2022 **\$430K**

 **26%**

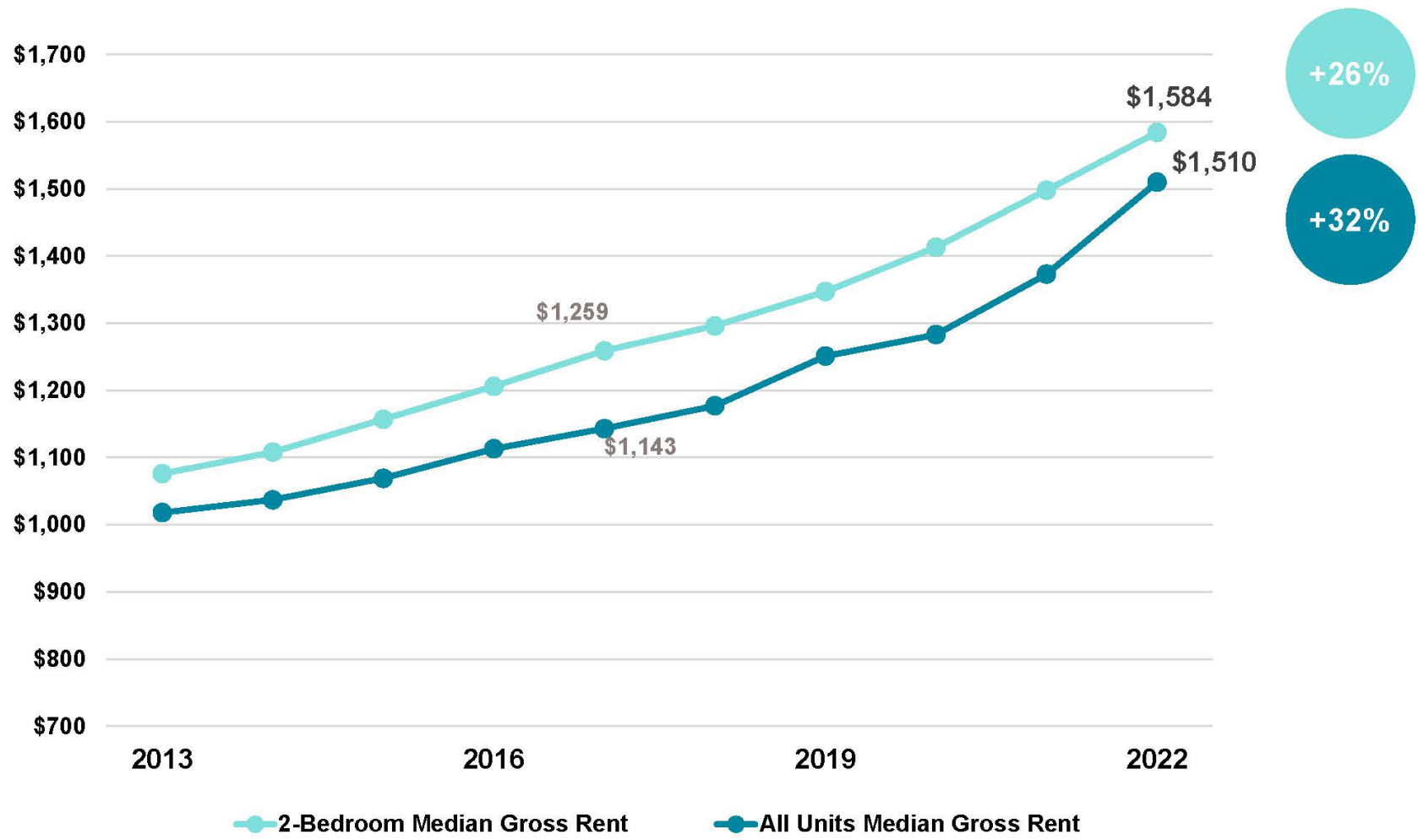
IMPACT OF INTEREST RATES



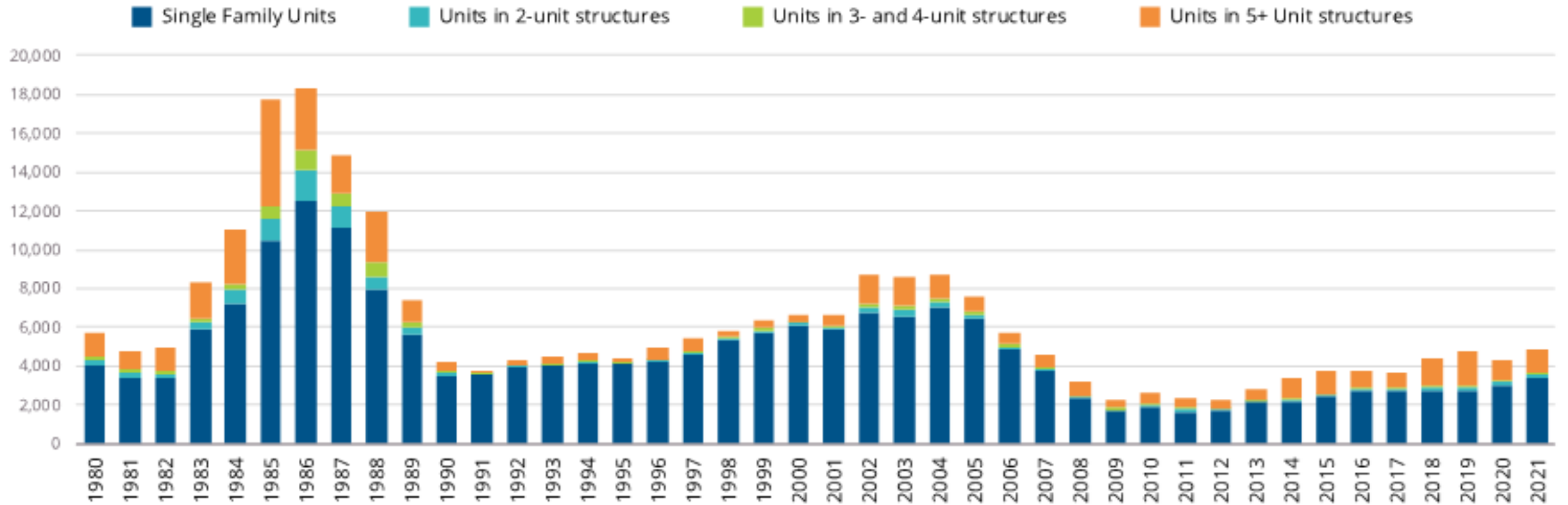
RENTAL VACANCY RATES, 2013 2022



MEDIAN MONTHLY GROSS RENTS, 2013-2022



BUILDING PERMITS ISSUED



HOW DID WE GET HERE?

- **Economic conditions & influences**
 - Supply, demand, insufficient inventory
 - Construction costs, labor shortages
- **Mismatch of housing stock for a changing demographic & economy**
 - Demand for similar types of housing
 - Preferences, economic realities, demographics
- **The role of land use regulations**
- **Local resistance to housing development**

THE 5 “L”S: BARRIERS TO HOUSING



LUMBER
Development costs



LABOR
Workforce
availability



LAND
Finite, but intensity
of use is variable



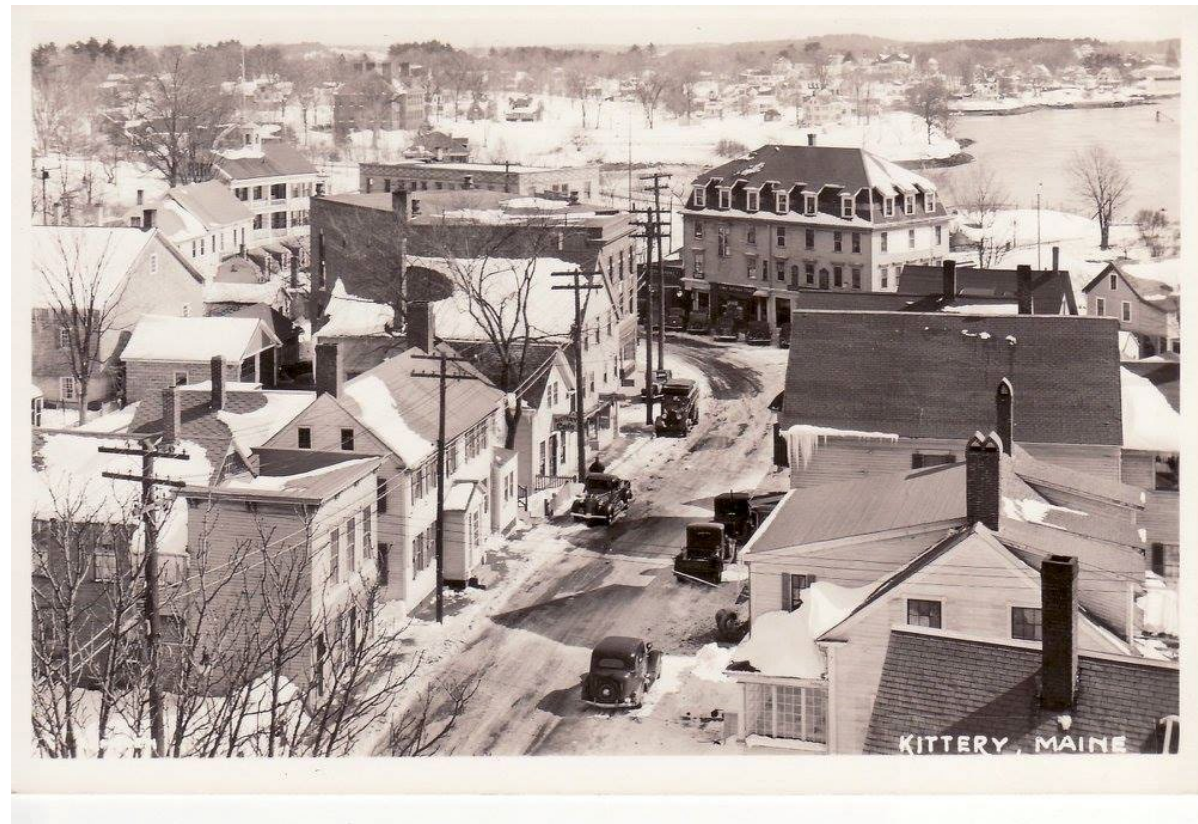
LOANS
Financing



LAWS
Regulatory practices

THE ROLE OF LAND USE REGS?

- Incremental change
- Our zoning doesn't match what we have and love



MYTHS, MISPERCEPTIONS, & FEAR

- Misunderstandings of “workforce” and “affordable” housing
 - Who lives there?
 - What do these housing types look like?
 - What will the impact be on the community?
- Impact on school enrollment, property taxes
- Impact on property values
- “Rural character”, conservation, and more
- Infrastructure
- Worst case scenario planning

HOUSING FACT OR FICTION

- New series
- From the documentary maker behind Communities & Consequences
- Addressing the myths in easily - deployed, short episodes
- <http://housingfactorfiction.org/>





**THERE ARE MANY WAYS
TO CREATE HOUSING.**

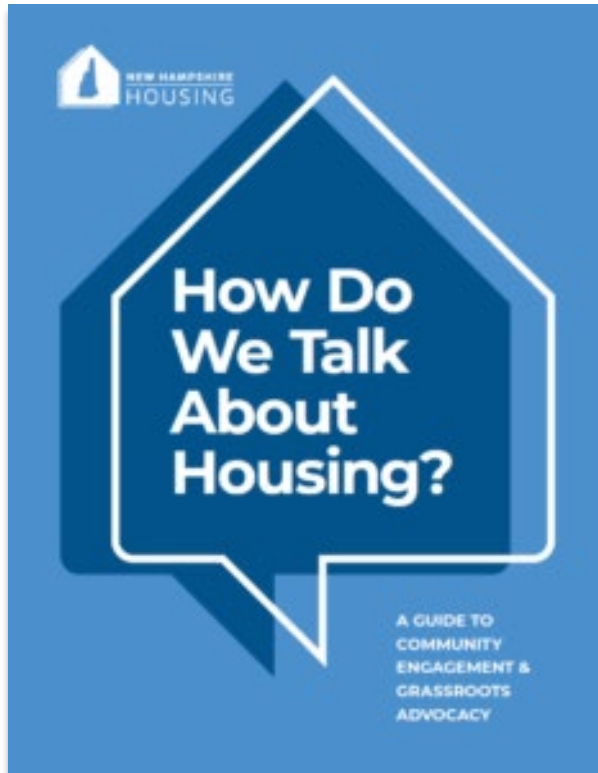


STRONG TOWNS' PREMISE

No neighborhood should be exempted
from change.

No neighborhood should experience
radical change.

HOW DO WE TALK ABOUT HOUSING?



- Nine step guide to help facilitate community conversations about housing
- Housing advocates, coalition leaders, elected officials, land use boards, housing committee members, municipal staff, other community members
- Community-led, bottom-up approach to engagement and advocacy for anyone who wishes to bring their community together to talk about housing in the present and future.
- Available at www.NHHousing.org/publications

Q&A

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