ROCKINGHAM PLANNING COMMISSION

theRPC.org

2023

Regional Housing Needs Assessment

February 2023

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Acknowledgments

A key part of the development of this assessment was the participation of an Advisory Committee made up of local officials and stakeholders. The Advisory Committee provided stakeholder perspectives in the assessment development and input to guide public engagement efforts.

- Eric Chinburg, Chinburg Properties
- Patrick Hess, Avest
- Matt Burke, Owner Las Olas
- Jon Morgan, Brentwood – Selectman, SB Rep to Planning Board, Chair of Economic \ Development Committee
- Lindsay Sonnet, Workforce Coalition of the Greater Seacoast & Real Estate Agent
- Jim Maggiore, North Hampton – Selectman, SB Rep to the Planning Board, State Rep – Rockingham District 22
- Sarah Wrightsman, NH Housing Finance Authority

Understanding the impact of housing on the region's employers was an important component of this assessment. Three employers in the region graciously gave their time and perspectives:

- Phillips Exeter Academy – Exeter, NH
- A Place to Grow – Brentwood, Plaistow & Durham, NH
- Crow's Feet Farm – Kensington, NH

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- Tim Roache, Executive Director
- Sarah Tatarczuk, Regional Planner
- Jennifer Rowden, Land Use Program Manager
- Robert Pruyne, GIS Manager
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Disclaimer

This Regional Housing Needs Assessment and the methodology by Root Policy Research that resulted in the fair share table in Appendix E does not break out the current municipal fair share of regional need for workforce housing and therefore shouldn't be relied on for current compliance with the state's Workforce Housing Law, RSA 674:58 – 61.

For a municipality to demonstrate that its existing housing stock supplies its current fair share of regional need for workforce housing would require an analysis at the municipal level undertaken separately from this assessment. Specifically, RSA 674:59, III states, "A municipality's existing housing stock shall be taken into consideration in determining its compliance with this section. If a municipality's existing housing stock is sufficient to accommodate its fair share of the current and reasonably foreseeable regional need for such housing, the municipality shall be deemed to be in compliance with this subdivision and RSA 672:1, III-e".

I. Executive Summary

Housing Shortfall

The housing shortage has become a common household conversation for families and individuals across the country. A sharp decline in the building of new housing over the last 20 years, coupled with changing demographics and economic trends, have caused a housing crunch. This lack of housing is being experienced nationwide, across income ranges, and ages. New Hampshire has not been immune to these shifts. Statewide the population is growing and getting older, the average household size is declining, the number of available homes is simply not enough to meet the current or future demand.

The 2023 Regional Housing Needs Assessment (RHNA) and Fair Housing Equity Assessment (FHEA) provides current, regional, and local data on housing needs and to fulfill RSA 36:47(II) statutory requirements, requirements of the American Rescue Plan funding, and fulfill the recommendation of the Council on Housing Stability 2021-2024 Strategic Plan. New Hampshire RSA 36:47(II) requires that "For the purpose of assisting municipalities in complying with RSA 674:2, III(l), each regional planning commission shall compile a regional housing needs assessment, which shall include an assessment of the regional need for housing for persons and families of all levels of income."

The primary goal of this RHNA is to provide data on housing and demographics, by income level, so that each municipality in the region can begin to understand their current and future need. This RHNA may assist municipalities in determining compliance with the Workforce Housing Statute (RSA 674:58-61). By equipping municipalities with a foundation of knowledge on the challenges and opportunities facing community members, this assessment may be utilized to frame a regional conversation around local solutions. Solving the housing shortage cannot be achieved by a single or even a couple municipalities changing policy and regulations, but rather needs to be addressed on a regional scale.

The Rockingham Planning Commission (RPC) is one of nine regional planning commissions in New Hampshire, established by RSA 36:46, with the purpose of serving as a regional government organization. The RPC serves in an advisory role to twenty-seven municipalities within Rockingham County, to promote coordinated planning, orderly growth, efficient land use, transportation access and environmental protection.

In the Rockingham Planning Commission Region (RPC Region), the factors impacting the housing market are exacerbated by the region being the most expensive housing market in New Hampshire. An aging population and a decline in the number of children per household also play major factors. Housing supply directly impacts economic growth and the region's ability to attract and retain workers and young families that contribute to the economy and enhance the vibrancy of our communities. The makeup of households in the region is shifting with an overall decline in household size. School enrollment is declining across the region. Both small and large employers are facing challenges attracting and retaining workers. This assessment estimates the housing needs of the RPC Region, while taking into consideration the factors impacting housing.

Housing supply directly impacts economic growth and the region's ability to attract and retain workers and young families that contribute to the economy and enhance the vibrancy of our communities.

Where To Begin?

This RHNA provides regional and municipal-level data with the intent that local municipalities may utilize this document as a tool as they work towards identifying local housing goals and subsequently implementing or amending policy and strategies to tackle these goals. This Regional Housing Needs Assessment provides an overview of the action items listed below and aims to help municipalities prioritize the most relevant actions depending on the unique needs of each community. While there are many actions that can be taken at a local level, this assessment highlights the need for regional conversations and coordination as the housing challenges facing the community are regional and statewide challenges.

Actions to take at the local level:

- **Connect with Neighboring Municipalities and Regional Organizations**
- **Economic Development that Supports Housing**
- **Review Local Land Use Regulations for Housing Opportunities**
- **Review Opportunities for Municipal Land Acquisition or Infrastructure Financing**
- **Provide Community Education and Engagement Opportunities**
- **Update Housing Sections of Local Master Plans**
- **Create a Local Housing Commission or Advisory Committee**
- **Conduct a Local Housing Needs Analysis**

> *"Zoning reform alone is not sufficient to solve the national housing crisis. But it is necessary."*
>
> *– Zoning's Asteroid Moment: Lincoln Land Institute (Land Lines), 2022*

Exeter Housing Roundtable Event, Exeter, NH.

How is Housing Impacting Our Workforce?

Regional Employer Spotlight #1

Employer: Phillips Exeter Academy
Size: More than 700 employees
Location: Exeter, NH
Private School

RPC staff spoke with the Director of Human Resources, Rachel Henry at Phillips Exeter Academy to learn how the current housing market has impacted the Academy's ability to attract, hire, and retain employees. According to Henry, housing is absolutely a challenge in the hiring and retaining of employees. The topic comes up in almost every recruitment call the HR Department has with prospective employees. Local new hires often bring up the cost of housing during discussions about compensation, whereas new hires that are relocating to the region are often surprised when they begin seeking housing at how challenging the search can be. While Phillips Exeter Academy does not provide any formal housing assistance, the HR Department works closely with new hires to connect them with local housing resources when possible. In recent years, remote work has become more common for non-student facing positions at Phillips Exeter Academy and continues to be an option that works well for certain positions. When remote work is requested by new hires, it is often due to the cost of housing in our region.

Solutions to the housing challenge at Phillips Exeter Academy are hard to tackle. The Academy continues to focus on providing competitive benefits and compensation that support their employees.

Phillips Exeter Academy has taken on the role of building and providing housing for their faculty. Recently, the Exeter Planning Board approved a faculty neighborhood on High Street and Gilman Lane. The plan includes the renovation of one existing building, the demolition of two buildings located on Gilman Lane, and the construction of six new buildings. The proposed plan includes 12 new faculty units.

Source: Seacoastonline, 2022.

Regional Employer Spotlight #2

Employer: A Place to Grow
Size: 16 employees
Location: Brentwood, Plaistow, Durham
Child Care Center

Destiny Carter, franchisee of the most recent A Place to Grow franchise opening in Plaistow, NH out of Destiny's home.

A Place to Grow is a local, women-owned childcare center with approximately 16 employees. RPC staff spoke with the owner, Jennifer Legere to learn more about how housing availability impacts employees and the innovative strategies A Place to Grow has begun implementing to provide additional opportunity to their employees. Availability of childcare services and workforce housing are critically linked challenges that impact the economy and quality of life of our region.

Housing is a critical part of the A Place to Grow community and greatly impacts who they are and what they do. At any given time, approximately 25% of employees have experienced or are experiencing homelessness or insecure housing. Many employees commute from outside the region where housing is more affordable, live with parents or roommates, or live with a partner to make housing achievable. Housing has historically always been a challenge for A Place to Grow employees but has become even more exacerbated in recent years as the market changes.

Childcare providers are a skilled workforce, and it is challenging to attract enough qualified talent to operate at full capacity, especially when childcare providers make approximately $15-$18 per hour. Between the low hourly wage and prevalence of housing insecurity among childcare providers, Jennifer began considering ways to increase career and housing opportunity for A Place to Grow employees.

With the goals of increasing opportunity for employees and increasing access to childcare, A Place to Grow began franchising a few years ago. Entrepreneurs who franchise their own childcare center can make $60,000 or more per year. The increase in wages, coupled with the ability to utilize

tax strategies if they operate the business directly out of their primary home, has provided one avenue for making home ownership more attainable to childcare providers. Local partnerships within the region are critical to the success of this strategy. Jennifer Legere is working closely with the Portsmouth Chamber of Commerce, local employers, and developers to discuss additional opportunities and creative solutions for increased childcare services while also targeting additional workforce housing.

Regional Employer Spotlight #3

Two housing units located on the farm.

Employer: Crows' Feat Farm: "It Takes a Village"
Size: 3 full-time workers, many volunteers
Location: Kensington, NH
Farm Cooperative

Crows' Feat is a cooperative farm in operation since 2020, relying largely on the work of volunteers. RPC staff met with the farm's founders, Karen and Peter, to learn about the future of the business and how housing in the region, and the impact of housing challenges, has shaped the operations of the cooperative. Crows' Feat Farm's goal is to establish a self-sustaining, cooperatively managed farm, embedded in the local community, that is based on the principles of permaculture and regenerative agriculture. To achieve this goal, Karen and Peter recognize the need to provide their farmers and cooperative partners with support in various aspects of their lives, including housing.

Peter and Karen at a market with farm products.

The farm includes 100 acres of agricultural land, five residential units, and a soon-to-be constructed farm store and community meeting space. The farm produces vegetables, fruits, nuts and flowers, provides community garden space, and hosts social events such as live music and harvest dinners. Karen and Peter have recognized affordable housing as the number one challenge facing agricultural businesses in the region today. It can be extremely difficult to operate a profitable farming business or even making a livable wage as a farmer. That is why Crows' Feat Farm prioritizes affordable living spaces for their farmer-partners in the cooperative. Creating a sustainable livelihood for farmers is a lynchpin of success for this community farm.

Regional Factors Impacting Housing

The Population Is Growing

The RPC Regional population increased from 117,962 to 198,870 from 2000 to 2020[1] and is projected to continue to increase to 220,329 by 2050[2].

The Population Is Aging

The average age of the RPC Region has increased from 43.2 in 2010 to 47 in 2020[3].

Housing Production Has Slowed

The number of building permits issued per year for housing in the RPC Region drastically decreased from 2005, when 1,077 permits were issued, to 2006 where 546 permits were issued. Permits issued, per year continued to decline through 2011 and only increased to a high of 855 in 2019 before declining again to 748 in 2020[4].

Cost Of Housing Is Increasing While Supply Has Not Kept Up To Meet Demand

The cost of housing, both rentals and for sale, is increasing. The RPC Region's median gross rent increased from $1,086 in 2010 to $1,595 in 2022[5]. The RPC Region's median sale price has increased from $265,000 in 2010 to $527,000 in 2022[6]. The RPC Region's median sale price in 2020 is $124,000 over the statewide median sale price of $403,000 making the region the most expensive to purchase a home in New Hampshire.

2010 to 2022
Median Gross Rent
jumped
+47%

2010 to 2022
Median Sale Price
jumped
+99%

[1] *Decennial Census, 2000, 2020*
[2] *RLS Demographics, Inc. Population Projections, June 30, 2022*
[3] *American Community Survey, 5-year estimates, 2011-2015, 2016-2020*
[4] *NH Office of Planning and Development, Building Permit Data 2021*
[5] *NH Housing Rental Survey, 2022*
[6] *NH Housing Purchase Price Trends, MLS Data, 2022*

Affording a Home in the Region

$527,000	$105,400	$2,777	$3,888	$155,492.86
Median Home Sale Price (2022)	20% Down Payment	Monthly Payment (Principal & Interest Only) *assuming 6.9% Interest Rate, 30-year mortgage	Monthly Payment, plus 40% increase accounting for Utilities & Taxes	Income Needed to Afford Home *assuming no more than 30% of HH Income towards housing

RPC Region
Median Income 2020
RENTER
$54,754

RPC Region
Median Income 2020
OWNER
$101,480

Source: HUD Area Median Incomes, Aggregated by Root Policy Research, 2022; see Appendix G for methodology

"Our future housing goals are that… "there are realistic, affordable housing for the working class. Especially for young adults who either grew up here or had no choice but to move here (Military parents). They cannot afford to actually be independent and live on their own. It cannot all be for those who are wealthy. Workers who provide the essential customer service to all of us, need to be able to live in the area they work."

– RHNA Community Survey, 2022

Employment Trends Are Changing The Housing Market

There has been a shift in remote work across the country. An increase in working from home during the COVID-19 Pandemic for many industries has allowed workers to be more flexible when choosing housing locations. New Hampshire has seen an increase in out-of-state home buyers with 41.6% of all homes purchased in 2021 in New Hampshire, having been purchased by out-of-state buyers.

> *"Many employers are not able to meet their workforce needs. Many interested would-be residents are not able to afford housing in the community. Many households include older parents, or children in their 20s or 30s not by choice but because there are no alternative housing options for them at an affordable cost."*
>
> *– Municipal Representative Questionnaire, 2022*

Our Housing Stock Does Not Meet The Needs Of Our Communities

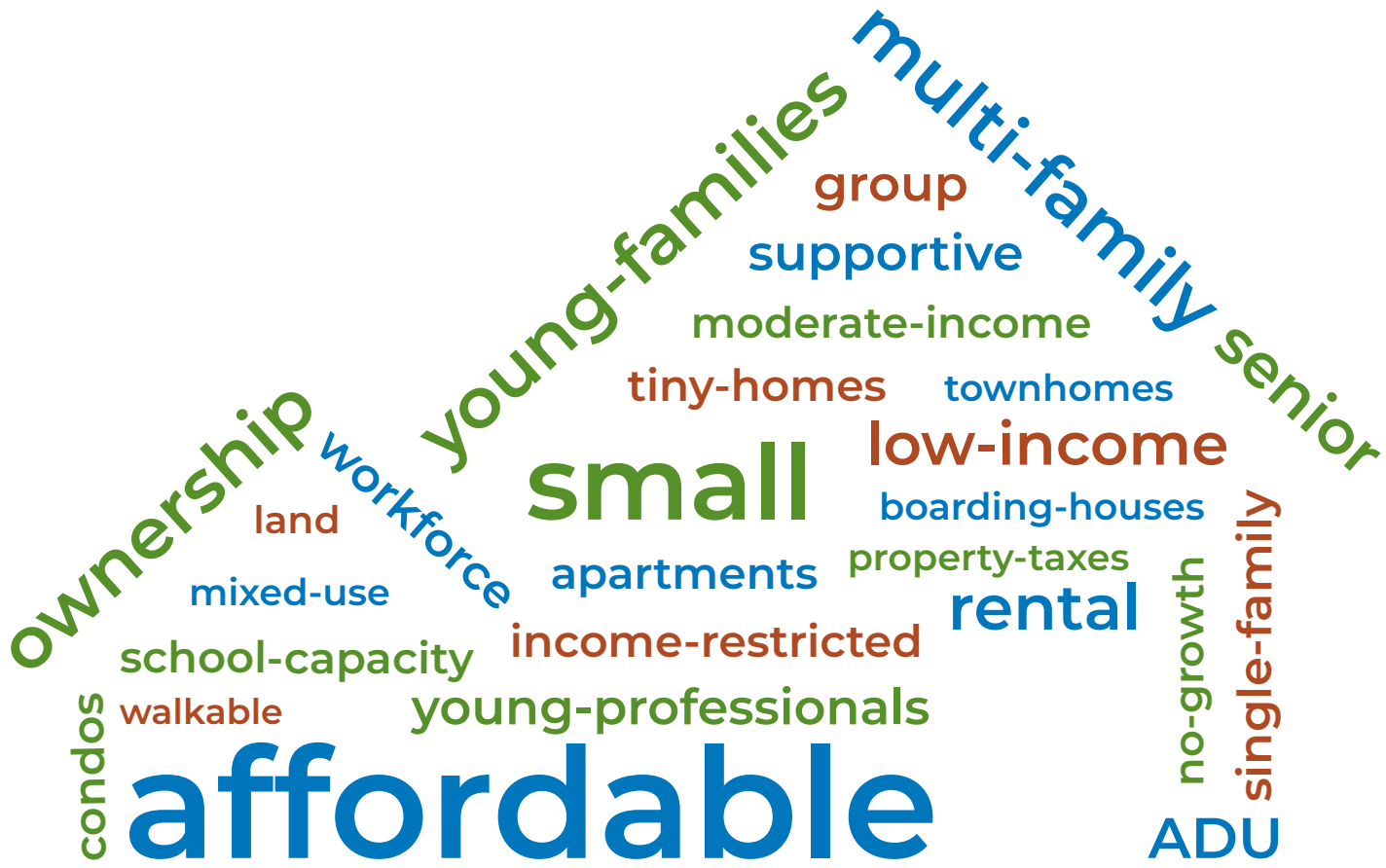
The housing stock in the region is aging. Twenty-three percent (23%) of all renter-occupied structures were built prior to the 1940s causing much of the housing stock in the RPC Region to have additional costs associated with maintenance due to the age of the structure[7]. Additionally, coastal hazards have initiated certain communities to review the location and vulnerability of their housing stock as climate change and sea-level rise impact homeowners and residents.

While the majority of RHNA Community Survey respondents (76%) agree that their current housing meets their needs today, 39% disagree that their current housing will meet their needs for the next ten years. This is likely due to various factors including affordability, home layout for those aging in place or with needs for supportive services, location, or size due to household needs.

> *"I can't see how town workers- teachers, safety, other- can afford to live in this town. Also, I imagine that part of our employment issues (which existed prior to COVID) are due to a lack of housing that's affordable for a broad range of people. Home values are going up, and the shifting to remote work is bringing in people of means 'from away' (as old timers around here would say) driving low inventory prices up even more. I think climate migration is going to drive things up even more over time."*
>
> *– Municipal Representative Questionnaire, 2022*

[7] *American Community Survey, 5-year estimates*

What types of housing are missing in your community?



Source: RHNA Community Survey, 2022

The Future of Housing

The future of housing in the RPC Region will be influenced by many factors including but not limited to the economy and environment. The residual effects of the COVID-19 Pandemic and the challenges posed by the short-term rental market will continue to bring volatility to the housing market in the near term. Land Use Planning and investment decisions at the local, and state levels will also play a critical role in the future of housing. One of the greatest barriers and opportunities to housing development is how we plan and utilize our land use policies and where and how municipalities invest to provide infrastructure, including water and sewer. While it is difficult to predict the future of housing across the region and state, this assessment takes a detailed look at the impacts of the following factors as they relate to housing supply, cost, and type.

Construction Costs

The Council on Housing Stability conducted a statewide survey, in early 2022, of developers to better understand and identify barriers to housing creation in New Hampshire. When asked to what extent the following factors impact developer's ability to create housing in the state, the top three answers selected included material cost and availability, labor cost and availability, and local zoning ordinances and permitting.

Cost of Building Materials

20.3%

from 2021 to 2022

Federal Monetary Policy

As a response to the pandemic the Federal Reserve lowered interest rates. The 30-year mortgage interest rate in the U.S. dropped from an annual average of 3.94% in 2019 to 2.96% in 2021. This led to an increase in home buying on a national scale. Since 2021, the Federal Reserve, in an attempt to combat inflation has raised interest rates. The 30-year mortgage interest in the U.S. by October 2022 had increased to 6.90% which has drastically increased the cost of purchasing a home.

Affording a Home in the Region

Interest Rate 30-year mortgage	Median Home Sale Price (2022)	20% Down Payment	Monthly Payment (Principal & Interest Only)	Payment with 40% increase accounting for Utilities & Taxes	Income Needed to Afford Home (no more than 30% of HH Income towards housing)
6.9%	$527,000	$105,400	$2,777	$3,888	$155,492.86
2.96%	$527,000	$105,400	$1,768	$2,476	$99,030.42

Source: Root Policy Research Affordability Analysis and Rockingham Planning Commission

In addition to interest rates shifting significantly over the last three years, the Biden Administration passed the Inflation Reduction Act of 2022, which was signed into law in August 2022. The bill provides funding for various housing-related climate resiliency and energy security programs.

Other significant housing-related discussions were had among lawmakers since 2019 on the Faircloth Limits on public housing, which was enacted in 1998 as a provision of the Quality Housing and Work Responsibility Act. The Faircloth Amendment stipulates that the U.S. Department of Housing and Urban Development (HUD) cannot fund the construction or operation of new public housing units with Capital or Operating Funds if the construction of those units would result in a net increase in the number of units the Public Housing Agency (PHA) owned, assisted or operated as of October 1, 1999. There is currently an active debate over whether the Faircloth Amendment prevents new public housing from being built rather than other constraints such as restrictions on federal funding, land availability, or zoning regulations.

Climate Change

Housing in the coastal communities of the RPC Region is most vulnerable to the changing climate. Over the last century sea-level has risen nearly one foot in the Gulf of Maine, resulting in "sunny day high tide" flooding for several seacoast communities. Portions of Hampton see upwards of 40 days of flooding per year. With sea-level rise forecasts of one to three feet in the coming decades it is reasonable to expect a loss of housing in these areas.

Within Rockingham County, there are 13,359 properties (or 14% of all properties in Rockingham County) that are at a 26% or greater chance of being severely affected by flooding over the next 30 years. 10,065 of the 83,420 homes in Rockingham County have a moderate risk of flooding[8].

New Hampshire should expect some climate migration (people moving to avoid negative impacts associated with climate change) within the state and region as residents choose to abandon housing locations that are vulnerable to repeated losses from flooding due to extreme weather and sea level rise.

New Hampshire is also a possible destination for climate migrants looking to escape more severe drought, wildfire, and heat impacts of the desert and inner mountain southwest United States. A study by ProPublica found that roughly 162 million Americans (nearly half) will likely experience a decline in the quality of their environment, mainly from higher heat and decreased precipitation[9]. New Hampshire, while vulnerable to impacts of

Hampton, NH - 2020 CAW Rising Tides Contest, Photo by Tonya Law.

[8] *Flood Factor, https://riskfactor.com/*
[9] *ProPublica, https://www.propublica.org/article/climate-change-will-force-a-new-american-migration*

a warming climate, is likely to remain habitable and resource rich relative to other parts of the country and world. This may result in increased demand for housing as climate migrants seek safer and a more hospitable environment.

The effects of climate change on housing go beyond the physical damage and emotional stress. The economic disruption of repeated losses and forced migration results in hardship for residents and strains government resources. New Hampshire should act now by establishing programs to elevate homes or buy out homes of residents that wish to relocate.

10,065 Homes
at a Moderate Risk of Flooding[10]

COVID-19

The COVID-19 Pandemic exacerbated pre-pandemic housing concerns and brought to light new challenges across the country and the region. While there was a shortage of housing supply prior to the pandemic, there has been an even steeper decline in housing inventory available and a resulting decrease in closed home sales between 2020 and 2022. This sharp decline in supply, coupled with increased demand was one cause of the increased housing costs seen across the state and region. In the RPC Region, between 2019 and 2022, the median home sale price increased from $370,000 in 2019 to $527,000 in 2022, a 42% increase.

In addition to the increase cost of housing and decrease in supply, the state and region saw an increase in competitiveness of the market with many out-of-state buyers competing for homes in the RPC Region. Average days on market declined, while home prices continued to sell consistently over their list price.

The condition of the housing market was especially impactful for low- and moderate-income earning households and rental households. During the pandemic, multiple government relief programs assisted in mitigating the pandemic's impact on many households and the housing market.

Short-Term Rentals

Short-term and seasonal rentals in the RPC Region are a popular option for tourists visiting the seacoast, but this type of rental can also impact the local and regional housing stock and can cause abutter conflicts with excessive noise, late-night partiers, and parking conflicts. Additionally, there have been growing concerns in New Hampshire and nationwide with large investors purchasing residential units to be rented as short-term rentals. Using these residential units as short-term rentals takes additional housing units out of the housing stock for residents. This could have

[10] *Flood Factor, https://riskfactor.com/*

an impact on the affordability of a community by further limiting the supply of housing. In New Hampshire, individual municipalities can determine if they would like to regulate short-term rentals, and if so, how much.

Housing Needs Projections & Regional Share

The state was experiencing a housing shortage prior to 2020, but since the start of 2020, with the increased pressure from economic and other factors, the housing shortage has become exceedingly challenging for many in New Hampshire and in the RPC Region. The median home sale price and gross rent in the RPC Region exceed that of the state and all other planning commission regions. Demographic trends continue to shift with a growing and aging population, putting unique demands on the housing market.

- **Based on projected population growth and employment growth, the RPC Region is predicted to need an additional 14,563 housing units by 2040 to fulfill the projected demand and achieve a balanced housing market[11].**

- **A diversity of unit types is needed to fulfill the needs of the region's aging population while also supporting young adults and families interested in locating within the region who will contribute to the regional workforce and labor market.**

- **Housing units are needed across all income ranges.**

- **It is critical that the region provides opportunities for all types of socioeconomic households to maintain a healthy and vibrant economy.**

- **The state's rental vacancy rate remains below 1%. The RPC Region's rental vacancy rate in 2022 is 0.06%. In a balanced housing market, rental vacancy rates are around 5%[12].**

> *Affordability and Safety of housing are critical housing characteristics considered for those seeking new housing.*
>
> *– RHNA Community Survey, 2022*

[11] *Root Policy Research Fair Share Analysis, 2022*
[12] *NH Housing, 2022*

II. Purpose of the Regional Housing Needs Assessment

Housing has increasingly become a central topic of a regional conversation in the Rockingham Planning Commission Region (RPC Region) and across New Hampshire. With increased demand and substantial barriers and constraints facing new housing development, housing has become a challenge for many living in or hoping to move to the RPC Region. The development of this 2023 Regional Housing Needs Assessment has been done in collaboration with the New Hampshire Office of Planning and Development (NH OPD) and all nine New Hampshire Regional Planning Commissions through a statewide effort. This effort was initiated by the Council on Housing Stability 2021-2024 Strategic Plan and has been funded through the American Rescue Plan as part of the response to the COVID-19 Pandemic and its related economic impacts. In addition to the funding and level of collaboration, this assessment differs from previous reports due to the intensity of the housing crisis facing the region and the state. There are numerous regional and statewide partners working to address the challenges of today's housing market.

The Rockingham Planning Commission (RPC) developed their first Regional Housing Needs Assessment in 1989 followed by an update in 1994 which incorporated 1990 US Decennial Census data. In 2008, the regional housing needs assessment was updated to incorporate the available housing, employment, and income data. The 2008 assessment utilized relevant definitions with respect to workforce housing and expanded the regional housing needs estimates to the town level based on proportionate share of the regional housing stock. Finally, the most recent needs assessment prior to this update, was developed in 2015 as a component of the housing chapter of the Regional Master Plan.

RSA 36:47(II) states that the regional housing needs assessment shall be updated every five years and made available to all municipalities in the planning region.

The Council on Housing Stability 2021-2024 Strategic Plan advises the following:

- Conduct an affordable housing needs assessment in each region to determine the housing deficit,
- Determine the barriers to affordable housing and what can be done to remove such barriers,
- Integrate and coordinate a housing stability governance structure across state government and connect to local communities by conducting ongoing needs assessments and strategic planning.

In recent years, various legislative policies have been adopted or updated to address the housing shortage and need for workforce housing in the state including:

Housing Policy in NH Timeline

Community Revitalization Tax Relief Incentive Program (RSA 79-E)

The Workforce Housing Statute (RSA 674:58-61)

Accessory Dwelling Unit Statute (RSA 674:71-73)

Establishment of the Housing Appeals Board (RSA 679)

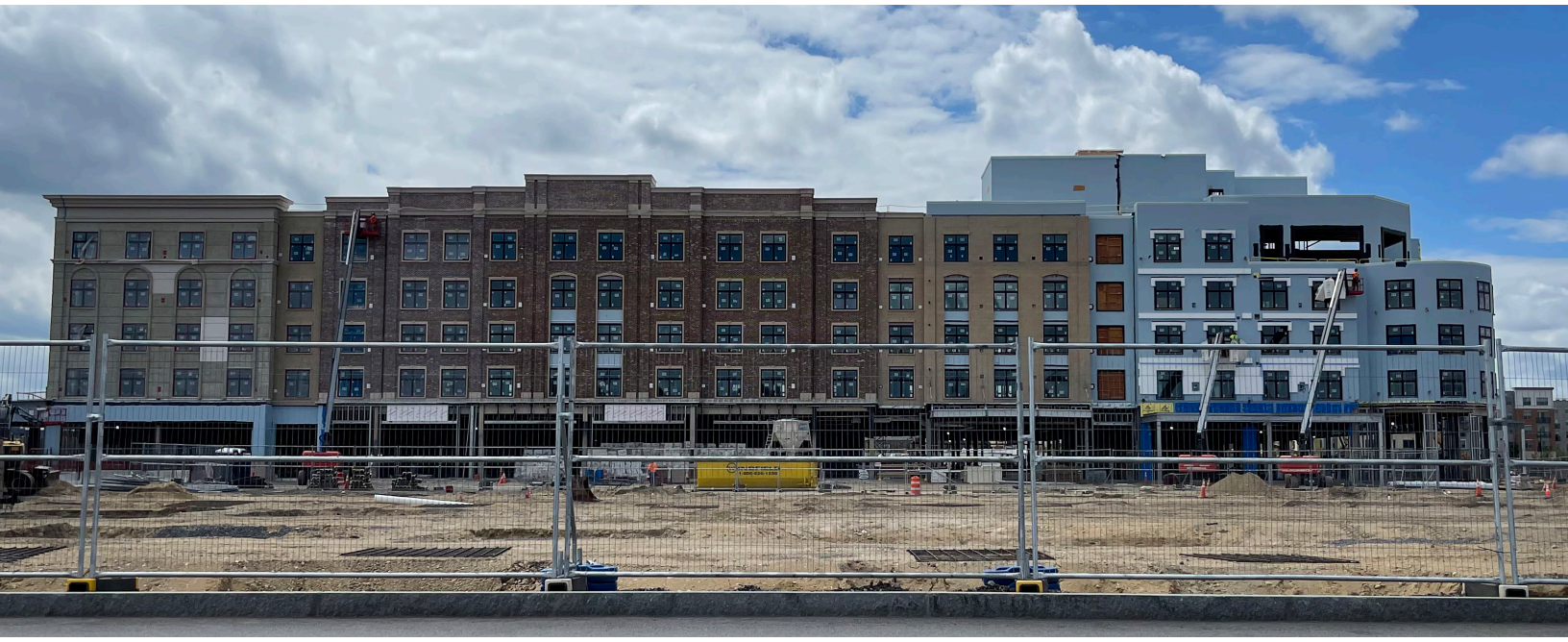
The 2023 RHNA estimates the housing needs of the Rockingham Planning Commission Region. This RHNA includes town-level data and estimates each municipality's housing need to meet population and employment growth projections and serves as a tool for municipalities identifying housing goals and addressing their specific housing challenges.

Components of this RHNA include:

- Historical and Existing Conditions and Trends
- Analysis of Future Conditions and Trends
- Affordable and Equitable Housing Choice Opportunities and Barriers
- Next Steps Towards Meeting Local Housing Need

The analysis of existing conditions and trends includes discussion on communities of interest in addition to general demographics and socioeconomic trends of the region, a review of segregated areas, housing unit trends and conditions, workforce and affordable housing in the region, and the current housing market. The analysis on future conditions and trends tackles various conditions likely to impact housing in the future, including the economic trends, environmental and infrastructure constraints, and climate change among other factors.

The primary goal of this RHNA is to provide data on housing and demographics, by income level, so that each municipality in the region can begin to understand their current and future need. This RHNA may assist municipalities in determining compliance with the Workforce Housing Statute (RSA 674:58-61). By equipping municipalities with a foundation of knowledge on the challenges and opportunities facing community members, this assessment may be utilized to frame a regional conversation around local solutions. Solving the housing shortage cannot be achieved by a single or even a couple municipalities changing policy and regulations, but rather needs to be addressed on a regional scale. The FHEA portion of this assessment is a tool utilized by HUD to identify disparities of burdens and benefits experienced by different population groups, particularly communities of interest identified later in this assessment.



Multi-family housing under construction in Salem, NH, 2022.

III. RHNA Outreach Summary

Finally, as a component of this RHNA a robust community and stakeholder engagement process was conducted. Regional outreach included a community survey, employer survey, municipal representative questionnaire, multiple forums, and collaboration with an advisory committee of local housing partners. Statewide engagement was also conducted with social service providers, developers, realtors and property managers and landlords.

Comprehensive outreach summaries can be found in Appendix B - Summary of Outreach Process & Qualitative Data.

Community Events & Forums

- A Regional Conversation on Housing Event
- RHNA Advisory Committee
- Two Municipal Roundtable Discussions
- RPC Commissioner and Municipal Officials Forum

Six Surveys

329 Community Survey Responses

197 Employer Survey Responses

24 Municipal Questionnaire Responses

209 NH Realtors Survey Responses

72 Social Service Provider Responses

46 Landlord & Property Management Responses

Additional Input from Regional & Statewide Outreach that Informed this RHNA

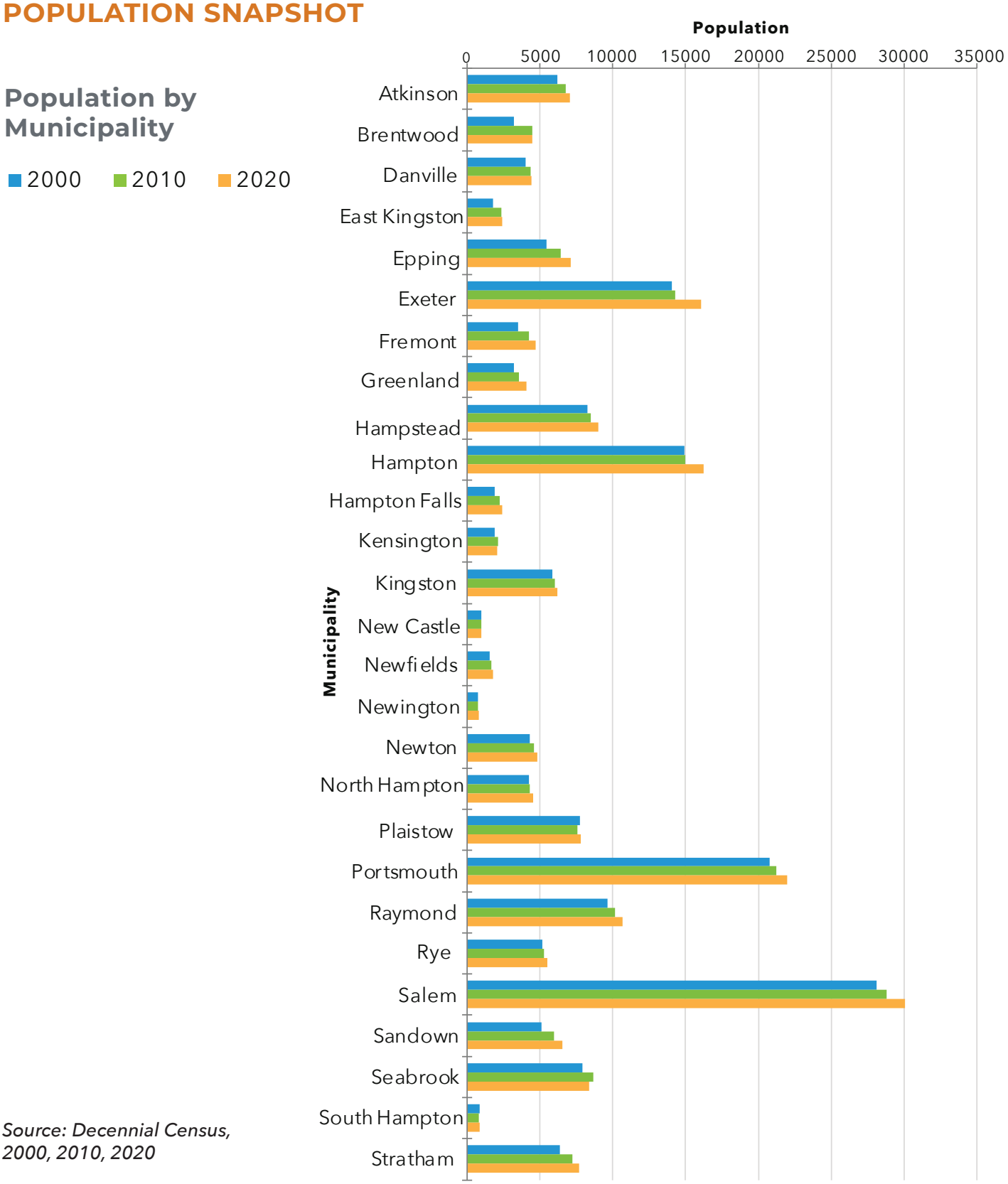
- **Age Friendly Communities Housing Findings**
- **Council on Housing Stability, Developer Survey**
- **Participation in numerous regional and local housing events and discussions**
- **Local Employer Interviews**

IV. Historical & Existing Conditions & Trends

Regional Demographics & Socioeconomic Trends

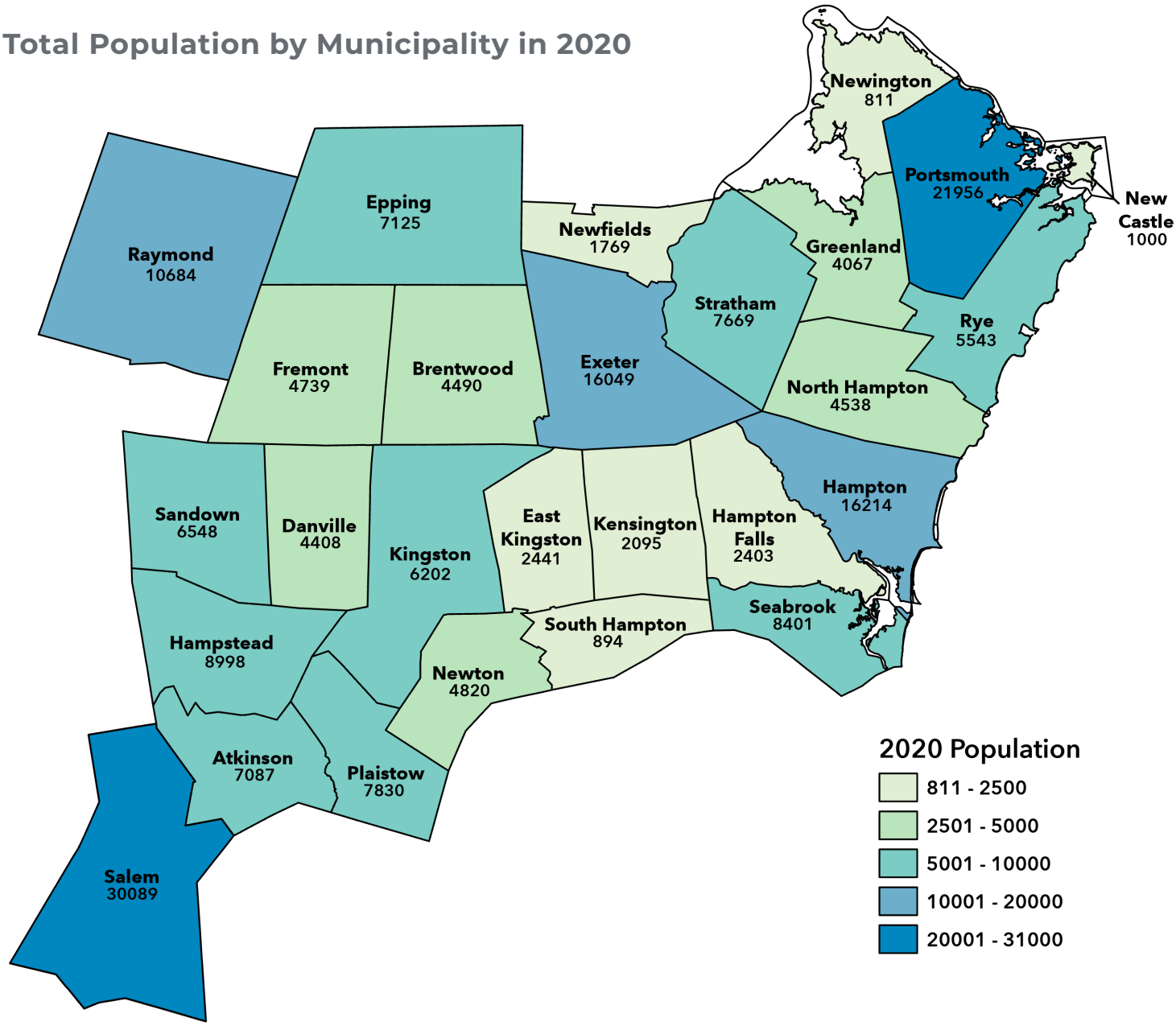
POPULATION SNAPSHOT

Population by Municipality



Source: Decennial Census, 2000, 2010, 2020

Total Population by Municipality in 2020



Source: Decennial Census, 2020

Rockingham Planning Commission Regional Population

YEAR: 2000

177,962
Population

YEAR: 2020

198,870
Population

+11.7%
CHANGE
over 20 years

Source: Decennial Census, 2010, 2020

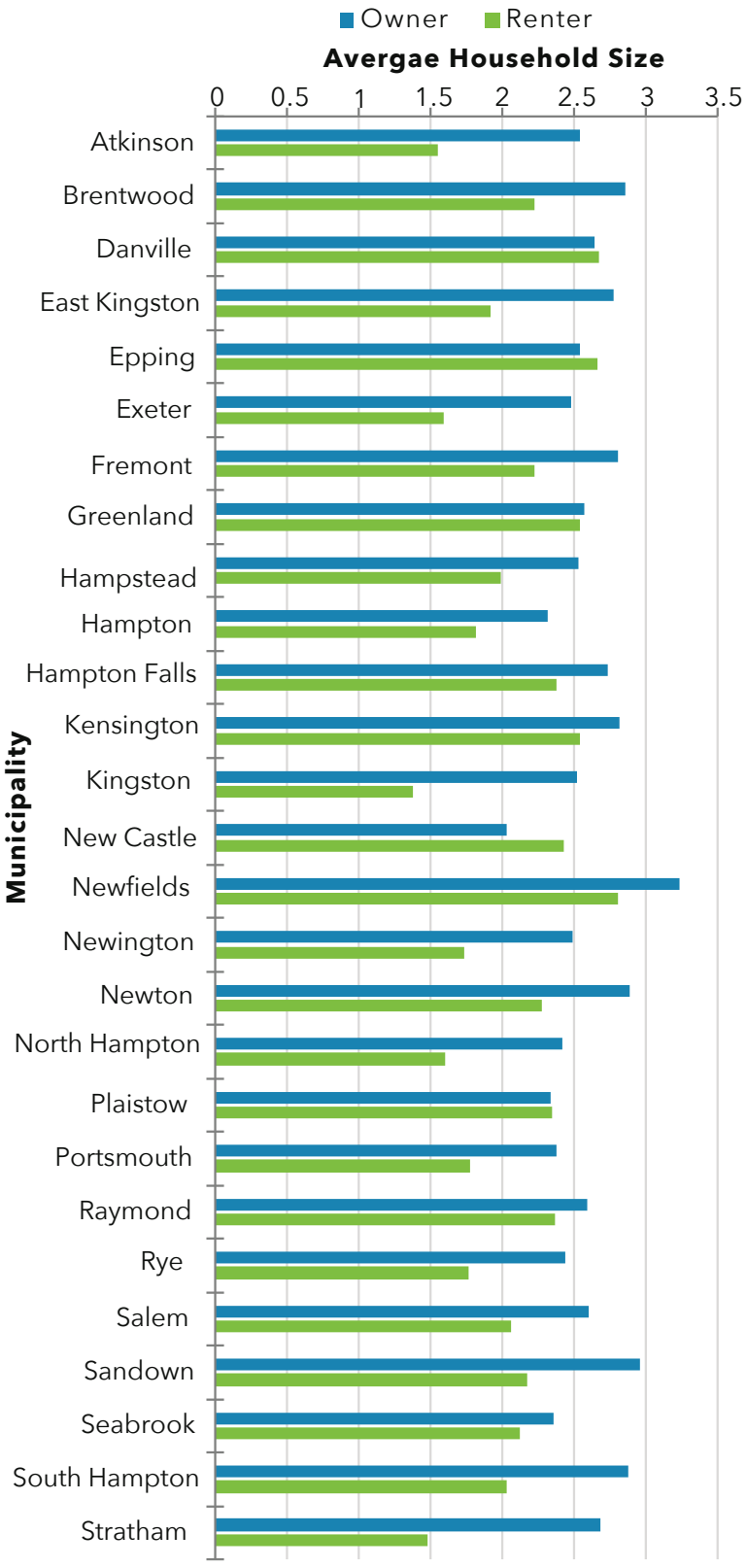
HOUSEHOLDS SNAPSHOT

Average Age by Municipality

	2010	2015	2020
Town	**Average Age**	**Average Age**	**Average Age**
Atkinson	47.5	47.5	51.9
Brentwood	40.4	42.8	42.1
Danville	40	41.5	42.8
East Kingston	45	44.1	52.8
Epping	39.3	41.7	46.9
Exeter	46.6	43.9	47.6
Fremont	38.5	43.9	44
Greenland	42.3	45.4	46.5
Hampstead	43.4	46.4	44
Hampton	46.3	49.7	50.3
Hampton Falls	41.8	44.9	46.4
Kensington	43.7	47.2	46.6
Kingston	40.4	46	47.5
New Castle	55.1	57.2	56.8
Newfields	39.1	41.8	47.2
Newington	50	53.7	51.5
Newton	40.1	38.8	44.7
North Hampton	42.5	49	50.2
Plaistow	43.2	42.5	44.2
Portsmouth	38.5	41.2	41.5
Raymond	40.4	39	40.5
Rye	49.1	54.5	55.6
Salem	42.3	43.5	45.1
Sandown	36.8	40.8	40.2
Seabrook	46.7	49	49.7
South Hampton	45.8	49.5	44.8
Stratham	42.1	44.5	48.2
RPC Region	**43.2**	**45.6**	**47.0**

Source: American Community Survey, 5-year estimates, 2006-2010, 2011-2015, 2016-2020

Average Household Size by Tenure



Source: American Community Survey, 5-year estimates, 2006-2010, 2011-2015, 2016-2020

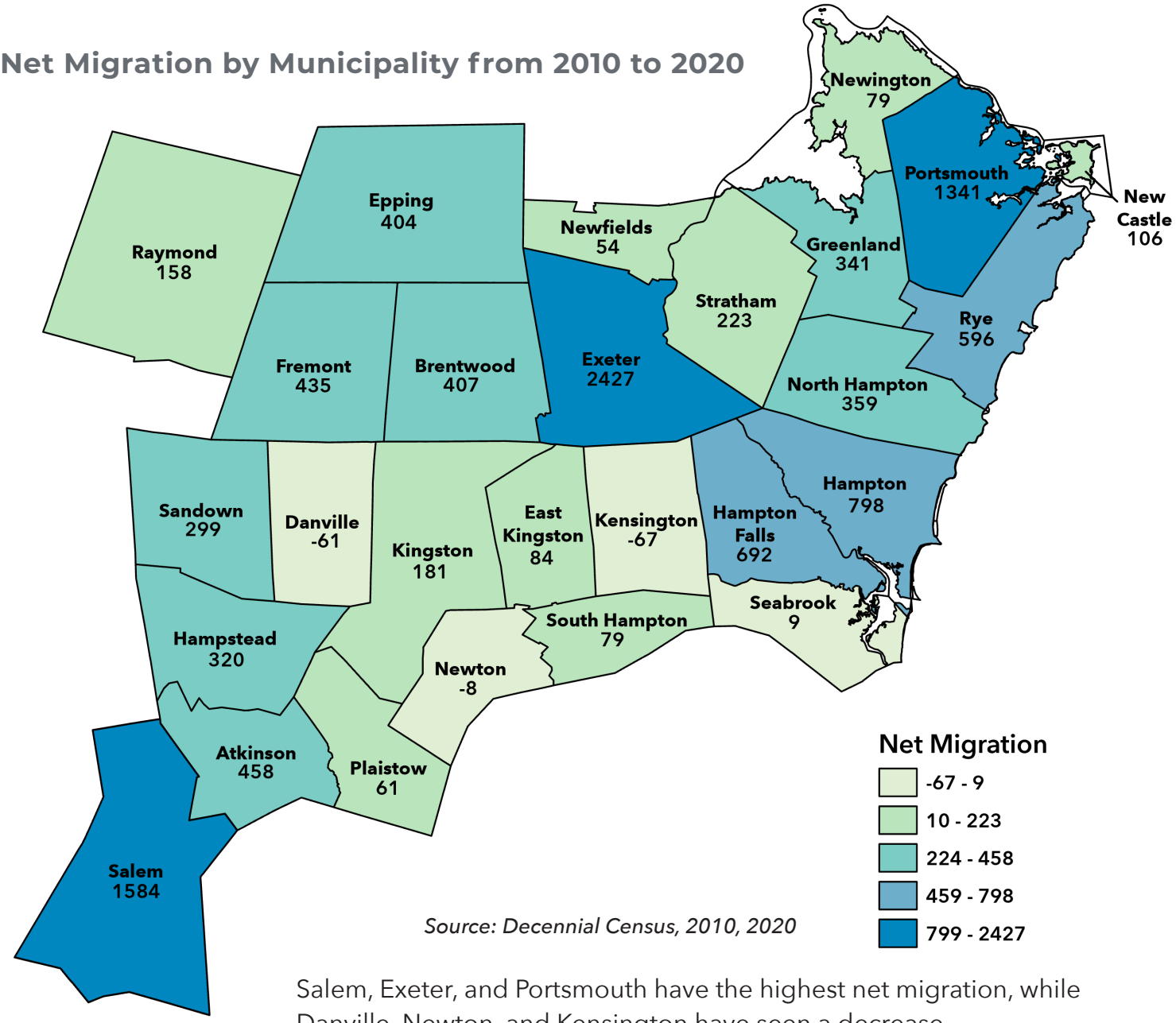
The average age for the region is 47. Rye and New Castle have the oldest populations, while Raymond, Sandown, Danville, Brentwood, and Portsmouth have the youngest.

The average owner household size for the region is 2.6 and the average renter household size for the region is 2.08.

The average household size of owner-occupied units increased from 2010 to 2015 and again from 2015 to 2020 in the following municipalities: Fremont, New Castle, and South Hampton. Average household size of owner-occupied units decreased from 2010 to 2015 and again from 2015 to 2020 in the following municipalities: Atkinson, Danville, Epping, Greenland, and Hampstead.

The average household size of renter-occupied units increased from 2010 to 2015 and again from 2015 to 2020 in the following: Atkinson, Danville, Epping, Greenland, Hampstead, New Castle, Newfields, Newton, and Seabrook. Average household size of renter-occupied units decreased from 2010 to 2015 and again from 2015 to 2020 in the following municipalities: Fremont, Kingston, North Hampton, Portsmouth, and Sandown.

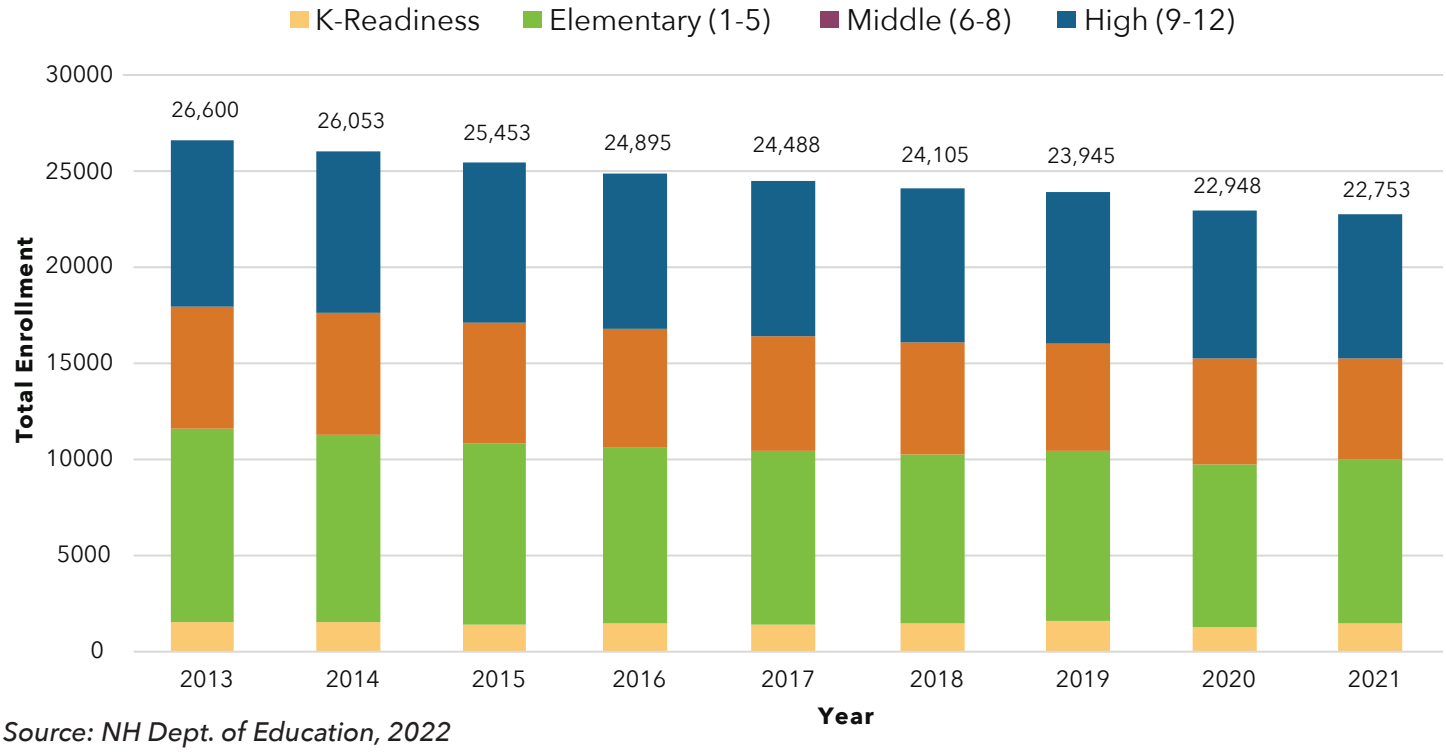
Net Migration by Municipality from 2010 to 2020



Source: Decennial Census, 2010, 2020

Salem, Exeter, and Portsmouth have the highest net migration, while Danville, Newton, and Kensington have seen a decrease.

RPC Region Public School Enrollment



Source: NH Dept. of Education, 2022

Note: NH Housing is in the process of hiring a consultant to review and expand on studies examining the relationship between residential development and school enrollment. This project is tentatively scheduled to have results in Spring 2023.

ECONOMY SNAPSHOT

2022 Top 12 Regional Employers

Employer	City	Business Description	Employer Size
Lindt & Sprungli Usa Inc	Stratham	Chocolate & Cocoa-Manufacturers	1,000 To 4,999
Exeter Hospital	Exeter	Hospitals	1,000 To 4,999
Portsmouth Regional Hospital	Portsmouth	Hospitals	1,000 To 4,999
Nextera Energy Seabrook Sta	Seabrook	Power Plants	500 To 999
Antiquarian Bookstore	Portsmouth	Book Dealers-Retail	500 To 999
Sub Com	Newington	Communication Equipment-Manufacturers	500 To 999
Wal-Mart Distribution Ctr	Raymond	Distribution Centers (Whls)	500 To 999
Timberland International Llc	Stratham	Clothing-Retail	500 To 999
Phillips Exeter Academy	Exeter	Schools	500 To 999
Stanley Healthcare	Portsmouth	Medical Alarms (Whls)	500 To 999
Foss Performance Materials	Hampton	Textile Manufacturers	500 To 999
Walmart Supercenter	Salem	Department Stores	500 To 999

Source: ELMI Granite Stats, 2022

Employment by Industry

	2005		2010		2015		2019	
Industry	**Count**	**Share**	**Count**	**Share**	**Count**	**Share**	**Count**	**Share**
Agriculture, Forestry, Fishing and Hunting	99	0%	78	0%	94	0%	98	0%
Mining, Quarrying, and Oil and Gas Extraction	63	0%	19	0%	49	0%	13	0%
Utilities	1211	1%	1243	1%	878	1%	747	1%
Construction	4897	5%	3181	3%	3884	4%	4766	4%
Manufacturing	10952	10%	9279	9%	10629	9%	12060	10%
Wholesale Trade	5703	5%	5426	5%	5791	5%	5992	5%
Retail Trade	23072	21%	23393	22%	21478	19%	20774	17%
Transportation and Warehousing	3333	3%	3214	3%	3286	3%	3708	3%
Information	2470	2%	2513	2%	3134	3%	2454	2%
Finance and Insurance	5299	5%	4906	5%	5282	5%	5098	4%
Real Estate and Rental and Leasing	1421	1%	1202	1%	1151	1%	1137	1%
Professional, Scientific, and Technical Services	5923	6%	6702	6%	8020	7%	10334	9%
Management of Companies and Enterprises	2234	2%	1958	2%	1810	2%	2164	2%
Administration & Support, Waste Management and Remediation	5673	5%	6772	6%	8697	8%	7920	7%
Educational Services	7473	7%	8401	8%	8101	7%	8774	7%
Health Care and Social Assistance	10395	10%	11895	11%	12218	11%	13300	11%
Arts, Entertainment, and Recreation	1864	2%	2086	2%	1898	2%	2151	2%
Accommodation and Food Services	9636	9%	8872	8%	10100	9%	11681	10%
Other Services (excluding Public Administration)	3050	3%	2692	3%	2974	3%	3283	3%
Public Administration	3155	3%	3421	3%	3093	3%	3671	3%

Source: United States Census Bureau – OnTheMap, 2020

Average RPC Region Commute Times

2010
28.7
minutes

2015
29.6
minutes

2020
30.2
minutes

Source: American Community Survey, 5-year estimates, 2006-2010, 2011-2015, 2016-2020
Note: There was no data obtained for New Castle in the 2016-2020 ACS.

Mean commute times increased from 2010 to 2015 and again from 2015 to 2020 in the following municipalities: Brentwood, Danville, Fremont, Kingston, Newton, North Hampton, Portsmouth, Salem, Seabrook, and South Hampton. Rye was the only community that saw mean commute times decrease from 2010 to 2015 and again from 2015 to 2020.

Regional Commute Flows

2014

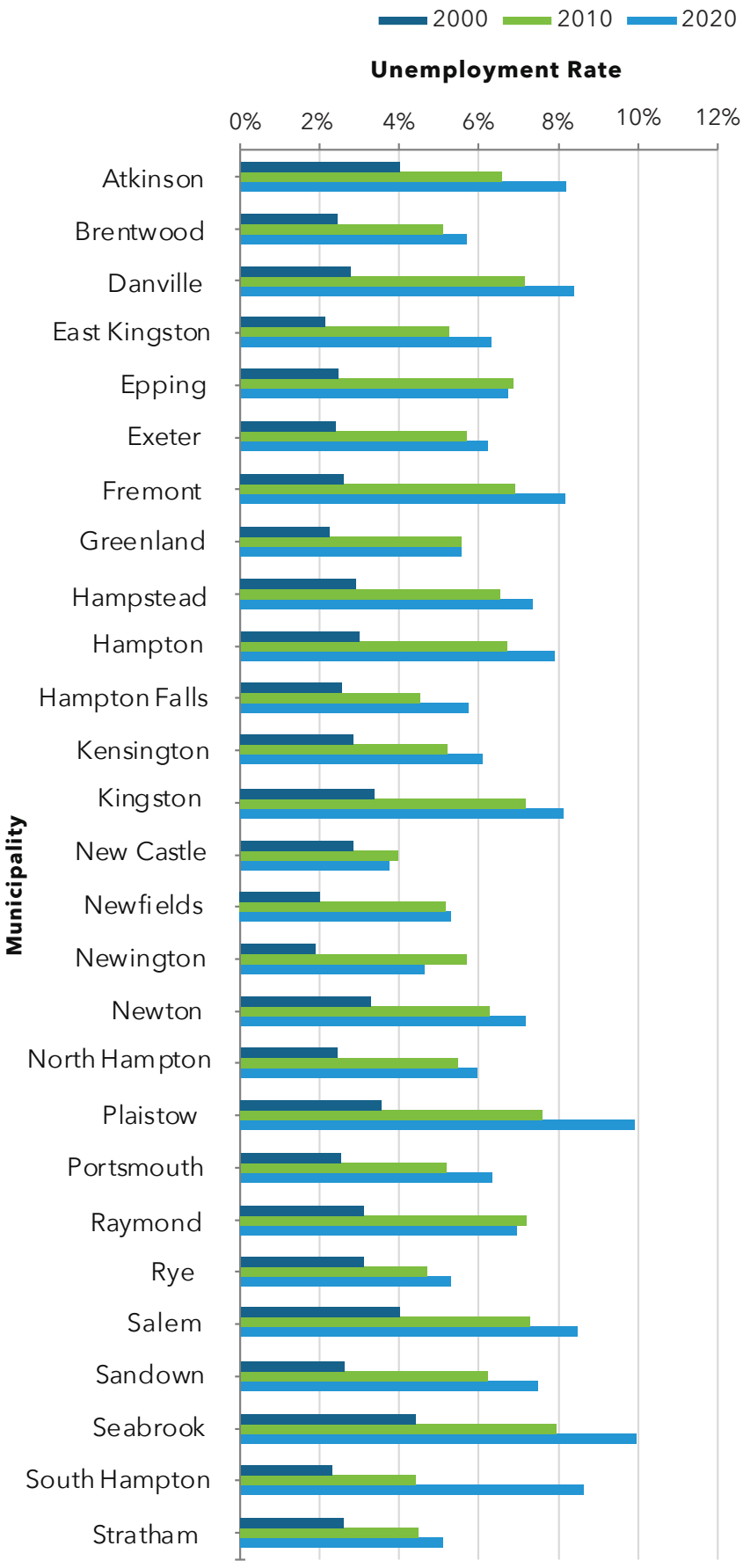
Residents Commuting Out of Region	59,851
Residents Commuting Within Region	41,918
Workers Commuting Into Region	67,661

2019

Residents Commuting Out of Region	62,190
Residents Commuting Within Region	45,431
Workers Commuting Into Region	74,222

Source: United States Census Bureau – OnTheMap, 2020

Change in Labor Force/Employment - by Municipality and Region



Source: ELMI Granite Stats, 2022

Communities of Interest

Communities of Interest are groups or individuals identified under the federal Fair Housing Act and other groupings of individuals identified through the census. **Communities of Interest** have unique needs and challenges when obtaining or maintaining adequate housing. A comprehensive collection of data on communities of interest can be found in Appendix C – Quantitative Data.

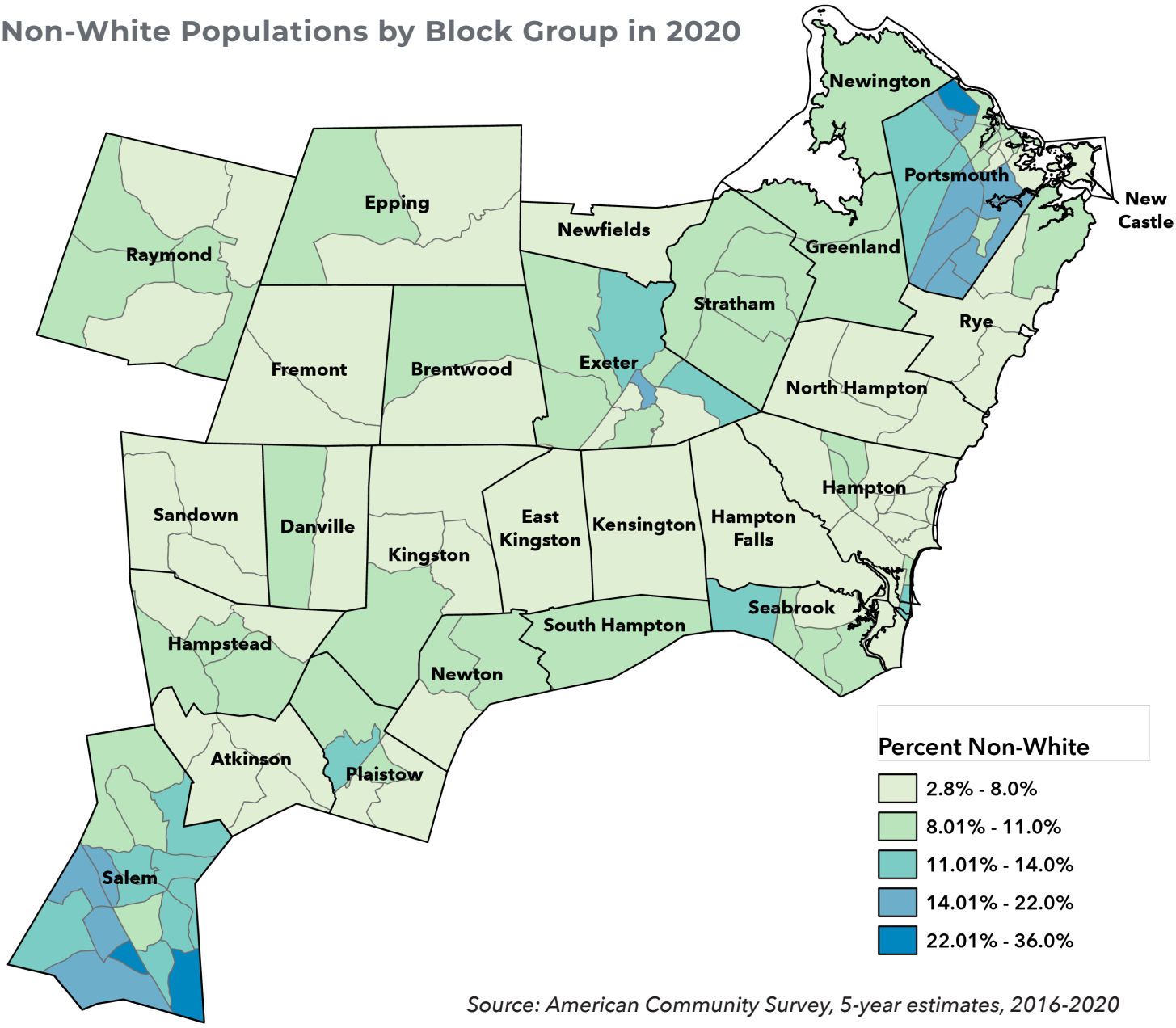
Elderly & Seniors

In 2021, the Rockingham Nutrition Meals on Wheels Program (RNMOW) and Rockingham Planning Commission (RPC) were awarded a two-year grant from Tufts Health Plan Foundation to work with an array of partners to assist communities in the Rockingham region in becoming Age-Friendly. Age Friendly communities enable residents to thrive at every age and every stage of life, as policies and initiatives that help older residents tend to make communities more livable for all ages. The project draws on a national framework developed by AARP that has been used widely in New Hampshire in recent years. AARP New Hampshire is also a collaborating sponsor of the project.

RPC worked with the following six municipalities in 2021-2022 to conduct Age Friendly Community Assessments—Exeter, Fremont, Hampstead, Hampton, Portsmouth, and Stratham. A full summary of the Age Friendly Community survey results appears in Appendix B – Summary of Outreach Process & Qualitative Data, however, the following are highlights from the project.

Overwhelmingly, survey respondents reported that it was either extremely important or very important to live independently in their own home as they grew older. Survey respondents expressed concerns about their current home's affordability and the amount of routine maintenance required (ex. raking, snow shoveling). Respondents who had looked for a new place to live in the past 5 years expressed concern about lack of housing options that met their needs in terms of desired home type (ex. single family, apartment, condo), design (ex. single floor living, width of doors, few entry steps), location near places they wanted to go, affordability, and level of maintenance they were willing to take on.

Non-White Populations by Block Group in 2020



Source: American Community Survey, 5-year estimates, 2016-2020

Minority Populations

The U.S. Census Bureau measures race and ethnicity following the OMB standards as set in 1997. The 2020 Census collected data on Hispanic origin and race in two separate questions. Race is broken into five categories of White, Black or African American, American Indian or Alaska Native, Asian, Native Hawaiian or Other Pacific Islander. In addition, the 2020 Census also allowed people completing the survey to select an undefined "Other" as well as a "Two or More Races" categories. Ethnicity classifies individuals in one of two categories: "Hispanic or Latino" or "Not Hispanic or Latino." We use the term "Hispanic or Latino" interchangeably with the term "Hispanic," and also refer to this concept as "ethnicity." It is important to note that people of Hispanic origin may be of any race. For example, a person identified as having a race of Pacific Islander can also be identified as Hispanic.

The measure of minority rate for the RPC Region considers both race and ethnicity when calculating minority population. Map 2. Concentrations of Minority Populations, illustrates the concentration of minority populations in the RPC Region. A high concentration of minority populations exists within Portsmouth and Salem with rates declining as analysis moves out from the urban center and into more suburban and rural areas of the region. Areas of Exeter, Plaistow, and Seabrook also show some increased concentrations of minority populations as compared to the greater region.

Religious Belief

Religion is generally defined by organized beliefs, behaviors, and practices related to spirituality, morality, or higher beings. Definitions and practices of religion varies based on community. Religion can influence how communities think, feel, and behave in both positive and negative ways. For many people, religion and spirituality brings meaning, purpose, and social belonging to life. Conversely, participation in religion can create social challenges, where individuals or groups can experience discrimination or internal conflict resulting from religious beliefs or practices which can extend into housing. According to the Pew Research Center, New Hampshire's religious makeup is 59% Catholic and Protestant Christian with the next largest group (36%) being unaffiliated with religion. Non-Christian faiths (Jewish, Muslim, Buddhist, Hindu, and other faiths) make up 5% of the state's religious composition. Between 2007 and 2014, religious trends in New Hampshire saw a shift from 81% of people having an absolute or fairly certain belief in God in 2007, down to 69% in 2014 (Pew Research Center, 2022).

Individuals and groups who have common religious beliefs, habits, and practices and ideologies are a protected class within the Fair Housing Act whether they consider themselves to be members of a particular religion or how established or popular a religious practice is. Religious housing discrimination can be subtle and includes actions such as different rent rates, tenant steering, lower priority on waitlists or for repairs.

In 2022, New Hampshire signed HB1021 into law which prohibits municipalities from regulating, prohibiting, or restricting land or structures via zoning ordinance or site plan review that are used primarily for religious purposes. The new law limits municipal regulation and oversight but leaves uncertainty around federal regulations and other restrictions such as environmental review. It is unclear at this point, how or if the new law will impact religious organizations developing housing.

Gender & Sexual Orientation

The federal Fair Housing Act prohibits housing and housing-related discrimination because of race, color, national origin, religion, sex (including gender identity and sexual orientation), familial status, and disability. In 2021, President Biden issued "Executive Order 13988 on Preventing and Combating Discrimination on the Basis of Gender Identity or Sexual Orientation", which directs

every federal agency to review actions taken under federal statutes that prohibit sex discrimination and to fully enforce those statutes to combat and encompass discrimination based on sexual orientation and gender identity. Following this Executive Order, HUD further affirmed the Fair Housing Act's sex discrimination provisions to include discrimination because of sexual orientation and gender identity.

Familial Status

The federal Fair Housing Act prohibits housing and housing-related discrimination because of familial status, among other protected classes mentioned above. The Fair Housing Act does provide an exemption from familial status discrimination for "housing for older persons" and does not limit reasonable local, state, or federal restrictions on the maximum number of occupants permitted to occupy a dwelling unit. Familial status includes families with children under the age of 18, pregnant persons, any person in the process of securing legal custody of a minor child, and persons with written permission of the parent or legal guardian.

Certain family situations and arrangements can make finding, securing, and affording housing more challenging. This may include families with single parents, grandparents as the primary caregiver of children, or households made up of single adults. All three of these household arrangements may result in single income producing households, making rent or a mortgage less attainable. With single parent households or grandparents taking care of children, there may be additional household expenses, such as daycare, that factor into how much a household may be able to afford for housing or other necessary expenses.

Single Parents

Majority of single adults, living with dependents, who participated in the 2022 RHNA Community Survey rent their homes (66%). Almost all single adults who participated stated that supply, cost, location, type, and quality of housing are all factors that significantly impact their ability to stay in the region.

In many of the municipalities across the region, female heads of households are more prevalent than male heads of household. Salem and Portsmouth, the two largest municipalities in the region have the highest number of single parent households. The figure to the right illustrates the percentage of single parent households per community. Danville stands out with the highest proportion of single parent households, as 21.8% of all households.

Grandparents Taking Care of Grandchildren

U.S. Census data shows that 2.7 million children in the U.S. were being raised solely by their grandparents in 2017. The data on the next page shows the number of grandparents responsible for caring for grandchildren in the RPC Region. There does not appear to be a trend in the data. Some municipalities have had consistent rates while others have spiked in certain years.

The opioid epidemic has increased the number of grandparents raising grandchildren, as has chronic illness, incarceration, and homicide. According to The PEW Charitable Trusts, more than 20% of grandparents raising grandchildren are living below the federal poverty rate.

While housing is an issue for many families, grandparents raising grandchildren face unique

Single Parent Households by Municipality

	2010	2015	2020
Town	**Single**	**Single**	**Single**
Atkinson	0.5%	5.0%	2.6%
Brentwood	5.6%	2.7%	4.1%
Danville	6.5%	8.7%	21.8%
East Kingston	6.1%	9.8%	3.1%
Epping	5.5%	9.1%	4.6%
Exeter	4.8%	12.9%	5.1%
Fremont	8.5%	5.8%	7.2%
Greenland	2.9%	4.0%	6.2%
Hampstead	4.4%	7.8%	10.1%
Hampton	7.2%	5.0%	4.5%
Hampton Falls	6.9%	8.5%	4.9%
Kensington	6.2%	6.4%	6.4%
Kingston	8.3%	10.1%	9.0%
New Castle	2.5%	4.9%	3.6%
Newfields	6.2%	6.0%	5.5%
Newington	5.0%	4.6%	1.7%
Newton	10.8%	18.3%	2.3%
North Hampton	6.8%	4.8%	5.4%
Plaistow	8.1%	9.6%	11.7%
Portsmouth	5.6%	5.6%	6.1%
Raymond	7.7%	11.1%	9.6%
Rye	4.4%	2.4%	3.8%
Salem	7.5%	7.6%	6.4%
Sandown	10.2%	9.9%	13.1%
Seabrook	10.5%	5.6%	5.8%
South Hampton	4.6%	4.3%	6.0%
Stratham	6.7%	4.3%	2.9%
RPC Region	**6.6%**	**7.5%**	**6.6%**

Source: American Community Survey, 5-year estimates, 2006-2010, 2011-2015, 2016-2020

Grandparents Taking Care of Grandchildren

Municipality	2010	2015	2020
Atkinson	0	34	26
Brentwood	0	84	9
Danville	0	33	108
East Kingston	11	8	14
Epping	16	81	0
Exeter	38	27	16
Fremont	21	23	0
Greenland	0	0	0
Hampstead	0	13	19
Hampton	0	50	29
Hampton Falls	0	5	4
Kensington	6	11	3
Kingston	0	17	48
New Castle	5	3	0
Newfields	0	2	9
Newington	0	0	1
Newton	0	7	8
North Hampton	53	0	24
Plaistow	22	60	59
Portsmouth	14	72	48
Raymond	31	26	47
Rye	0	0	0
Salem	81	16	267
Sandown	86	0	18
Seabrook	44	167	26
South Hampton	0	0	1
Stratham	0	0	35
RPC Region	**428**	**739**	**819**

Source: American Community Survey, 5-year estimates, 2006-2010, 2011-2015, 2016-2020

challenges. Grandparents frequently take on caregiving responsibilities with little to no warning. Grandparents who suddenly become responsible for taking care of grandchildren often need to find a bigger home. Many live in homes that are not suitable for children. In some cases, grandparents who were able to navigate stairs on their own are unable to do so when holding children or using strollers and find themselves needing 1-floor living. Furthermore, most public, and private senior-only housing does not allow children to live there. If grandparents take in their grandchildren they may be subject to eviction. In addition, many caregivers live on fixed incomes and are unable to afford their apartments or houses after taking on the added expenses of raising grandchildren. There is a shortage of affordable, two or more-bedroom units and wait lists for programs like Section 8 vouchers are very long.

There are also legal considerations related to housing. If grandchildren have been in custody of the state and grandparents choose to foster them, their homes must meet certain rules for health, safety, and space. Federal rules specify that relative foster parents must abide by the same rules to be licensed as any foster parent. Furthermore, if grandparents do not have legal custody of their grandchildren they are frequently unable to apply to housing authorities for a larger apartment.

There is a growing recognition of the unique housing challenges that grandparents who are taking care of grandchildren face. Communities are now starting to create housing complexes specifically for "grandfamilies" (grandparents or other relatives raising children). Grandfamily housing features designs and amenities to assist seniors, such as wide doorways to accommodate wheelchairs, grab bars, and emergency pull cords in bathrooms and bedrooms. They also have open spaces for children to play and easy access to schools and transportation.

Single Adults

Single Working-Age Adults

	2010			2015			2020		
Town	**Under 65**	**65 & Over**	**Total**	**Under 65**	**65 & Over**	**Total**	**Under 65**	**65 & Over**	**Total**
Atkinson	294	351	645	396	153	549	174	384	558
Brentwood	67	18	85	148	90	238	78	139	217
Danville	194	67	261	202	68	270	151	77	228
East Kingston	62	59	121	51	86	137	67	93	160
Epping	436	162	598	235	237	472	245	258	503
Exeter	1059	1009	2068	939	988	1927	1029	1365	2394
Fremont	207	68	275	203	29	232	94	102	196
Greenland	214	49	263	100	80	180	175	164	339
Hampstead	536	317	853	531	352	883	438	559	997
Hampton	1393	764	2157	1221	849	2070	1276	906	2182
Hampton Falls	63	57	120	75	117	192	69	50	119
Kensington	72	29	101	80	32	112	43	47	90
Kingston	298	175	473	235	259	494	656	346	1002
New Castle	89	78	167	54	55	109	39	109	148
Newfields	27	47	74	57	18	75	44	8	52
Newington	23	31	54	47	19	66	22	31	53
Newton	158	109	267	216	162	378	164	153	317
North Hampton	192	138	330	165	122	287	194	329	523
Plaistow	389	282	671	318	149	467	496	497	993
Portsmouth	2556	1196	3752	2720	1325	4045	2609	1228	3837
Raymond	748	255	1003	524	151	675	514	311	825
Rye	259	364	623	140	503	643	253	260	513
Salem	1508	1029	2537	1401	1200	2601	1511	1377	2888
Sandown	154	45	199	167	118	285	197	68	265
Seabrook	781	409	1190	652	469	1121	457	549	1006
South Hampton	68	25	93	30	27	57	36	27	63
Stratham	306	141	447	302	316	618	225	259	484
RPC Region	**12,153**	**7,274**	**19,427**	**11,209**	**7,974**	**19,183**	**11,256**	**9,696**	**20,952**

Source: American Community Survey, 5-year estimates, 2006-2010, 2011-2015, 2016-2020

Single adults, living alone who participated in the 2022 RHNA Community Survey overwhelmingly cited challenges with affordability of housing. Of those who participated in the survey, approximately 43% responded that they were looking for a new place to live and 28% stated that they had moved within the last year. Approximately 64% responded that they were paying over 30% of their total household costs towards housing expenses and 71% stated affordability of housing as a very high priority when seeking a neighborhood to live in, even above safety. These responses reiterated the challenges of securing housing that is affordable and secure, especially for single adults.

> *"71% of single adults living alone stated affordability of housing as a very high priority when seeking a neighborhood to live in."*
>
> *– RHNA Community Survey, 2022*

According to the National Alliance to End Homelessness, most people who experience homelessness are single adults. Because single adults only have one income earner to draw on, even a temporary financial or life crisis can result in a loss of housing. These include losing a job, ending a relationship, the death of a partner, or a health emergency. On the other hand, the National Alliance to End Homelessness finds that homelessness among single adults is often brief and non-recurring, as they are typically able to find new housing in a relatively short period of time.

Youth Under the Age of 18

The RPC Region's child population (youth under the age of 18) is shrinking. The overall number of New Hampshire residents under the age of 18 declined by 14% percent over the last decade, from 2010 to 2020. Safe and stable housing is essential for families with children, yet some families face challenges when renting. A landlord may try to impose specific rules just for families with children or reserve certain apartments for adults only. Regardless

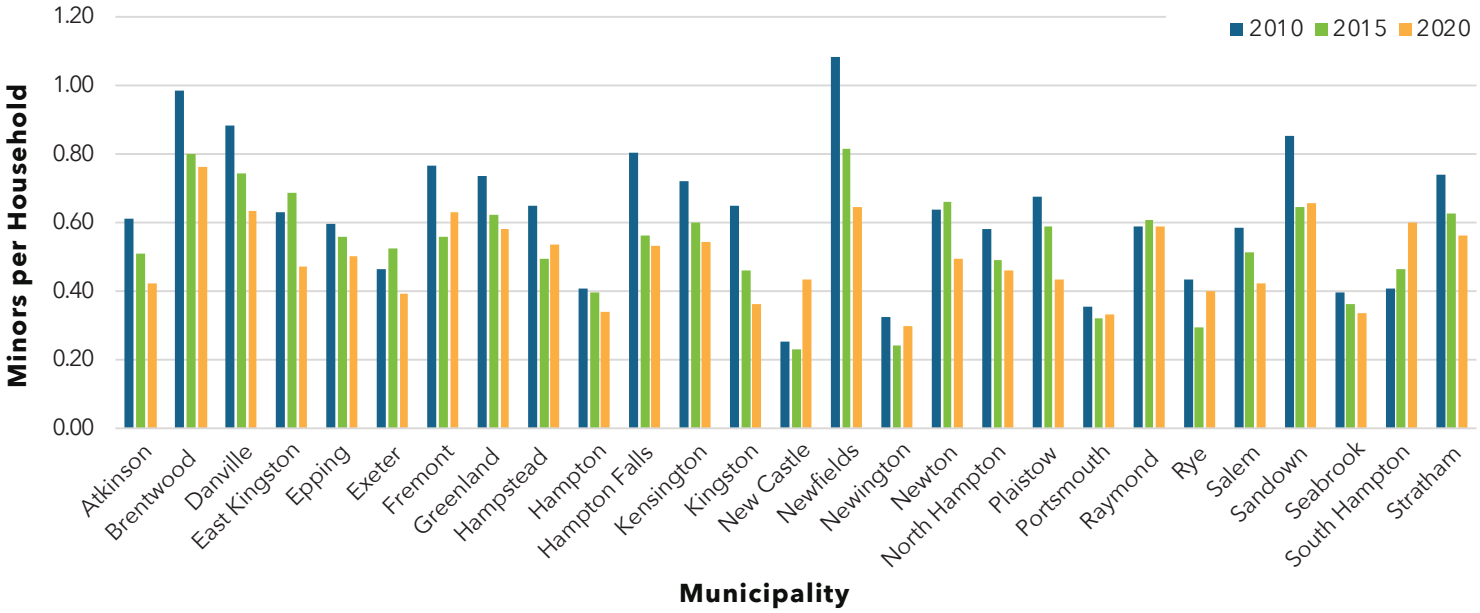
Children Per Unit Type

	NH	RPC
Total	0.42	0.42
Mobile Home or Trailer	0.23	0.21
One-family house detached	0.5	0.53
One-family house attached	0.37	0.19
2 Apartments	0.35	0.19
3-4 Apartments	0.4	0.19
5-9 Apartments	0.32	0.32
10-19 Apartments	0.24	0.14
20-49 Apartments	0.2	0.12
50 or More Apartments	0.07	0.12
Boat, RV, van, etc.	1.15	1.33

Source: American Community Survey, 5-year estimates, 2016-2020

of parental status or legal guardianship for a child, or being pregnant, a housing provider cannot use this as a reason restrict access to housing. According to the 2016-2020 American Community Survey, youth are 18% of the RPC Region's population with a count of 36,043 individuals. Relative to housing, youth can experience both homelessness and/or cases of housing discrimination.

Number of Minors per Household by Municipality



Source: American Community Survey, 5-year estimates, 2006-2010, 2011-2015, 2016-2020

Young People Moving Out of Parents House/Post College

Of those who took the 2022 RHNA Community Survey aged between 18 and 34, 72% were either dependents who didn't pay for their housing (15%) or lived with family or roommates to share the housing costs (18%) or rent their homes (41%). 82% stated that the ability to stay in the region depends on finding decent affordable housing and 87% stated that their current housing does not meet their anticipated needs for the next 10 years.

Loans Originated for Home Purchase by Age

	New Hampshire			Rockingham County		
Age of Applicant	**2018**	**2019**	**2020**	**2018**	**2019**	**2020**
<25	803	855	938	152	174	161
25-34	6,328	6,411	7,109	1,557	1,591	1,819
35-44	4,762	4,964	5,379	1,206	1,244	1,269
45-54	3,948	3,991	3,977	1,006	970	969
55-64	2,943	3,045	3,062	777	760	787
65-74	1,157	1,226	1,264	298	312	338
>74	216	212	228	60	47	62
Grand Total	**20,157**	**20,704**	**21,957**	**5,056**	**5,098**	**5,405**

Source: Home Mortgage Disclosure Act Data, 2022

According to the Pew Research Center, 25% of U.S. adults ages 25 to 34 lived in a multigenerational family household in 2021. This represented a 9% increase from 1971. Americans have always lived in multigenerational households, however, by 2021 young adults were far more likely than older adults to experience this type of living arrangement. The need for young adults to live in multigenerational household stems from a variety of factors, including rising student debt, high housing costs, and inflation.

The Pew Research Center found that 25- to 34-year-olds without a college degree were more likely to be living in multigenerational households. In 2021, 31% of young adults who had not finished college were in a multigenerational arrangement as compared to 16% who had completed at least a bachelor's degree.

Not all young adults have the option to live in multi-generational households. In their 2018 article "Prevalence and Correlates of Youth Homelessness in the United States" published in the Journal of Adolescent Health, Morton et al. estimated that one in ten adults ages 18-to-25-year-olds experience homelessness annually in the U.S.

Homeless Youth

The New Hampshire Department of Education is required under the Federal McKinney-Vento Act to ensure that homeless students have equal access to an education. Homeless youth are often students struggling to stay connected to their schools while managing the crisis of not knowing where they will sleep on any given night. They often seem like an invisible population as they do not match society's expectation of what homelessness looks like. The department reported 3,993 homeless students enrolled in public schools across the State for the 2018-2019 school year. Reporting of this information during the COVID-19 Pandemic Stay-at-home orders continued but is believed to be under-reported during the 2020 school-year due to reduced student interaction with school faculty and staff. Looking at the 2018-2019 data, the homeless student population continues to increase each year and is up 20% from 2011-2021 when it was 3,306 persons and is up 87% from 2008-2009 when it was 2,132 persons. New Hampshire school districts continue to report many remaining barriers to the education of homeless children and youth. Lack of affordable housing, difficulty identifying homeless students, transportation to the school of origin, and meeting basic needs are the greatest concerns reported by local homeless education liaisons as they try to meet the educational needs of students facing homelessness.

Homeless Populations

The low housing supply and lack of affordability exacerbated the issue of homelessness, which was already a growing concern for the state and region. The number of people experiencing homelessness has consistently exceeded the state's available shelter space.

According to the HUD NH Point-in-Time Count, there were 1,491 people experiencing homelessness in a 24-hour period in January 2021. This reflects an 11% decrease from the same

point in 2020. It should be noted that adjustments were made to counting unsheltered homeless as a pandemic related safety precaution, which may have skewed the data. NH's Homeless Management Information System also shows a slight decrease in the homeless population from State Fiscal Year (SFY) 2020 to 2021. However, this was not the case for all populations. The unsheltered homeless population more than doubled from SFY 2020 to 2021, while family homelessness decreased by 17%. The NH Coalition to End Homelessness attributes this discrepancy to COVID-19 related factors. For example, there was an elevated risk of contracting Covid in congregate shelters, which likely made people fearful of these facilities and resulted in the rise of the unsheltered homeless population. In addition, shelters reduced the number of beds they offered in order to increase physical distancing and reduce the spread of Covid. On the other hand, the decrease in family homelessness is likely the result of COVID-19 related eviction moratoriums and eviction prevention funding.

New Hampshire Homeless Populations: Point in Time Counts

Year	2018	2019	2020	2021
Overall NH Homelessness (Jan. PIT Count)	1450	1382	1675	1491

Source: NH Council on Housing Stability, HUD Point in Time Counts

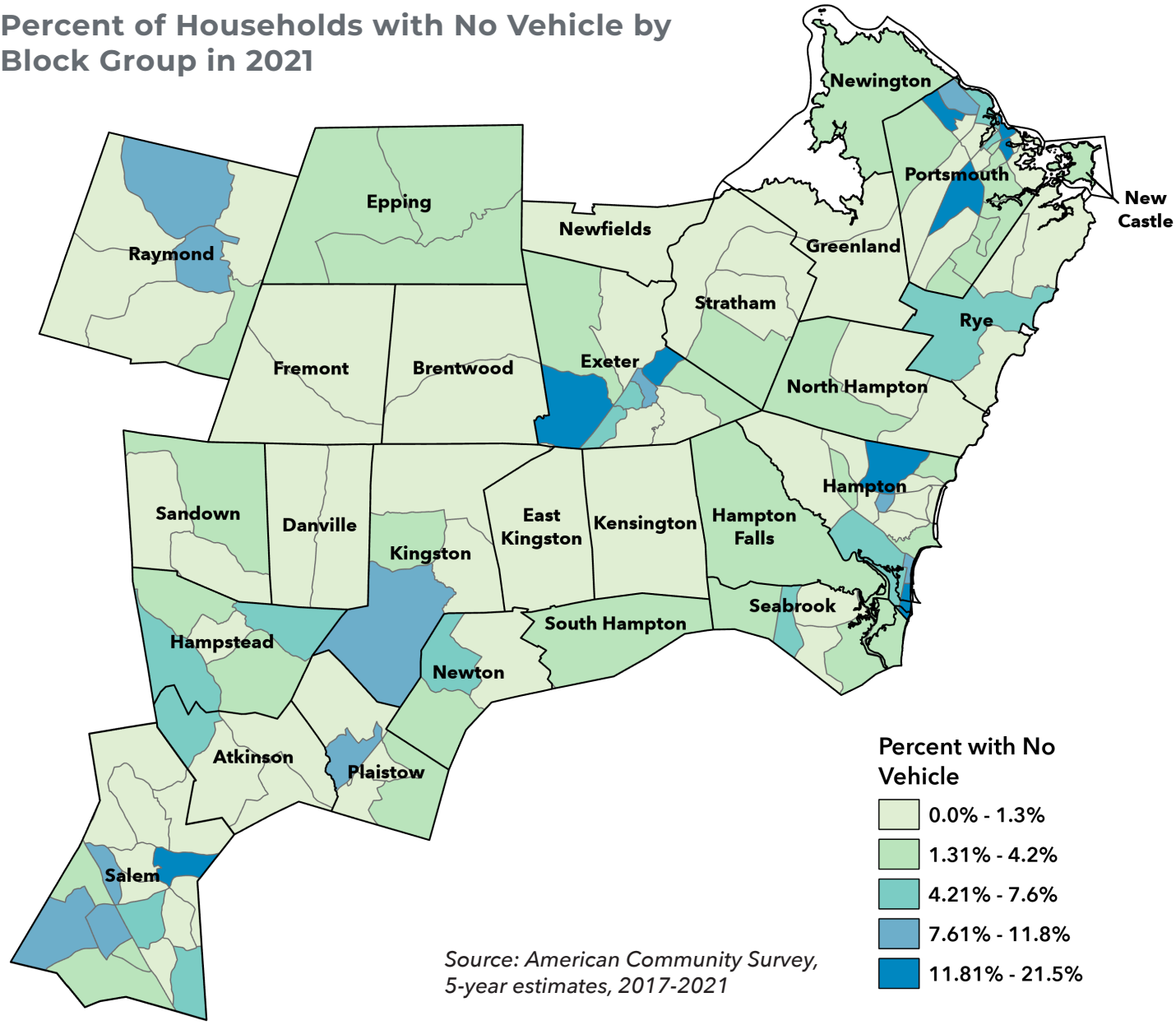
Vehicle Availability

No-vehicle households are not provided specific protections under federal or state civil rights laws. No-vehicle households have significantly different mobility and housing needs when compared to individuals who own a private automobile. Households with no private automobile must choose to live in locations where access to employment, housing, food, education, and services do not require owning and driving a private automobile. Such an arrangement can only be achieved where individuals can access public transit, private transportation services, walking or biking networks. Where no-vehicle households overlap with other classifications, the compounding conditions increase the chances of equity disparities. For example, having a physical disability cannot be used to refuse an individual from some forms of employment, but having a private automobile for transportation to and from work can be used as a requisite for employment.

The measure of no-vehicle households is derived from the U.S. Census Bureau's 5-year ACS data on vehicles available. U.S. Census defines a vehicle as a privately owned motor vehicle such as cars and trucks available for household transportation needs. Zero Vehicle households are important segment of the population, this is due to the limited mobility associated with alternative transportation options. Lacking access to a vehicle can severely limit the ability of a household to meet its daily needs. Changing demographics within the region suggest a need for long range

planning of walkable and bike-able neighborhoods, employment centers, and increased access to public transportation. This is especially important within the RPC Region which is mainly composed of suburban communities where car ownership is a requisite to access employment and services. Map 3. No Vehicle Households, shows the regional distribution of No-Vehicle Households. The majority of the region's municipalities have a rate less than 1.3% while some census block groups in Exeter, Hampton, Portsmouth, and Salem have high concentrations of no vehicle households ranging between 11.81% and 21.5%.

Percent of Households with No Vehicle by Block Group in 2021



Source: American Community Survey, 5-year estimates, 2017-2021

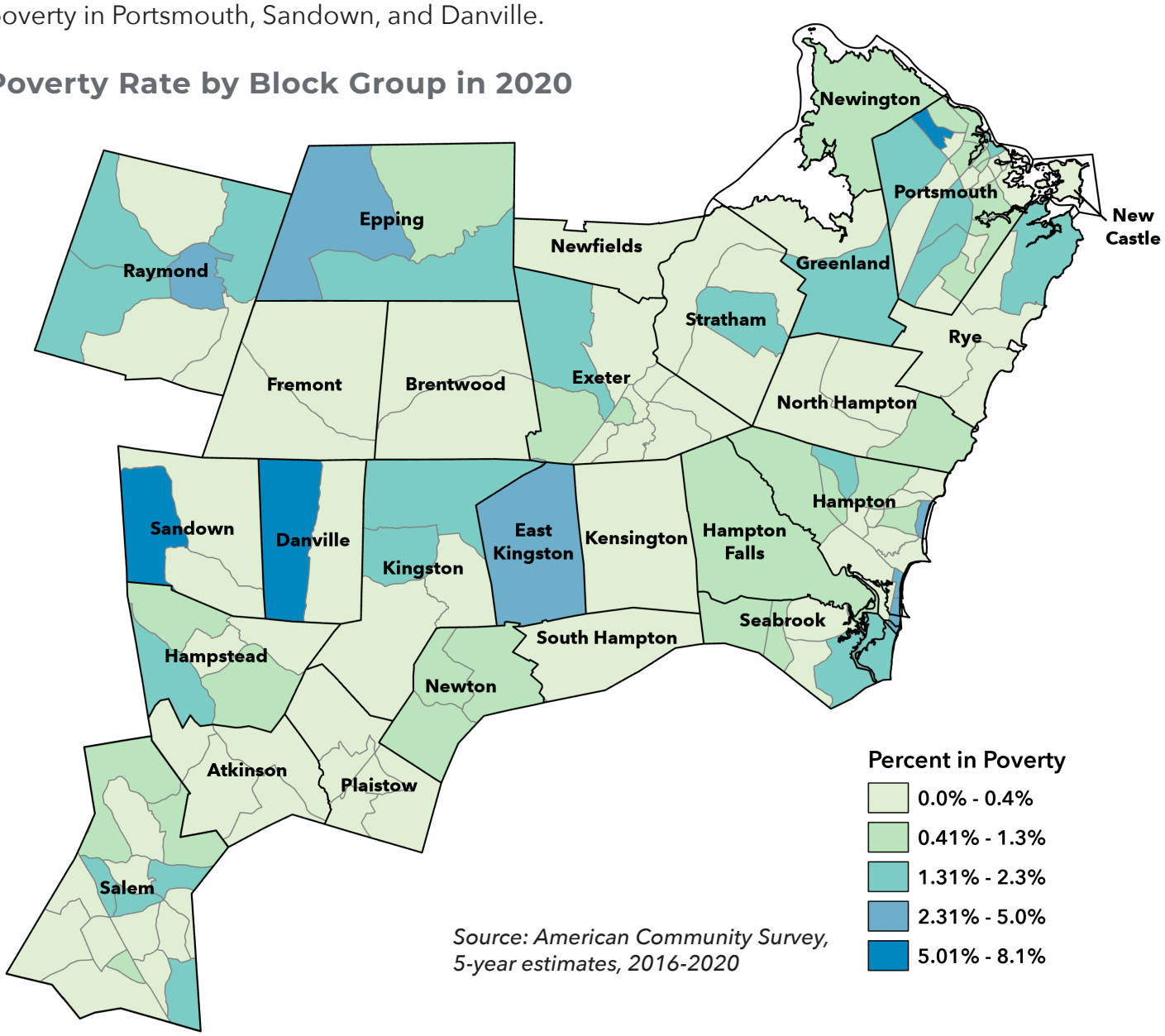
Populations in Poverty

The U.S. Census Bureau uses a set of money income thresholds that vary by family size and composition to determine who is in poverty. If a family's total income is less than the federal family size threshold, then that family and every individual in it is considered in poverty. The official poverty thresholds do not vary geographically, but they are updated for inflation using the

Consumer Price Index (CPI-U). The official poverty definition uses money income before taxes and does not include capital gains or noncash benefits (such as public housing, Medicaid, and food stamps). The 2020 Federal threshold for poverty is $13,171 for an individual, $16,733 for a family of two, and escalates based on family size to an upper limit of $53,905 for a family of nine. The Poverty measure is intended to weigh household income against costs to determine the minimum amount necessary to afford basic living expenses.

The measure has some limitations as it does not adjust for differences in the cost of living between urban and rural areas. Poverty guidelines also do not capture other contributions to well-being. A family may have lots of assets, such as housing and capital gains, and still live below the poverty level. Similarly, families that receive food stamps, housing assistance, and tax credits do not count those benefits as income in calculation of poverty level. Map 10. Concentrations of Poverty, illustrates concentrations of poverty across the region, with pockets of over 5% of the population in poverty in Portsmouth, Sandown, and Danville.

Poverty Rate by Block Group in 2020



Source: American Community Survey, 5-year estimates, 2016-2020

Low-Income

The U.S. Department of Housing and Urban Development uses set income limits to determine the eligibility of applicants to HUD assisted housing programs. Low-Income, Extremely Low-Income, and Very Low-Income Limits are all based on the median family income for the defined area. According to HUD, Low-Income families are those whose incomes do not exceed 80 percent of the median family income for the area, and Very Low-Income families are those whose incomes do not exceed 50 percent of the median family income for the area.

Very low-income households by Tenure in RPC Region

2009-2013		2014-2018		Change Between 2009-2013 and 2014-2018	
Owner Occupied	**Renter Occupied**	**Owner Occupied**	**Renter Occupied**	**% Change**	
Very Low Income - Percent Of Owner Occupied Households	Very Low Income - Percentof Renter Occupied Households	Very Low Income - Percentof Owner Occupied Households	Very Low Income - Percentof Renter Occupied Households	Very Low Income - Percent Of Owner Occupied Households	Very Low Income - Percentof Renter Occupied Households
5.3%	19.2%	5.4%	16.7%	0.1%	-2.5%

Source: American Community Survey, 5-year estimates, 2009-2013, 2014-2018

The Extremely Low-Income limits are calculated using a few additional guidelines. Extremely Low-Income limits, since the 2014 Consolidated Appropriations Act, have been calculated as 60 percent of the Section 8 very low-income limits in all states except for Alaska and Hawaii, which have separate poverty guidelines. Puerto Rico and other territories are also excluded from this method of calculation. HUD explains, once the calculation of 60 percent of the Section 8 very low-income limits have been completed, "they are then compared to the appropriate poverty guideline and if the poverty guideline is higher, that value is chosen. If the poverty guideline is above the very low-income limit at that family size, the extremely low-income limit is set at the very low-income limit because of the definition of extremely low-income limits caps them at the very low-income levels." Income limits are then adjusted for family size, except in the case where the extremely low-income limits are set at the poverty income threshold. 2022 median family income in an area is calculated based on 2019 ACS or PRCS median family incomes which are then used to establish Fair Market Rent areas.

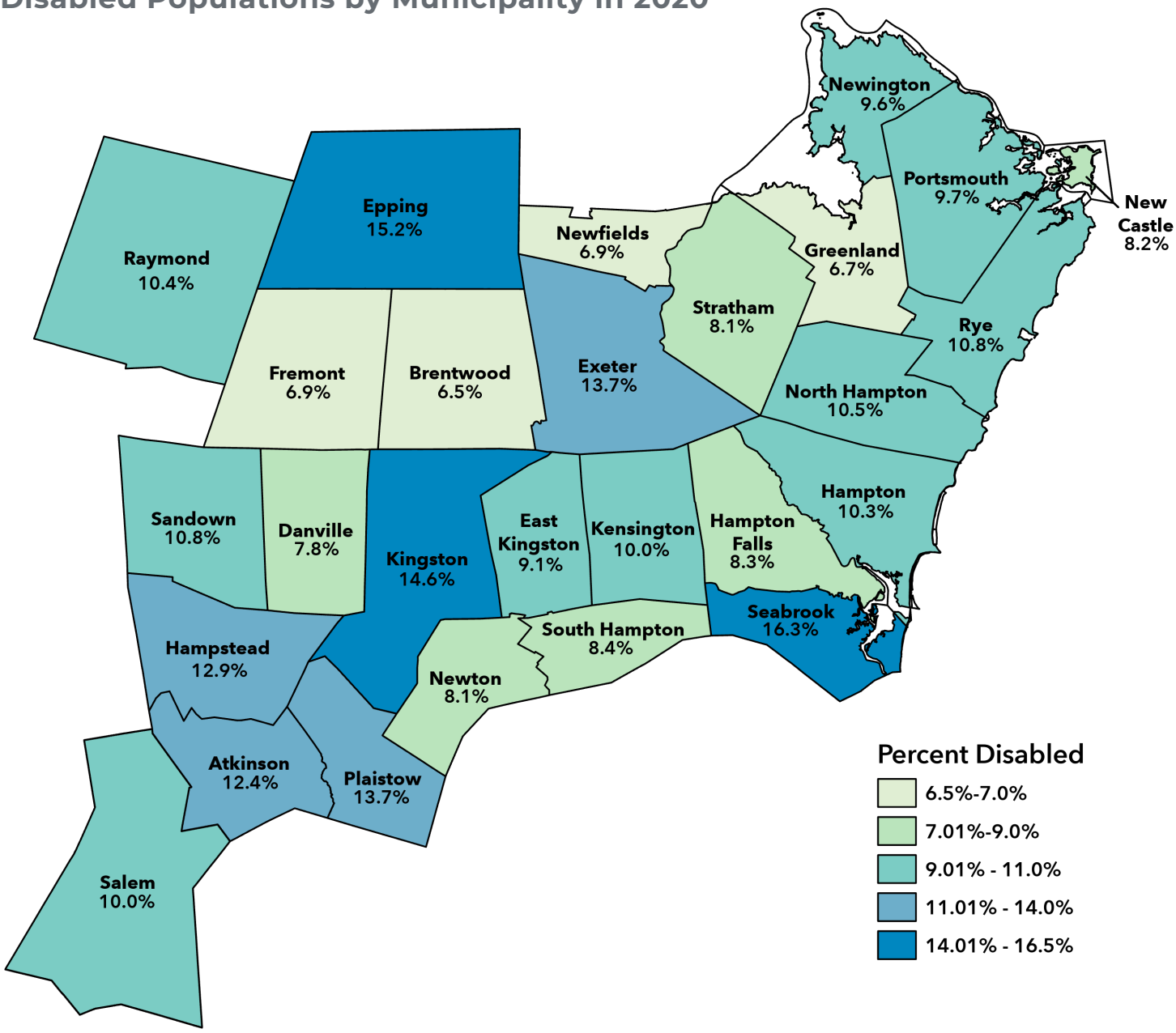
Persons with Disabilities or Physically Disabled

People living with a disability seek out community-based living conditions which provide housing dignity. Many different living arrangements can be considered appropriate based on an individuals' needs. Families with a member living with disabilities often care for their dependents well into adulthood. According to a 2021 survey by ABLE-NH, 70% of both family caretakers and individuals with disabilities reported a need for access to appropriately supportive, accessible affordable housing. In addition, caretakers are older, with 60% of caretaker respondents noting their own age was between 55 to 74. More than 50% of respondents expressed a desire to live independently from their family, with appropriate, and nearby support. Depending on the impairment, physical improvements may be needed for individuals to achieve independent housing and living arrangements. NH Housing estimates over 47,000 households have a member with a disability which is in need of some form of housing accommodation or assistance. The civilian non-institutionalized population with a disability in the RPC Region in 2020 is 21,295 or approximately 11% of the population.

> *"We have an adult son with autism who currently resides with us. We are aging and need to find supportive housing for him for his long-term needs. He deserves it. We serve on a board of a new nonprofit determined to bring supportive housing to the seacoast but costs are hampering our efforts. We are working closely with ALL state agencies to reach our goal but at two years in, we are still not seeing the light at the end of the tunnel."*
>
> *– RHNA Community Survey, 2022*

Data on disabled populations is collected by the US Census Bureau's 5-Year American Community Survey (ACS). The ACS survey collects information on hearing difficulty, vision difficulty, cognitive difficulty, ambulatory difficulty, self-care difficulty, and independent living difficulty. Respondents who report any one of these identified disability types are considered to meet the definition of a person with a disability. Map 5. Concentrations of Disabled Population, illustrates the distribution of the disabled population within the RPC region.

Disabled Populations by Municipality in 2020



Source: American Community Survey, 5-year estimates, 2016-2020

Limited English Proficiency (LEP)

The measure of Limited English Proficiency (LEP) population is defined as individuals five years of age or older who self-identify as speaking English less than "very well" according to the U.S. Census American Community Survey 5-Year Estimate data. Total LEP population equals the sum of all individuals who speak a language other than English and speak English less than "very well." The share of LEP individuals is tabulated as a percentage of the total population of a census block. Because of the small sample sizes, the Margin of Error for a given census block can be greater. Detailed information and data on LEP populations is downloadable from LEP.gov Map Application using the "Download State/County Level Data" buttons. Because English is not a primary language for this population, they may experience difficulty communicating in English, and may need an interpreter or document translation in order to have meaningful access to federally funded programs. Title VI of the Civil Rights Act of 1964 requires recipients of Federal financial assistance to take reasonable steps to make their programs, services, and activities accessible by eligible persons with limited English proficiency.

Refugees & Recent Immigrants

There is a relatively small population of refugees and recent immigrants in New Hampshire and even fewer in Rockingham County.

Limited English Proficiency in 2020

Town	Population	LEP	LEP %
Atkinson	7014	59	0.8%
Brentwood	4596	8	0.2%
Danville	4538	19	0.4%
East Kingston	2192	15	0.7%
Epping	6989	76	1.1%
Exeter	15179	198	1.3%
Fremont	4709	46	1.0%
Greenland	4058	63	1.6%
Hampstead	8607	62	0.7%
Hampton	15938	124	0.8%
Hampton Falls	2231	0	0.0%
Kensington	2011	100	5.0%
Kingston	6330	12	0.2%
New Castle	863	6	0.7%
Newfields	1984	2	0.1%
Newington	1006	8	0.8%
Newton	4930	20	0.4%
North Hampton	4477	88	2.0%
Plaistow	7724	65	0.8%
Portsmouth	21418	255	1.2%
Raymond	10457	45	0.4%
Rye	5478	31	0.6%
Salem	29633	1034	3.5%
Sandown	6453	33	0.5%
Seabrook	8843	128	1.4%
South Hampton	929	0	0.0%
Stratham	7466	133	1.8%
RPC Region	**196053**	**2630**	**1.3%**

Source: American Community Survey, 5-year estimates, 2006-2010, 2011-2015, 2016-2020

Recent Immigrants

	New Hampshire Percent		Rockingham County Percent	
Origin	**Total**	**Entered 2010 Or Later**	**Total**	**Entered 2010 Or Later**
Foreign-born population	82622	26.7%	14798	18.2%
Citizenship				
Naturalized citizen	56.9%	14.6%	64.8%	12.8%
Not a citizen	43.1%	85.4%	35.2%	87.2%
World Region of Birth				
Europe	24.0%	11.3%	33.2%	23.5%
Asia	36.8%	51.7%	35.8%	46.4%
Africa	7.6%	12.2%	4.0%	3.6%
Oceania	0.6%	0.6%	0.5%	0.7%
Latin America	20.7%	21.5%	18.1%	21.9%
Northern America	10.3%	2.7%	8.4%	4.0%

Source: American Community Survey, 5-year estimates, 2016-2020

Refugees

	FY2012	FY2013	FY2014	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	Total
Manchester	115	136	130	132	189	153	73	150	39	49	1166
Laconia	3	-	-	-	-	-	-	-	-	-	3
Concord	206	199	189	178	188	97	57	53	9	11	1187
Keene	-	-	-	-	-	3	-	-	-	-	3
Exeter	**-**	**-**	**1**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**1**
Nashua	41	90	53	140	140	108	32	45	10	4	663
Dover	-	-	-	-	1	-	-	-	-	5	6
Total	**365**	**425**	**373**	**450**	**518**	**361**	**162**	**248**	**58**	**69**	**3029**

Source: DHHS Office of Health Equity – Refugee Program, 2022

While there have been a limited number of refugees in the RPC Region over the past 20 years, refugees and recent immigrants face unique barriers when it comes to finding and maintaining safe and stable housing. A lack of English proficiency makes everything more challenging, including finding housing. Refugee families may be unfamiliar with how leases work and often lack documentation that makes them attractive to landlords, such as rental, credit, and employment histories. There is also limited federal financial assistance for resettlement. This funding is often short term (typically 3 months after refugee families arrive in the U.S.) and families have an increased risk of losing housing if it runs out before they are able to find employment or obtain approval for other public benefits. Delays in obtaining work visas or other documentation can exacerbate this problem.

Veterans

According to the American Community Survey 2017-2021 estimates, there were 20,607 veterans in Rockingham County. There are a number of housing related services and benefits available to veterans, including:

VA Loans

The Department of Veterans Affairs (VA) offers home loans for service members, veterans, and surviving spouses to buy, refinance, or modify their homes.

VA Grants

Veterans with service-connected or aging-related disabilities may qualify for grants to help build an adapted home, install ramps, widen doors, or make other modifications that allow them to live independently.

HUD-VA Supportive Housing (HUD-VASH)

This program combines HUD housing vouchers with VA supportive services to help veterans who are homeless, and their families find and sustain permanent housing. HUD works with public housing authorities to provide rental assistance vouchers for privately owned housing to veterans who are experiencing homelessness. VA case managers connect veterans with support services such as health care, mental health treatment, and substance abuse counseling to help them maintain housing. As of December 20, 2020, HUD had allocated more than 105,000 vouchers to help veterans nationwide.

Homeless Providers Grant and Per Diem (GPD) Program

Provides capital grants and per diem payments to state, local, and tribal governments, and non-profits to develop and operate transitional housing for homeless veterans. Veterans can stay for a maximum of 2 years in this housing, with the goal of moving into permanent housing. The VA funds approximately 600 agencies that provide over 14,500 beds to eligible veterans through this program.

Enhanced-Use Lease (EUL) Program

Allows underused land and buildings on VA campuses to be leased to eligible private entities for approved supportive housing and related projects for homeless and at-risk veterans.

People in Group Quarters Returning to Home

Those who have been incarcerated typically return to their communities upon release. When they arrive, they must overcome a multitude of challenges to integrate back into society. One of their first needs is to secure safe, predictable, and affordable housing. Housing is an important element of reentry, people returning to their communities require a home in order to pursue employment,

education, health care, and to reengage with family and in civic activities. Stable housing reduces the risk that people will commit new crimes and cycle back into jail. Successful reentry is a public interest in that it increases public safety and saves taxpayers money by reducing the number of costly jail stays. Support of justice-involved individuals through housing allows those individuals to reach their full potential as contributors to the local community.

According to the U.S. Bureau of Justice Statistics (BJS), the prisoner population in New Hampshire for 2018 was 2,441, continuing a slight downward trend from a high of 2,870 in 2007. That said, between 1983 and 2018 the state's overall prison population has increased by 432%. In New Hampshire, Black people constituted 1% of state residents, but 8% of people in jail and 5% of people in prison. Similar distributions are true for those identified as Latino. There is wide variation in incarceration across the state. The highest rates of prison admissions are in rural counties.

Persons with Substance Abuse Disorder and Mental Illness

Substance abuse disorders and mental illness can impact people of all ages, race and ethnicity, and income level. According to Substance Abuse and Mental Health Services Administration (SAMHSA), mental illness and substance abuse disorders can be defined as a few different diagnoses including, Serious Mental Illness, Serious Emotional Disturbance, and Substance Use Disorders. SAMHSA defines these diagnoses as follows: "Serious Mental Illness" as someone over 18 having (within the past year) a diagnosable mental, behavior, or emotional disorder that causes serious functional impairment that substantially interferes with or limits one or more major life activities. For people under the age of 18, the term "Serious Emotional Disturbance" refers to a diagnosable mental, behavioral, or emotional disorder in the past year, which resulted in functional impairment that substantially interferes with or limits the child's role or functioning in family, school, or community activities. "Substance Use Disorders" occur when the recurrent use of alcohol and/or drugs causes clinically significant impairment, including health problems, disability, and failure to meet major responsibilities at work, school, or home.

See Appendix C – Quantitative Data for a complete overview of Mental Illness by Age, Substance Abuse by Age, and Mental Health and Substance Abuse Beds and Utilization Rate.

Segregation in the Region

To look at segregation in the Rockingham Planning Commission Region, a demographic analysis of minority and low-income populations by municipality has been conducted. While this data has been compiled from the 2020 U.S. Decennial Census, it is important to note the limitations regarding Census data specifically when looking at minority populations. The data provides us a point-in-time look at the national, state and county levels, but may contain very high margins of error for small cases, and especially for small sub-populations within towns. That said, they represent the best data available for these metrics at this time.

Minority Population

Minority Population by Municipality

	2000		2010		2015		2020	
Town	**White**	**Non-White**	**White**	**Non-White**	**White**	**Non-White**	**White**	**Non-White**
Atkinson	97.2%	2.8%	96.5%	3.5%	96.8%	3.2%	93.4%	6.6%
Brentwood	96.0%	4.0%	95.4%	4.6%	96.5%	3.5%	92.4%	7.6%
Danville	97.2%	2.8%	95.6%	4.4%	95.5%	4.5%	92.5%	7.5%
East Kingston	97.7%	2.3%	97.3%	2.7%	99.3%	0.7%	93.7%	6.3%
Epping	96.6%	3.4%	95.1%	4.9%	96.5%	3.5%	91.8%	8.2%
Exeter	96.6%	3.4%	94.2%	5.8%	96.2%	3.8%	89.8%	10.2%
Fremont	97.9%	2.1%	96.8%	3.2%	96.6%	3.4%	93.1%	6.9%
Greenland	97.2%	2.8%	95.3%	4.7%	97.9%	2.1%	91.2%	8.8%
Hampstead	97.8%	2.2%	96.9%	3.1%	96.4%	3.6%	92.3%	7.7%
Hampton	97.0%	3.0%	97.5%	2.5%	94.9%	5.1%	92.1%	7.9%
Hampton Falls	97.8%	2.2%	95.1%	4.9%	93.9%	6.1%	92.6%	7.4%
Kensington	98.3%	1.7%	96.6%	3.4%	97.4%	2.6%	93.2%	6.8%
Kingston	97.6%	2.4%	96.1%	3.9%	98.0%	2.0%	92.8%	7.2%
New Castle	97.3%	2.7%	97.6%	2.4%	98.8%	1.2%	94.2%	5.8%
Newfields	97.7%	2.3%	96.8%	3.2%	96.5%	3.5%	93.3%	6.7%
Newington	95.2%	4.8%	96.1%	3.9%	98.0%	2.0%	91.0%	9.0%
Newton	97.2%	2.8%	96.7%	3.3%	97.9%	2.1%	91.5%	8.5%
North Hampton	97.8%	2.2%	96.3%	3.7%	93.1%	6.9%	92.7%	7.3%
Plaistow	97.3%	2.7%	95.8%	4.2%	96.3%	3.7%	90.9%	9.1%
Portsmouth	92.7%	7.3%	89.8%	10.2%	89.2%	10.8%	86.9%	13.1%
Raymond	97.3%	2.7%	96.2%	3.8%	94.7%	5.3%	91.8%	8.2%
Rye	98.2%	1.8%	96.8%	3.2%	99.0%	1.0%	93.9%	6.1%
Salem	94.1%	5.9%	90.2%	9.8%	93.4%	6.6%	85.5%	14.5%
Sandown	98.2%	1.8%	96.6%	3.4%	98.8%	1.2%	92.5%	7.5%
Seabrook	96.9%	3.1%	95.4%	4.6%	95.5%	4.5%	91.5%	8.5%
South Hampton	97.6%	2.4%	95.6%	4.4%	97.0%	3.0%	91.6%	8.4%
Stratham	97.5%	2.5%	95.3%	4.7%	96.3%	3.7%	90.8%	9.2%
RPC Region	**96.2%**	**3.8%**	**94.3%**	**5.7%**	**95.1%**	**4.9%**	**90.4%**	**9.6%**

Source: Decennial Census, 2000, 2010, 2020

Regional Poverty by Race, Change Overtime

	2015 to 2020		
Town	**Population**	**White**	**Non-White**
Atkinson	3.2%	-40.7%	0.0%
Brentwood	-1.1%	-90.7%	0.3%
Danville	2.1%	264.0%	0.0%
East Kingston	-14.9%	338.3%	0.0%
Epping	4.8%	47.3%	0.0%
Exeter	4.8%	-0.5%	0.1%
Fremont	6.0%	25.0%	0.0%
Greenland	9.0%	47.2%	0.0%
Hampstead	0.6%	-24.5%	32.1%
Hampton	5.3%	-49.5%	8.1%
Hampton Falls	-3.5%	-22.5%	0.0%
Kensington	-0.5%	-27.8%	2.1%
Kingston	4.2%	48.8%	0.0%
New Castle	-11.4%	66.7%	0.0%
Newfields	22.6%	-65.0%	26.5%
Newington	36.5%	29.0%	0.0%
Newton	3.7%	-34.5%	0.2%
North Hampton	2.7%	-2.6%	0.3%
Plaistow	1.6%	-10.2%	0.0%
Portsmouth	0.0%	-2.5%	1.2%
Raymond	2.2%	12.0%	0.8%
Rye	2.6%	-12.8%	0.0%
Salem	2.7%	-28.6%	0.3%
Sandown	4.5%	14.5%	0.0%
Seabrook	0.8%	-54.8%	0.0%
South Hampton	14.4%	17.4%	0.0%
Stratham	2.0%	310.3%	293.8%
RPC Region	**2.7%**	**-6.0%**	**0.1%**

Source: American Community Survey, 5-year estimates, 2011-2015, 2016-2020

Dissimilarity Index

The dissimilarity index (or the index of dissimilarity) is a commonly used measure of community-level segregation. The dissimilarity index represents the extent to which the distribution of any two groups differs across census tracts or block groups. The values of the dissimilarity index range from 0 to 100, with a value of zero representing perfect integration between racial groups in question, and a value of 100 representing perfect segregation between the racial groups. While this can be a useful metric to calculate when looking at segregation by community or by region, geographies with smaller sub-populations often have a higher dissimilarity index which can occur when only one or two households of a given race exist in that geography. To calculate a dissimilarity index that most accurately reflects the realities on the ground, the index has been aggregated to the RPC Region-level. Below is an overview of the dissimilarity index for minority populations in the region as compared to the state of New Hampshire. It is important to note, the calculations have flagged municipalities that have less than 1% of any given minority population, which show a likely high dissimilarity index due to the small sub-group population.

RPC Dissimilarity Index

	Dissimilarity Index	Level of Segregation	Group >=1%
Minority/White alone not Hispanic or Latino	30	Low	Yes
Hispanic or Latino/White alone not Hispanic or Latino	39	Low	Yes
Black or African American alone Not Hispanic or Latino/White alone not Hispanic or Latino	58.7	High	No
Asian alone not Hispanic or Latino/White alone not Hispanic or Latino	50.7	Moderate	Yes
American Indian or Alaska Native alone not Hispanic or Latino/White alone not Hispanic or Latino	94.5	High	No
Native Hawaiian or Other Pacific Islander alone/ White alone not Hispanic or Latino	95.1	High	No
Some other race alone not Hispanic or Latino/White alone not Hispanic or Latino	83.5	High	No
Two or more races not Hispanic or Latino/White alone not Hispanic or Latino	30	Low	Yes

Source: HUD Census Track R/ECAPS, 2020. Analysis conducted by Regional Planning Commissions, 2022

NH Dissimilarity Index

	Dissimilarity Index	Level of Segregation	Group >=1%
Minority/White alone not Hispanic or Latino	32	Low	Yes
Hispanic or Latino/White alone not Hispanic or Latino	41.5	Moderate	Yes
Black or African American alone Not Hispanic or Latino/White alone not Hispanic or Latino	51.7	Moderate	Yes
Asian alone not Hispanic or Latino/White alone not Hispanic or Latino	46.8	Moderate	Yes
American Indian or Alaska Native alone not Hispanic or Latino/White alone not Hispanic or Latino	69.5	High	No
Native Hawaiian or Other Pacific Islander alone/ White alone not Hispanic or Latino	82.5	High	No
Some other race alone not Hispanic or Latino/White alone not Hispanic or Latino	73.3	High	No
Two or more races not Hispanic or Latino/White alone not Hispanic or Latino	30.4	Low	Yes

Source: HUD Census Track R/ECAPS, 2020. Analysis conducted by Regional Planning Commissions, 2022

Regional Housing Trends & Characteristics

HOUSING TRENDS SNAPSHOT

Regional Total Units

2010	2015	2020
OWNER-OCCUPIED 58,612	OWNER-OCCUPIED 58,881	OWNER-OCCUPIED 62,120
RENTER-OCCUPIED 17,318	RENTER-OCCUPIED 18,635	RENTER-OCCUPIED 18,577
TOTAL HOUSING 83,892	TOTAL HOUSING 85,141	TOTAL HOUSING 88,586

Source: American Community Survey, 5-year estimates, 2006-2010, 2011-2015, 2016-2020

Regional Rental Vacancy

RENTER-OCCUPIED

2010	2020	2021	2022
3.1%	0.9%	0.8%	0.6%

Source: NH Housing, 2020

Statewide Vacancy

OWNER-OCCUPIED

2010	2020
1.7%	0.5%

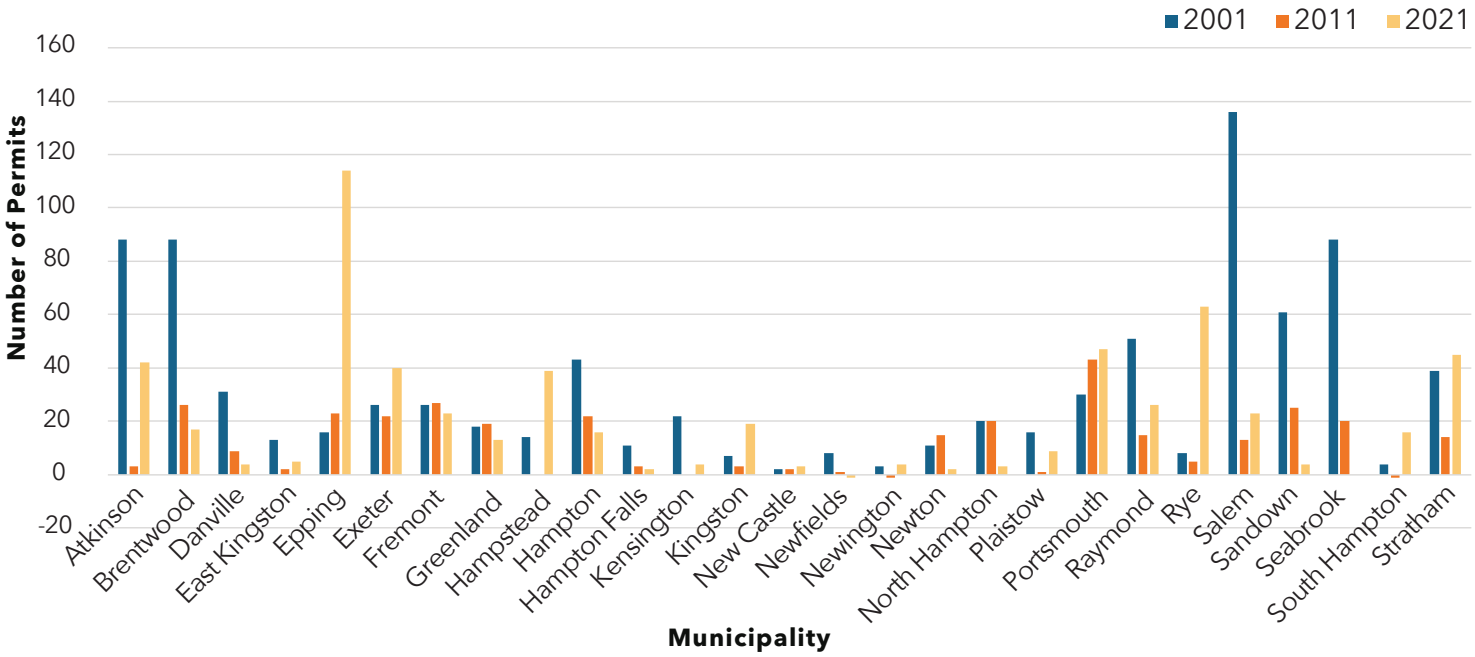
RENTER-OCCUPIED

2010	2020
7.2%	2.4%

Source: Decennial Census, 2010, 2020

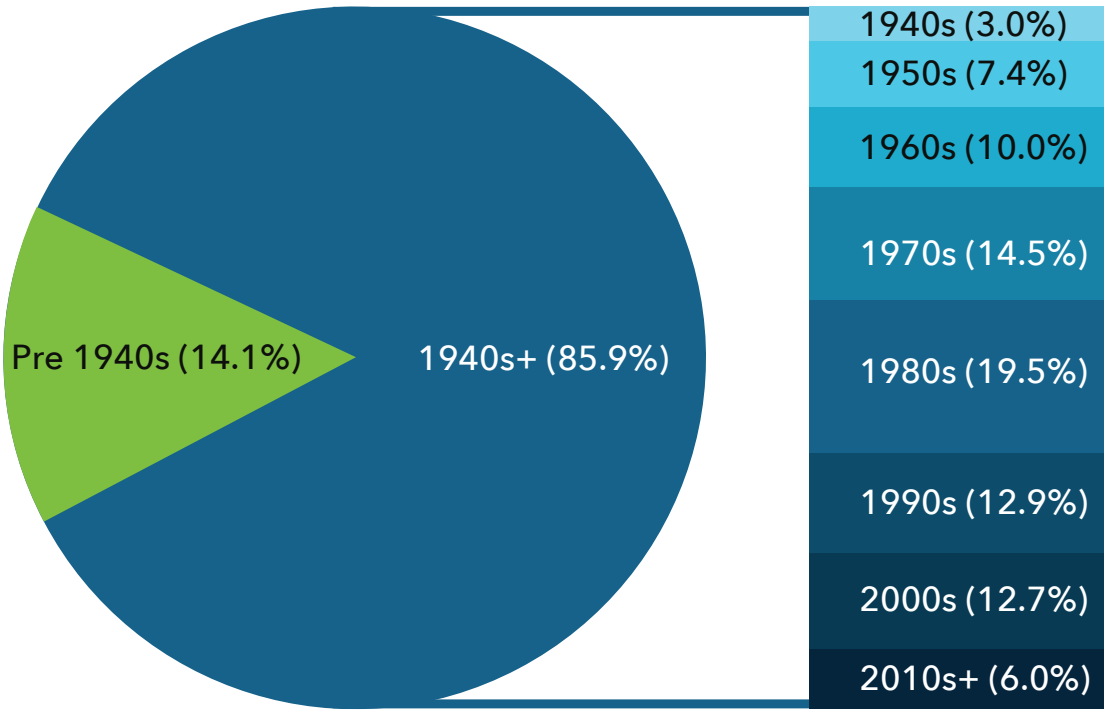
A balanced rental market would have a vacancy rate of roughly 5%, allowing the supply of units to meet demand. According to NH Housing, the state's rental vacancy rate remains below 1%. The RPC Region's rental vacancy rate in 2022 is 0.6%, indicating an extremely tight rental market with very limited available units.

Building Permits Issued



Source: Office of Planning and Development, 2022

Age of Structure



Source: American Community Survey, 5-year estimates, 2016-2020

Workforce Housing Across the State

Workforce Housing Statute (RSA 674:58-61)

The New Hampshire Workforce Housing Statute (RSA 674: 58-61) went into effect on January 1, 2010. The Workforce Housing Statute was developed in response to rising prices, limited supply, and the recognized need for additional workforce housing units needed to meet current and future supply across the state. The Statute requires municipalities provide "reasonable and realistic opportunities" for the development of workforce housing, including rental and multi-family housing. When determining compliance with the Statute, a municipality's existing housing stock shall be taken into consideration.

Limitations and Challenges of the Statute

The Statute provides guidance to municipalities on how to meet the workforce housing demand, while leaving a significant amount of flexibility and interpretation for how each community may satisfy the requirements. The law requires municipalities to provide enough qualifying units to fulfill their fair share of their region's need though the law does not define a methodology for how to calculate the fair share. The regional need for workforce housing is a constant moving target. The need today will likely be different from the need in 5, 10, or 20 years.

One way to provide municipalities with the accompanying guidance of how to fulfill their obligations under RSA 674: 58-61 is to update the Regional Housing Needs Assessment every 5 years, which provides a snapshot of fair share including projections for future need. This is a challenge due to the lack of a consistent funding mechanism that can be used to update on fair share numbers on a cyclical basis and the lack of a consistent methodology for developing a fair share model.

Workforce Housing Statute Successes and Lessons Learned

Since the Workforce Housing Statute was signed into law in 2010, New Hampshire has continued to see limited housing supply, increasing prices and rents, and challenges with workforce availability to fulfill the local economic needs. Many communities across the state have not increased construction of homes and housing units to meet the demand, but notably the Workforce Housing Statute has had successes that have aided in the creation of more workforce housing to meet the needs of the local workforce. See New Hampshire Housing's New Hampshire's Workforce Housing Law: A 10-Year Retrospective on the Law's Impact on Local Zoning and Creating Workforce Housing for case studies of successful workforce housing projects and lessons learned along the way.

Workforce Housing Statute Fact Check:

- Developed in response to increased cost of housing, limited supply, limited workforce availability to fill jobs across the state.
- Requires municipalities to provide "reasonable and realistic opportunities" for the development of workforce housing.
- The Statute leaves much up for interpretation for how each community can fulfill their requirements.
- "Workforce Housing" is defined in statute as for-sale housing that is affordable to households of four earning up to 100% of the Area Median Income (AMI) or rental housing that is affordable to a household of three earning up to 60% Area Median Income.
- "Affordable" is defined in statute as spending not more than 30% of a household's income on housing costs.

Workforce & Affordable Housing in the Region

"Workforce Housing" and "Affordable Housing" are often used interchangeably but it is important to note, in this assessment, the two terms have distinct definitions. This Assessment refers to **Affordable Housing** as federally subsidized housing, which may be funded via federal programs such as Housing Choice Vouchers (Section 8) or Low-Income Housing Tax Credits. Affordable Housing may qualify as Workforce Housing but not all Workforce Housing is funded using federal subsidizing programs, as it is possible to have naturally occurring Workforce Housing that meets the income qualifications as defined by state statute. This Assessment also utilizes the term **Affordable** as defined by HUD to mean that a household's housing costs are Affordable when no more than 30% of gross household income is used on housing costs. Housing costs include rent or a mortgage payment, interest, taxes, insurance, and utilities.

Workforce Housing is defined as a variety of housing types that are affordable (no more than 30% of gross household income spent on housing costs) suitable for households of working people with different needs and income levels. Due to their income, this population is generally not eligible for any federal assistance programs. The state Workforce Housing Statute further defines Workforce Housing to include for-sale housing that is affordable to households of four earning up to 100% of the AMI or rental housing that is affordable to a household of three earning up to 60% of the AMI.

Why is tracking your housing stock important?

There are methods that can be used to track how many Affordable Housing units are in the region and an individual municipality. Federal databases that show publicly funded units, Housing Choice Voucher counts, and LITHC projects were utilized when creating the Regional Income Restricted Housing Inventory below. Tracking Workforce Housing units in a region or municipality can be much more difficult as there are not national or statewide databases that track units that are affordable based in the Workforce Housing state statute. Tracking Workforce Housing units based on property values can be done through assessing database research, though it is common for assessing values to differ from sale prices. Tracking rental unit rents can be much more challenging. For this reason, it may be useful for municipalities to take a proactive approach by tracking units that are approved and constructed as Workforce Housing units so that in the future, there can be better data on existing housing stock affordability.

Regional Income Restricted Housing Inventory

Community	Development	Property Type	Total Units	Assisted Units	Administering Agency	Financing Program/ Rental Assistance
Atkinson	Settler's Ridge Apartments	Age-Restricted	26	26		LIHTC
Epping	Rockland Park	General Occupancy/Family	36	28	Rural Development	RHS 515, RHS Rental Assistance
Epping	Whispering Pines	Age-Restricted	20	20	NHHFA	HUD 202, Section 8 NC
Epping	Whispering Pines II	Age-Restricted	20	20		AHF, LIHTC
Exeter	Auburn Street	General Occupancy/Family	7	7	HUD	HUD PH
Exeter	Four Meeting Place	General Occupancy/Family	32	32		HOME, 1602 Funds, CRF w/ Risk Sharing
Exeter	Linden Fields	General Occupancy/Family	15	15	HUD	HUD PH
Exeter	One Meeting Place	General Occupancy/Family	39	39		HOME, LIHTC, CRF
Exeter	Six Meeting Place	Age-Restricted	26	26		HOME, LIHTC
Exeter	Squamscott Block	General Occupancy/Family	30	16		AHF, HOME, LIHTC, TE Bonds w/ Risk Sharing
Exeter	Summer Street	General Occupancy/Family	8	6		HOME, LIHTC
Exeter	Three Meetingplace	General Occupancy/Family	43	38		LIHTC, HOME, CDBG, FHLBB AHP Loan, 811
Exeter	Squamscott View Apartments	Age-Restricted	85	85	HUD	HUD PH

Source: NH Housing Directory of Assisted Housing, 2022. LIHTC HUD Database, 2022. Compiled by Rockingham Planning Commission, 2022

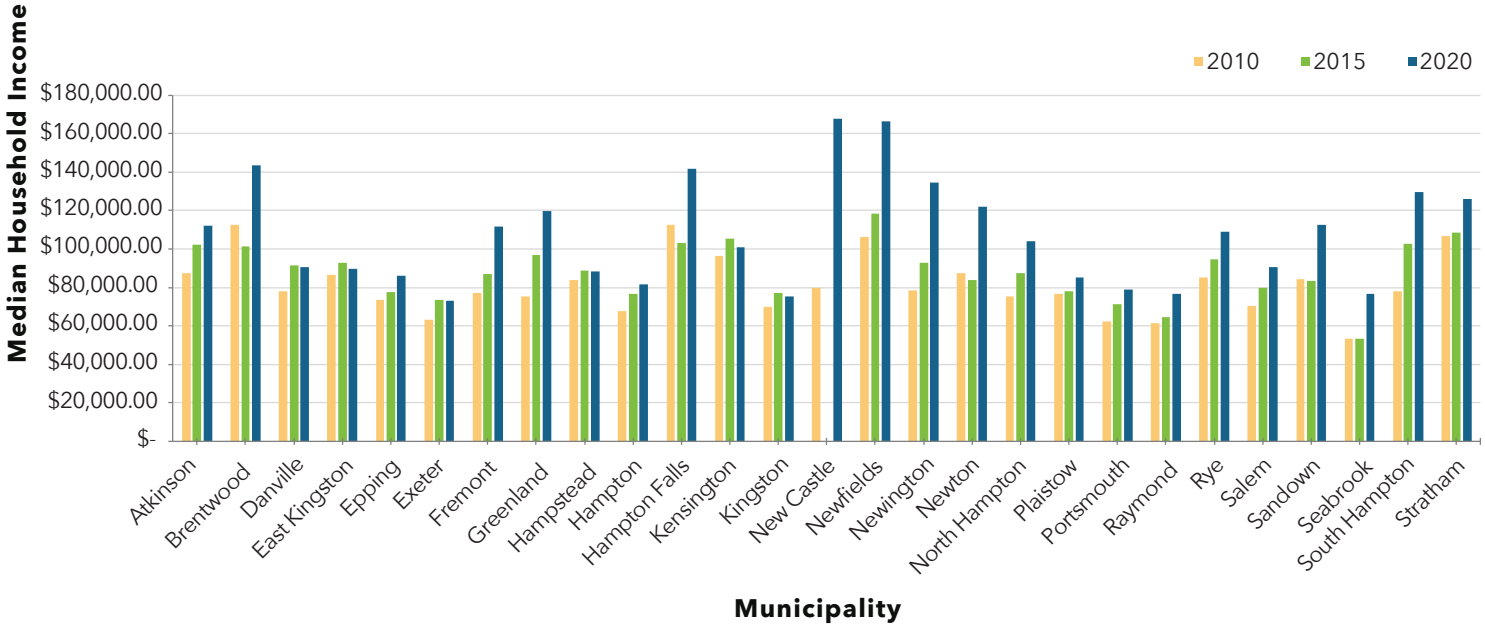
Community	Development	Property Type	Total Units	Assisted Units	Administering Agency	Financing Program/ Rental Assistance
Exeter	Watson Woods	General Occupancy/Family	30	20	U/A	
Hampstead	Village Green	Age-Restricted	24	24	NHHFA	Section 8
North Hampton	Lafayette Rd	General Occupancy/Family	6	3	U/A	
Hampton	Atlantic Heights Senior Housing	Age-Restricted	28	28	Rural Development	RHS 515, LIHTC, RHS Rental Assistance
Hampton	Dearborn House	Age-Restricted	54	54	NHHFA	FBB, HUD 524[c] HFA, Section 8 NC
Hampton	Ross Colony Court	Age-Restricted	24	24	NHHFA	HFDA/8 NC, Section 8 NC
Hampton	Ross Colony Court II	unavailable	24	U/A	U/A	
Hampton Falls	The Meadows - Phase I	Age-Restricted	24	24		HOME, LIHTC
Hampton Falls	The Meadows - Phase II	Age-Restricted	48	29		LIHTC, HHF, HOME
Kingston	Kingston Pines	Age-Restricted	50	50	NHHFA	515/8 NC
Newington	Woodbury Apartments	Special Needs	12	12	NHHFA	HUD 202, Section 8 NC
Newton	Packer Meadows	Age-Restricted	45	45	NHHFA	515/8 NC, Section 8 NC
Plaistow	Chandler Place	Age-Restricted	25	25		AHF, LIHTC
Plaistow	Chandler Place Phase II	Age-Restricted	14	14		LIHTC, HOME
Plaistow	Clough Farm Phase II	General Occupancy/Family	38	38		LIHTC
Plaistow	Pine Park	Age-Restricted	24	24	Rural Development	RHS 515, RHS Rental Assistance
Portsmouth	Atlantic Heights	Age-Restricted	30	30		LIHTC
Portsmouth	Connors Cottage Senior Housing	Age-Restricted	20	20		LIHTC, HOME, Operating Fund Risk Sharing
Portsmouth	Feaster Apartments	Age-Restricted	100	100	HUD	HUD PH
Portsmouth	Keefe House	Age-Restricted	58	58	NHHFA	HUD 221(d)4, Section 8 SR
Portsmouth	Lafayette School Senior Housing	Age-Restricted	10	10		LIHTC
Portsmouth	Margeson Apartments	Age-Restricted	137	137	HUD	HUD PH
Portsmouth	Pleasant Street Apartments	Age-Restricted	8	8	HUD	HUD PH
Portsmouth	Portsmouth Apartments	Age-Restricted	48	48	NHHFA	Section 8 SR
Portsmouth	State Street Apartments	Age-Restricted	12	12	HUD	HUD PH
Portsmouth	Woodbury Manor	Age-Restricted	40	40	HUD	HUD PH

Community	Development	Property Type	Total Units	Assisted Units	Administering Agency	Financing Program/ Rental Assistance
Portsmouth	Woodbury Mills	unavailable	41	U/A	U/A	
Portsmouth	Gosling Meadows	General Occupancy/Family	124	124	HUD	HUD PH
Portsmouth	Osprey Landing	General Occupancy/Family	329	119		HOME, FAF, LIHTC, CDBG, Taxable Bonds (with Risk Sharing)
Portsmouth	Wamesit Place	General Occupancy/Family	100	93	NHHFA	TE Bonds w/ Risk Sharing, HOME, LIHTC, RGGI (GHP), Section 8
Portsmouth	Betty's Dream	Special Needs, Disabled	24	24	NHHFA	HUD 202, HUD 542[c], TE Bonds, HOME, LIHTC, Section 8 NC/SR
Portsmouth	Great Bay Residential Facility II	Special Needs	13	12	NHHFA	HUD 202, Section 8 NC
Portsmouth	Residential Opportunities	Special Needs	13	12	NHHFA	HUD 202, Section 8 NC
Portsmouth	Court Street	General Occupancy/Family	64	64	U/A	
Portsmouth	Inishmore		66			
Portsmouth	Portsmouth Cottage		20			
Portsmouth	Inishmaan		53			
Portsmouth	Ruth Lewin Griffin Place	General Occupancy/Family	64	64		LIHTC, NHHFA
Portsmouth	West End Yards		250	27		
Raymond	49 Main Street	Age-Restricted	6	6		Sec. 8 Mod. Rehab
Raymond	Ledgewood Commons	Age-Restricted	24	24	HUD	HUD 202, PRAC, Section 8
Rye	White Birch at Rye	Age-Restricted	22	22		HOME, 1602 Funds
Salem	Downing Way	Age-Restricted	24	24		LIHTC, Operating Fund, TE Bonds
Salem	Glenridge Apartments	Age-Restricted	26	26		1602 Funds
Salem	Hilda Place	Age-Restricted	8	8	HUD	HUD PH
Salem	Millville Arms	Age-Restricted	75	75	HUD	HUD PH
Salem	Telfer Circle	Age-Restricted	75	75	HUD	HUD PH
Salem	Clough Farm Apartments	General Occupancy/Family	32	32		LIHTC
Salem	Woodview Commons		8			
Seabrook	Rockingham Village Apartments	General Occupancy/Family	388	388		LIHTC, TE Bonds, FHA Risk Share

Housing Market, Cost & Affordability

INCOME SNAPSHOT

ACS Median Household Income



Source: American Community Survey, 5-year estimates, 2006-2010, 2011-2015, 2016-2020

2020 Regional Area Median Income

OWNER

$101,480

RENTER

$54,754

Source: HUD Area Median Incomes, Aggregated by Root Policy Research, 2022; see Appendix G for methodology

HOUSING MARKET SNAPSHOT

The average home sale price in the RPC region in 2022 was $527,000, an increase from $250,000 in 2009. Similarly, the average home sale price statewide also saw an increase from $195,000 in 2009 to $403,000 in 2022.

According to NH Housing's 2022 Residential Rental Cost Survey, the statewide median gross rent (including utilities) has increased almost 32% in the past 5 years. It was $1,510 in 2022, which represents a 12% increase from 2021. In the RPC Region, the median gross rent in 2022 is $1,595representing a 17% increase in the past 5 years.

Purchase Price Trends 2009 - 2022

Year Sold	All RPCs	Rockingham Planning Commission
2009	$195,000.00	$250,000.00
2010	$195,000.00	$265,000.00
2011	$183,500.00	$249,900.00
2012	$184,500.00	$255,000.00
2013	$199,899.50	$263,000.00
2014	$208,000.00	$277,500.00
2015	$220,000.00	$289,900.00
2016	$229,000.00	$312,000.00
2017	$244,927.50	$335,000.00
2018	$259,900.00	$360,000.00
2019	$275,000.00	$370,000.00
2020	$310,000.00	$420,000.00
2021	$355,000.00	$470,000.00
2022	$403,000.00	$527,000.00
Average	**$247,337.64**	**$331,735.71**

Source: NH Housing, 2022

RPC Region Gross Rent 2010-2022

	Number of Bedrooms					
Year of Rent	0	1	2	3	4+	All
2010	$742	$910	$1,205	$1,463	$1,977	$1,086
2011	$796	$913	$1,202	$1,521	$1,758	$1,065
2012	$768	$908	$1,176	$1,536	$1,745	$1,114
2013	$814	$948	$1,224	$1,523	$1,991	$1,114
2014	$798	$947	$1,237	$1,526	$2,001	$1,162
2015	$834	$958	$1,282	$1,593	$2,038	$1,194
2016	$855	$996	$1,359	$1,638	$2,072	$1,265
2017	$822	$1,077	$1,501	$1,672	$2,101	$1,357
2018	$825	$978	$1,466	$1,633	$2,007	$1,321
2019	$1,148	$1,254	$1,646	$1,877	$2,082	$1,551
2020	$1,050	$1,310	$1,761	$1,880	$2,604	$1,608
2021	$1,013	$1,235	$1,851	$1,867	$2,952	$1,587
2022	$1,304	$1,282	$1,877	$1,840	$2,298	$1,595

Source: NH Housing, 2022

Supply: MLS data Months to Absorb 2010 - 2022

Year	Months To Absorb	Months To Absorb <=300k	Months To Absorb <= 400k	Months To Absorb <= 500k
2010	1.58	0.92	1.17	1.31
2011	1.59	0.98	1.22	1.35
2012	1.25	0.75	0.95	1.03
2013	0.87	0.52	0.64	0.70
2014	0.75	0.41	0.53	0.60
2015	0.68	0.33	0.46	0.51
2016	0.48	0.16	0.25	0.31
2017	0.36	0.11	0.18	0.22
2018	0.36	0.10	0.17	0.22
2019	0.36	0.10	0.16	0.21
2020	0.24	0.07	0.09	0.13
2021	0.12	0.04	0.04	0.05
2022	0.11	0.04	0.04	0.05

Source: New Hampshire Housing, 2022

Supply: MLS data Closed Sales 2010 - 2022

Year	# Of Homes Sold	Sold <= 300k	Sold <= 400k	Sold <= 500k	12-Month Moving Average Of Sold Homes	12-Month Moving Average Of Sold Homes Under 300k	12-Month Moving Average Of Sold Homes Under 400k	12-Month Moving Average Of Sold Homes Under 500k
2010	13,892	11,068	12,590	13,183	1,220	986	1,114	1,164
2011	13,900	11,261	12,686	13,225	1,139	912	1,034	1,081
2012	16,537	13,313	15,035	15,738	1,267	1,027	1,155	1,206
2013	18,361	14,362	16,543	17,419	1,460	1,159	1,322	1,388
2014	18,725	14,267	16,674	17,631	1,530	1,179	1,369	1,444
2015	20,939	15,392	18,373	19,643	1,634	1,222	1,444	1,537
2016	22,622	16,058	19,664	21,098	1,841	1,336	1,612	1,724
2017	23,432	15,567	19,760	21,577	1,913	1,311	1,638	1,772
2018	23,403	14,536	19,203	21,262	1,964	1,259	1,630	1,795
2019	23,534	13,645	18,713	21,066	1,937	1,166	1,568	1,747
2020	24,533	11,819	17,380	20,697	1,952	1,054	1,485	1,711
2021	26,281	9,798	15,863	20,265	2,268	964	1,484	1,829
2022	54,632	18,521	30,702	40,142	2,300	825	1,344	1,732

Source: New Hampshire Housing, 2022

Supply: MLS data Current Listings 2009 - 2022

Year	# Of Listings	# Of Active Listings	Under 300k	Active Listings Under 300k	Under 400k	Active Listings Under 400k	Under 500k	Active Listings Under 500k
2010	27,460	23,087	13,240	10,829	19,071	15,692	22,165	18,340
2011	26,050	21,763	13,279	10,710	18,559	15,171	21,267	17,500
2012	24,464	18,930	12,471	9,258	17,438	13,087	19,832	14,914
2013	21,575	15,273	10,754	7,236	14,946	10,136	17,134	11,674
2014	19,679	13,835	8,709	5,776	12,994	8,707	15,330	10,377
2015	20,001	13,340	7,808	4,857	12,494	7,955	14,775	9,519
2016	17,200	10,481	5,168	2,564	9,457	4,912	11,747	6,387
2017	14,282	8,252	3,902	1,758	7,247	3,456	9,141	4,593
2018	14,477	8,434	3,339	1,550	6,802	3,365	9,163	4,839
2019	14,694	8,429	3,031	1,442	6,174	2,948	9,037	4,468
2020	12,640	5,717	2,211	892	4,317	1,606	7,037	2,674
2021	9,635	3,131	1,353	431	2,682	710	4,456	1,185
2022	17,544	5,830	2,366	746	4,497	1,221	7,569	2,059

Year	12-Month Moving Average Of Active Listings	12-Month Moving Average Of Active Listings Under 300k	12-Month Moving Average Of Active Listings Under 400k	12-Month Moving Average Of Active Listings Under 500k
2010	1,921	868	1,289	1,511
2011	1,874	909	1,293	1,503
2012	1,717	843	1,195	1,369
2013	1,400	686	954	1,088
2014	1,179	519	760	891
2015	1,134	442	693	831
2016	1,034	323	562	694
2017	731	163	317	415
2018	693	132	277	389
2019	718	131	278	403
2020	612	100	192	308
2021	336	49	86	143
2022	264	35	58	98

Source: New Hampshire Housing, 2022

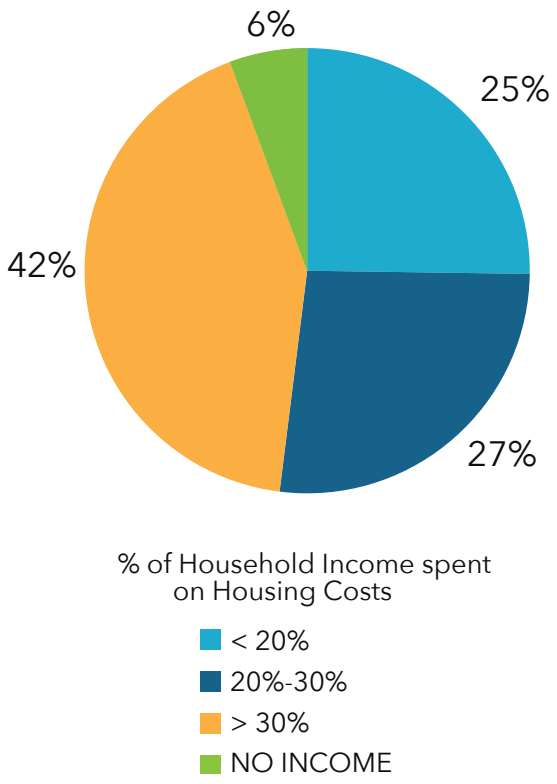
Supply

The New Hampshire Housing Finance Authority's (NH Housing) Housing Market Report, published in November 2019, showed that the state's housing market was already short between 15,000 to 20,000 new units necessary to satisfy the demand. The months to absorb metric shows how many months it would take to sell the inventory of active listings at the current sale pace if no more units were added to the market. In a balanced housing market, the months to absorb would be 5 months. The RPC Region has seen a short period of months to absorb inventory since well before the COVID-19 Pandemic but saw a sharp decline in absorption rate of the inventory of active listings from 0.36 months in 2019, to 0.10 months in 2022. The absorption rate is even shorter for homes under $500,000.

Meanwhile, the state and RPC Region have experienced a decline in the number of closed sales due to a limited housing inventory and a decrease in the number of active listings. In January 2020 there were 495 homes for sale (active listings) in the region. By January 2022 this number had dropped to 196.

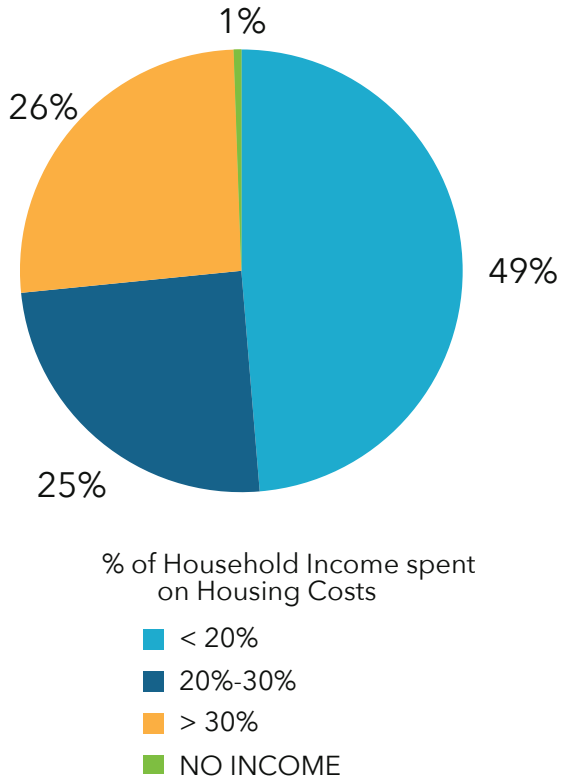
AFFORDABILITY SNAPSHOT

Regional Cost Burden: Rental in 2020



Source: American Community Survey, 5-year estimates, 2016-2020

Regional Cost Burden: Ownership in 2020



Source: American Community Survey, 5-year estimates, 2016-2020

Cost Burden: Ownership & Rental

In the region, 48.7% of homeowner households are spending less than 20% of their household income on housing costs. 26% of homeowner households are spending over 30% and are considered cost burdened, according to HUD's definition of affordable housing. When comparing cost burden homeowner households in our region to renter households, the number of renter households that are cost burdened is higher with 25.2% of renters spending less than 20% of their household income on housing cost and 42.4% spending over 30%. This is likely due to renters, on average, having lower household income with increasing rental costs and utility expenses.

Of those who participated in the 2022 RHNA Community Survey, approximately 42% stated that they are paying more than 30% of their household income towards their housing costs. This data aligns with the below American Community Survey, 5-year estimates for renters but is much higher than the estimates for homeowner households, though the majority (73%) of those who participated in the RHNA Community Survey own their homes. Households, across the board, are continuing to be cost burden due to their household expenses regardless of their tenure as a renter or homeowner.

Households, across the board, are continuing to be cost burden due to their household expenses regardless of their tenure as a renter or homeowner.

By HUD's definition of housing that is affordable to a household, the household must not spend more than 30% of their household's income on housing expenses, this includes mortgage or rent, insurance, taxes, and utilities. The following figure illustrates the portion of homeowner households and renter households that are cost burden based on their household costs compared to household income.

Housing Affordability

Affordability

Below includes a breakdown of affordability in the RPC Region based on average wages by occupation. This analysis of affordability assumes a 6% mortgage interest rate (average as of June 2022), a 10% down payment, 40% of total payment directly towards property taxes, utilities, insurance, etc. and a factor of 1.086 for inflation. The analysis is based on affordability of the RPC Region median rent in 2022, $1,595 and the RPC Region median home sale price in 2022, $550,000.

Regional Average Wages in Area to Support Prices/Rents

Mortgage Affordability Assumptions	
Interest Rate	6%
Downpayment	10%
% of pmt that goes to property taxes, utilities, insurance, etc.	40%
Inflation Factor	1.086

	Annual Experienced Wage	Max monthly gross rent	Max affordable home price	Max affordable home price with 1.5 workers in the same field	Can afford median rent?	Can afford median home price?	Can afford median home price with 1.5 workers per household?
Assemblers and fabricators	$52,306.00	$1,308.00	$152,001.00	$228,001.00	No	No	No
Cashiers	$26,600.00	$665.00	$77,301.00	$115,952.00	No	No	No
Childcare workers	$25,910.00	$648.00	$75,294.00	$112,941.00	No	No	No
Construction Laborers	$48,361.00	$1,209.00	$140,537.00	$210,805.00	No	No	No
Electricians	$67,145.00	$1,679.00	$195,125.00	$292,687.00	Yes	No	No
Engineers	$104,325.00	$2,608.00	$303,168.00	$454,752.00	Yes	No	No
Fast Food and Counter Workers	$29,516.00	$738.00	$85,775.00	$128,662.00	No	No	No
Heavy and Tractor-Trailer Truck Drivers	$60,136.00	$1,503.00	$174,756.00	$262,134.00	No	No	No
Home Health and Personal Care Aides	$33,023.00	$826.00	$95,965.00	$143,948.00	No	No	No
Janitors and cleaners, except maids and housekeeping cleaners	$37,988.00	$950.00	$110,394.00	$165,591.00	No	No	No
Office Clerks, General	$47,456.00	$1,186.00	$137,908.00	$206,861.00	No	No	No
Police and sheriff's patrol officers	$67,297.00	$1,682.00	$195,566.00	$293,350.00	Yes	No	No
Registered Nurses	$84,780.00	$2,119.00	$246,371.00	$369,556.00	Yes	No	No
Retail Salespersons	$32,404.00	$810.00	$94,167.00	$141,250.00	No	No	No
Waiters and Waitresses	$31,541.00	$789.00	$91,658.00	$137,486.00	No	No	No

	Median Rent 2022	Median Sold Price 2022
RPC Region	$1,595.00	$550,000.00

Source: Root Policy Research, 2022

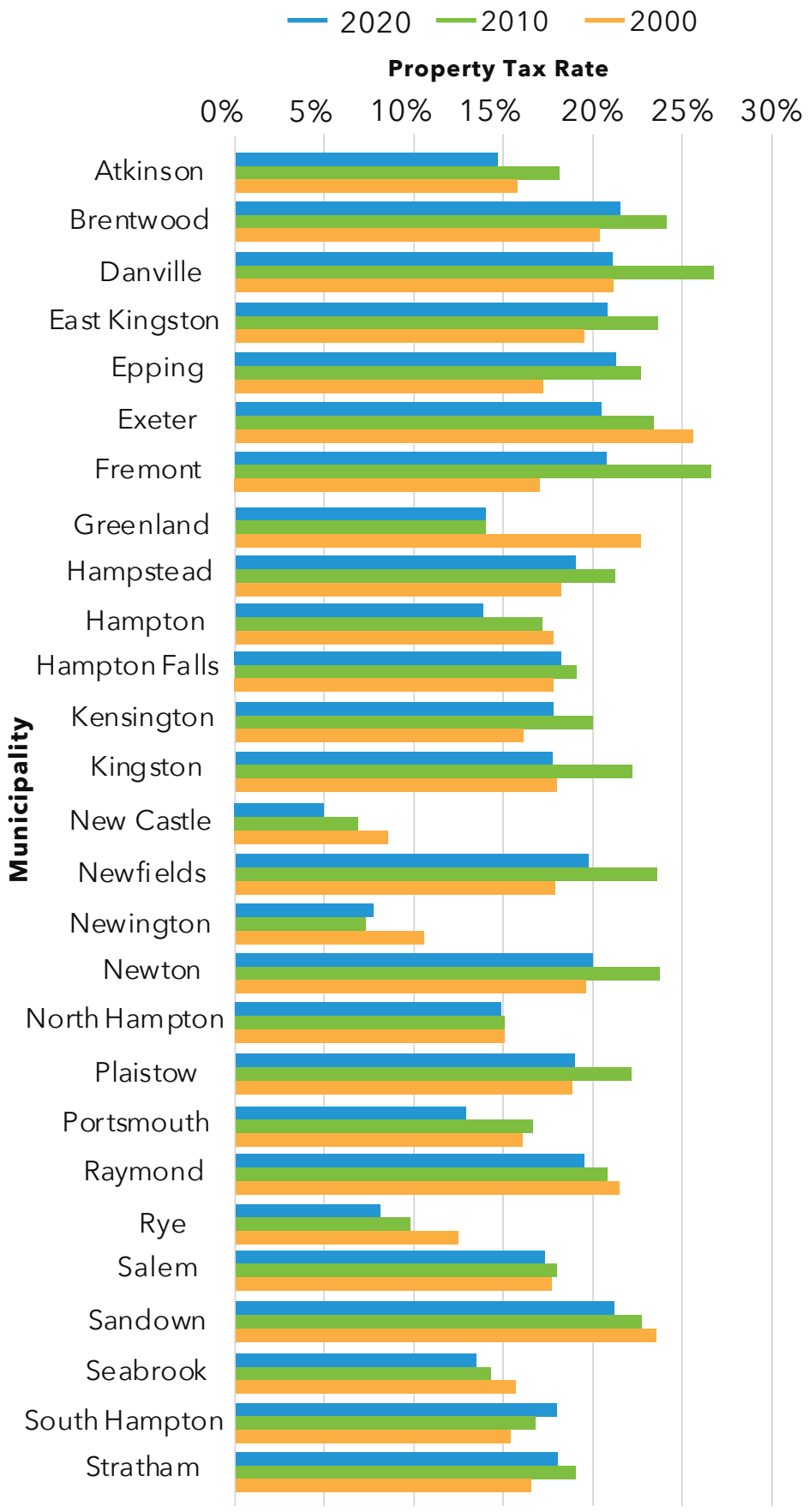
Based on this analysis no occupation, of those reviewed, with up to 1.5 workers in the same field, in a single household, can afford to purchase a home at the median home price in the RPC Region and only electricians, engineers, heavy and tractor-trailer truck drivers, police and sheriff's patrol officers, and registered nurses can afford to rent the average rental in 2022. Majority of the occupations reviewed cannot afford to rent or purchase a home in the region including cashiers, childcare workers, office clerks, or waiters and waitresses, among others.

Complete table of Municipal Equalized Property Tax Rates by municipality can be found in Appendix C – Quantitative Data.

Low-Income Housing Tax Credit Program

The Low-Income Housing Tax Credit (LIHTC) program gives state and local LIHTC-allocating agencies approximately $8 billion in annual budget authority to issue tax credits for the acquisition, rehabilitation, or new construction of rental housing targeted to lower-income households. The LIHTC was enacted as part of the 1986 Tax

Municipal Property Taxes by Municipality



Source: New Hampshire Department of Revenue Administration, 2022

Reform Act and has been modified numerous times. According to the Tax Policy Center, the LIHTC has supported the construction or rehabilitation of over 2 million units since its inception.

Under the LIHTC, the federal government issues tax credits to state and federal governments. State housing agencies use a competitive process to award the credits to private developers, who generally sell the credits to private investors to obtain funding for affordable rental housing projects. When the housing project is placed in service the investors can claim the tax credit over a 10-year period. A variety of rental properties are eligible for LIHTC, including single-family homes, townhouses, duplexes, and apartment complexes. Projects financed through the LIHTC program must meet eligibility requirements for at least 30 years after the project is completed.

According to the LIHTC database[13] there are 34 LIHTC projects in Rockingham County with a total of 1,736 units. The largest project in Rockingham County is the Rockingham Village Apartments in Seabrook with 388 units.

The Affordable Housing Credit Improvement Act (AHCIA) of 2021 (S.1136) would have renamed LIHTC to "affordable housing credit" and expanded it into a $12 billion program over 10 years. AHCIA would have increased the 9% tax credit allocations by 50% and eased or improved rules on bond financing, tenant income eligibility, Native American access to credits, rural project incentives, use of vouchers, and incentives for projects in very low-income Census tracts. The bill was sponsored by Sen. Maria Cantwell (D-WA) and introduced on April 15, 2021. It was referred to the Committee on Finance but never moved beyond that point.

Housing Choice Voucher Program (Section 8)

The U.S. Department of Housing and Urban Development's Housing Choice Voucher program assists very low-income families, the elderly, and the disabled. Participants find their own housing, which can include single-family homes, townhouses, and apartments; they are not limited to units in subsidized housing projects. The rental unit must meet minimum standards of health and safety.

[13] *LIHTC database, https://lihtc.huduser.gov/*

Housing vouchers are administered locally by public housing agencies (PHA). Landlords who agree to rent to tenants under this program are paid the housing subsidy directly by the PHA on behalf of the participating family. The family then pays the difference between the actual rent charged by the landlord and the subsidy.

It is not uncommon for PHAs to have long waiting lists for Housing Choice Vouchers. PHAs may establish their own preferences for how applicants are prioritized on the waiting list. For example, homeless applicants, those living in substandard housing, or those paying more than 50% of their income on rent may receive priority. NH Housing warns that estimated wait times can range from 5-7 years depending on the number of applicants on the list, the availability of vouchers, and the applicant's preference status. According to the Center on Budget and Policy Priorities, only 25% of eligible households actually receive rental assistance due to limited funding.

Expanding the Housing Choice Voucher program would help more households access rental assistance when they first need it, rather than spending years facing housing insecurity. The Build Back Better Act would have provided $26 billion to fund an estimated 300,000 new housing choice vouchers over a 5-year period, however, these provisions were not included in the Inflation Reduction Act.

In the RPC Region, HUD Housing Choice Vouchers are issued by NH Housing, Exeter Housing Authority, and Portsmouth Housing Authority. As of November 2022, 1,266 applicants across the three agencies were on the waitlist. As of December 2021, NH Housing noted 38 voucher holders seeking units across the region. As of November 2022, Exeter Housing Authority and Portsmouth Housing Authority noted a total of 17 voucher holders seeking units across the two municipalities. Voucher holders commonly find it challenging to find landlords willing to except Housing Choice Vouchers.

Housing Vouchers for Exeter Housing Authority and Portsmouth Housing Authority

	November 2022		
Municipality	**Voucher Participants**	**Voucher Holders looking for Units**	**Applicants on Waitlist**
Exeter Housing Authority	173	5	310
Portsmouth Housing Authority	393	12	373

Source: HUD FY22 FMRs & NHHFA HCV Payment Standards, 2022

Housing Vouchers for New Hampshire Housing

	December 2021		
Municipality	**Voucher Participants**	**Voucher Holders looking for Units**	**Applicants on Waitlist**
Atkinson	11	0	8
Brentwood	0	0	5
Danville	3	1	15
East Kingston	0	0	1
Epping	17	3	18
Exeter	25	2	38
Fremont	1	0	9
Greenland	0	2	20
Hampstead	11	1	31
Hampton	49	0	6
Hampton Falls	16	0	60
Kensington	1	0	3
Kingston	3	0	13
New Castle	0	0	0
Newfields	0	0	4
Newington	0	0	0
Newton	4	0	13
North Hampton	6	0	9
Plaistow	18	1	28
Portsmouth	22	9	44
Raymond	46	3	55
Rye	1	0	6
Salem	68	11	94
Sandown	7	0	17
Seabrook	163	5	81
South Hampton	0	0	0
Stratham	0	0	5
RPC Region	**472**	**38**	**583**

Source: HUD FY22 FMRs & NHHFA HCV Payment Standards, 2022

HUD Fair Market Rents

	FY 2023	
Town	**HUD Metro FMR Area**	**FMR 3-bed**
Atkinson	Lawrence, MA-NH	$2,162
Brentwood	Portsmouth-Rochester, NH	$2,034
Danville	Lawrence, MA-NH	$2,162
East Kingston	Portsmouth-Rochester, NH	$2,034
Epping	Portsmouth-Rochester, NH	$2,034
Exeter	Portsmouth-Rochester, NH	$2,034
Fremont	Lawrence, MA-NH	$2,162
Greenland	Portsmouth-Rochester, NH	$2,034
Hampstead	Lawrence, MA-NH	$2,162
Hampton	Portsmouth-Rochester, NH	$2,034
Hampton Falls	Portsmouth-Rochester, NH	$2,034
Kensington	Portsmouth-Rochester, NH	$2,034
Kingston	Lawrence, MA-NH	$2,162
New Castle	Portsmouth-Rochester, NH	$2,034
Newfields	Portsmouth-Rochester, NH	$2,034
Newington	Portsmouth-Rochester, NH HUD	$2,034
Newton	Lawrence, MA-NH	$2,162
North Hampton	Portsmouth-Rochester, NH	$2,034
Plaistow	Lawrence, MA-NH	$2,162
Portsmouth	Portsmouth-Rochester, NH	$2,034
Raymond	Lawrence, MA-NH	$2,162
Rye	Portsmouth-Rochester, NH	$2,034
Salem	Lawrence, MA-NH	$2,162
Sandown	Lawrence, MA-NH	$2,162
Seabrook	Boston-Cambridge-Quincy, MA-NH	$3,207
South Hampton	Boston-Cambridge-Quincy, MA-NH	$3,207
Stratham	Portsmouth-Rochester, NH	$2,034

Source: U.S. Department of Housing and Urban Development, 2022

Comparing Market Rents & Fair Market Rents/Voucher Payments

HUD releases updated Fair Market Rents (FMRs) on an annual basis. FMRs are an estimate of the amount of money that would cover rent and utility expenses on 40% of the rental housing in the designated area. Housing voucher payment standards are calculated using FMRs for an area.

Historically, FMRs are calculated using ACS and CPS data which is not always the most up-to-date and accurate reflection of the rental market. FY 2023 FMRs were calculated using private sector data as an attempt at better aligning Fair Market Rents with current market conditions, as previous FMRs were below actual market rent.

The HUD press release announcing the FY 2023 FMRs, "HUD Publishes FY 2023 Fair Market Rents", released in September 2022 states "Because rents have risen so quickly recently, voucher holders are increasingly unable to find units available to rent within HUD payment standards. The new FMR levels announced today will enable the voucher program to keep up with rent increases in the private market. These new FMRs will allow voucher holders to access and secure leases in more units so that they can benefit from the housing affordability and stability that vouchers provide."

FMRs are calculated based on larger metropolitan areas or counties. In the RPC Region there are three Fair Market Rent areas with the following 3-bed FMRs:

RPC Region - HUD Fair Market Rents

HUD Fair Market Rent Area	FY 2022 3-bedroom FMR	FY 2023 3-bedroom FMR
Lawrence, MA-NH HUD Metro FMR Area	$1,935	$2,162
Portsmouth-Rochester, NH HUD Metro FMR Area	$1,871	$2,034
Boston-Cambridge-Quincy, MA-NH HUD Metro FMR Area	$2,966	$3,207

Source: HUD, 2022

All three FMRs for FY 2023 are above the average rent in the RPC Region for a 3-bedroom apartment, $1,840[14], meaning that while vouchers are available in an amount that will allow them to be utilized for many market rate rentals, the challenge remains in finding landlords willing to accept vouchers. The use of private sector data as an attempt at better aligning FMRs with current market conditions was successful as the change between FY 2022 and FY 2022 allows for vouchers to be more flexible and usable.

Alternatively, HUD calculates Small Area Fair Market Rents (SAFMRs) which are calculated for every zip code in metropolitan areas. Since FMRs are calculated based on larger geographies, low rent and high rent areas can be combined in a single FMR, therefore the resulting rent can be skewed. SAFMRs are an attempt to realign the qualifying rent in those areas. Public housing authorities can petition HUD to move from using FMRs to SAFMRs when calculating the maximum value allowed for a voucher. While this is an option for all public housing authorities, it is rarely taken advantage of.

[14] *NH Housing, 2022*

V. Analysis of Future Conditions & Trends

The Housing Market Since COVID-19

COVID-19 has magnified pre-pandemic housing concerns and resulted in new challenges. Factors such as fluctuating interest rates, shifts in consumer and workforce behaviors, and the limited supply and rising cost of construction materials and labor, have all added pressure on the affordability, availability, and quality of housing in our region since early 2020.

The widespread ability for employees to work remotely caused significant patterns of relocation out of cities and into smaller, more suburban areas. This gave employees with flexibility, who often have higher wages, increased housing options in a variety of locations. On the other hand, essential workers, who continued to staff brick-and-mortar stores, restaurants, banks, gas stations, health care facilities, and other critical services, remained tied to their job location.

The pandemic also changed the way people think about their homes. Houses suddenly needed to function as an office, school, and recreation space. Going forward, the continued impacts of the COVID-19 Pandemic and the potential for future public health events may influence the type and location of housing that are in demand.

Approximately 17% of those who participated in the RHNA Community Survey stated that the COVID-19 Pandemic significantly impacted their housing.

Supply

Prior to 2020 the state and region were experiencing a shortage of housing inventory needed to support its growing population but the COVID-19 Pandemic exacerbated the shortage. Across the state and region, there has been a steady decline in housing inventory available on the market and a resulting decrease in closed sales between 2020 and 2022.

Cost

Factors induced by the pandemic, such as historically low interest rates, shifts in consumer and workforce behaviors, and the rising cost and limited supply of construction materials and labor have all magnified the cost of housing. Between 2019 and 2020, there was a 12.6% increase in the median home purchase price in the RPC Region. This was slightly higher than the state average of 12.0%. Likewise, the median home purchase price increased by 11.9% in the RPC Region and by 15.8% statewide between 2020 and 2021.

Percent Change in Median Home Purchase Price

Year	Rockingham Planning Commission	Statewide
2020 to 2021	11.9%	15.8%
2019 to 2020	12.6%	12.0%
2018 to 2019	4.9%	6.3%
2017 to 2018	6.9%	5.8%
2016 to 2017	6.4%	4.3%
2015 to 2016	7.0%	4.1%
2014 to 2015	0.0%	0.9%
2013 to 2014	1.8%	-0.5%
2012 to 2013	4.5%	7.3%

Source: 1990-2014- NH Dept. of Revenue, PA-34 Dataset, compiled by Real Data Corp. Filtered and Analyzed by NH Housing. 2015-2021 – The Warren Group. Filtered and analyzed by NH Housing

Days on Market and Percent of List Price Received

New market patterns also resulted in homes selling at or above asking price at an exceptionally fast pace. In Rockingham County, the average Median Days on the Market dropped from 63 days in 2020 to 54 days in 2021.

Since the pandemic, houses are also selling for significantly more than their listing price. In January 2020, the median list price for a home in Rockingham County was $379,900 while the median sale price was $361,350, or $18,550 below asking price. By January 2021 the median list price was $414,900 and the median sale price was $474,950, or $60,050 over asking price. This trend continues; in January 2022 the median list price was $460,000 while the median sale price was $500,000[15].

Rentals

Much like homebuyers, renters experienced challenges that were magnified by the pandemic. These included a high demand and limited supply of rental housing, which led to significantly higher costs and historically low vacancy rates. In addition, there was a scarcity of homes for existing renters to purchase, even if they could afford it, which only added pressure to the rental market.

[15] *Realtor.com, 2022*

Equity

Housing conditions that were intensified by the pandemic also had a direct impact on equity. Lack of inventory and unaffordable prices left many buyers and renters with limited options, pushing lower income residents into older units that are more prone to issues with pests and hazardous materials, such as lead and asbestos. In addition, the Bureau of Labor Statistic's Consumer Expenditure Survey found that during the pandemic, spending on consumption rose for lower income households but decreased for higher income households.

Furthermore, the role of appraisals in homebuying also had an impact on equity. In a competitive market where offers were being submitted above the asking price, homes were still appraised at the real market value for loan approvals. If the offer on the property exceeded the appraised value, the buyer would have to pay the difference out-of-pocket. This favored cash buyers.
Overall, the circumstances induced by COVID-19 have affected different socio-economic groups in diverse ways. The rise in prices has benefitted those who already owned homes, driven landlords to charge more for their rental properties, and put more pressure on renters. The increase in property values has also led to greater tax pressure on those who own and were already cost-burdened.

In-migration

Although the exact numbers are not available, many people relocated in 2020 as a result of the COVID-19 Pandemic. College students returned home when dorms closed. Employees who were able to work remotely relocated, as their housing no longer needed to be within commuting distance to their job. Families moved to different types of housing to better suit a change in lifestyle that included working, learning, and recreating from home.

Atlas Van Lines has conducted an annual Migration Patterns Study since 1993. The Study tracks moves handled by Atlas between states, between the US and Canada, and internationally. According to its 2020 data, NH had the fourth highest percentage of inbound moves in the country at 62%. This means that 62% of all moves in NH handled by Atlas were by households locating to NH rather than relocating outside of NH.

NH also experienced an increase in the purchase of second homes. NH Housing analyzed data from the Home Mortgage Discloser Act and found that between 2018 and 2020, every county in NH saw an increase in the proportion of loans used to purchase second homes. Grafton County had the highest increase at 7.4%, while Rockingham County saw a much smaller increase of 0.9%.

NH Housing also looked at data from The Warren Group on the number of homes purchased in NH by in- and out-of-state buyers. It found that out-of-state buyers primarily came from Massachusetts. Homebuyers from states other than NH and MA (categorized as "Other" below) were primarily from CA, ME, FL, NY, and CT.

In-migration Top 10 States

Rank	State	Percentage
1	Idaho	66%
2	North Carolina	65%
3	Maine	62%
4	New Hampshire	62%
5	Alabama	61%
6	District of Columbia	60%
7	New Mexico	60%
8	Nevada	60%
9	Alaska	59%
10	Kentucky	58%

Source: 2020 Atlas Van Lines Migration Patterns Survey,
https://www.atlasvanlines.com/resources/amplifier/household-moving/2020-migration-patterns#pop

Where are Buyers Coming From

State	2016	2017	2018	2019	2020	2021	2022*
NH	74.7%	74.6%	73.7%	74.8%	71.5%	68.4%	71.3%
MA	14.7%	14.9%	15.7%	14.9%	17.8%	19.0%	15.8%
Other	10.6%	10.5%	10.6%	10.3%	10.7%	12.6%	13.0%

Source: Housing Market Report, June 2022, NH Housing
Note: 2022 reflects data through May 13, 2022

Government Support Programs

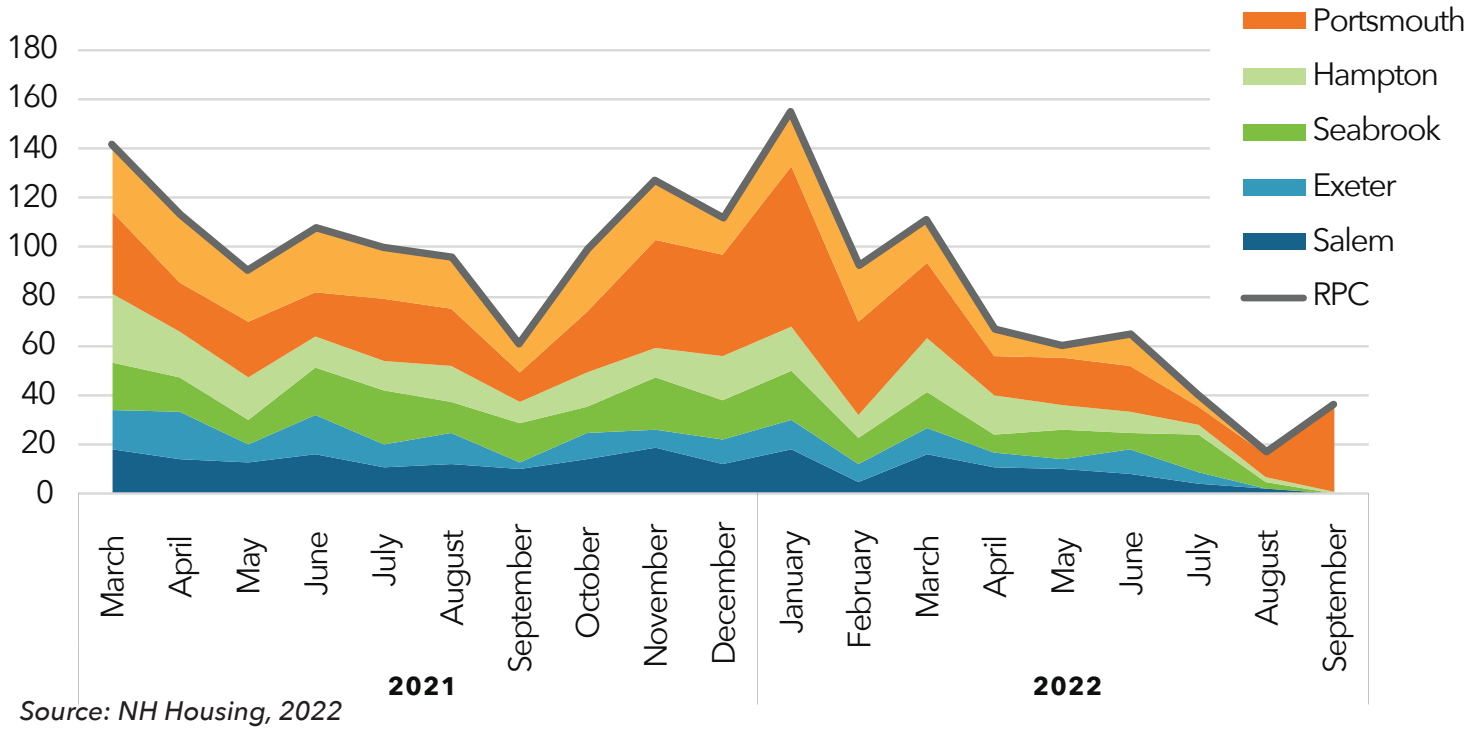
Government relief programs played a key role in mitigating the pandemic's impact on the housing market. Relief programs included moratoriums on evictions and foreclosures, rental and housing assistance, and financial support through increased unemployment benefits. While many of the initial pandemic related programs have concluded, several new initiatives were launched in the later months of the pandemic.

Emergency Rental Assistance Program

The NH Emergency Rental Assistance Program (NHERAP) works with tenants and landlords to provide financial assistance for NH renters who cannot pay their rent and utilities during the pandemic. To be eligible, at least one person in the household must have qualified for unemployment benefits, had their income reduced, had significant costs, or had other financial hardship during the pandemic. Income requirements must also be met. NHERAP is a federally

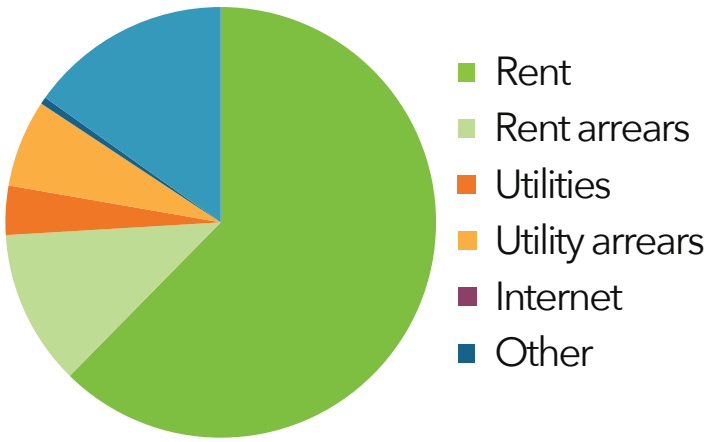
funded program through the Governor's Office for Emergency Relief and Recovery (GOFERR). It is administered by NH Housing, in collaboration with GOFERR and NH's five Community Action Partnership agencies. Since its launch in March 2021, NHERAP has expended over $230 million to help more than 23,000 households with rent and utility payments. On October 20, 2022 the state learned it was not awarded additional funding to continue this program beyond December 29, 2022.

NHHFA Emergency Rental Assistance Applications, 2021 - 2022



Source: NH Housing, 2022

NHHFA ERAP Assistance to RPC Region by Type of Assitance, 2021 - 2022 ($M)



Source: NH Housing, 2022

New Hampshire Homeowner Assistance Fund

The New Hampshire Homeowner Assistance Fund provides financial assistance for eligible NH homeowners who have been financially impacted during Covid and are behind in paying their home mortgage, property taxes, utility bills, home insurance, or other housing costs. Eligible recipients must have experienced a Covid-related reduction in income or increase in household expenses after January 21, 2020; own and occupy the property as their primary residence; and have incomes of less than 125% of the Area Median Income. The New Hampshire Homeowner Assistance Fund is funded through the American Rescue

Plan Act of 2021 and the Governor's Office for Emergency Relief and Recovery. It is administered by NH Housing.

InvestNH

InvestNH is a new program that allocates $100 million to accelerate the approval and construction of affordable workforce housing in NH. The program will focus on multifamily rental housing that is affordable to individuals and families at or below 80% of the area median income. In addition, InvestNH offers municipal programs such as grants to municipalities that approve these projects, grants to update or review zoning, and dilapidated building demolition grants. InvestNH is funded through the Governor's Office for Emergency Relief and Recovery using the state's allocation of Fiscal Recovery Funds. These funds must be expended by December 31, 2026. InvestNH is administered by the NH Department of Business and Economic Affairs.

Climate Change & Housing

Housing Stock Located in Flood Prone Areas

Flood Factor is a free, online tool developed by First Street Foundation. Flood Factor shows the risk of flooding at any location in the contiguous 48 states due to rainfall, riverine flooding, and coastal surge flooding. It allows users to learn if a property has flooded from major events in the past, is currently at risk, and how that risk changes over time. It can also help estimate damage costs associated with flooding or highlight infrastructure and community risk. Flood Factor is the result of collaboration among over 80 scientists, technologists, and experts and builds on decades of peer-reviewed research and models from climatology, hydrology, and statistics. The following data comes from Flood Factor[16].

- Overall, Rockingham County has a moderate risk of flooding over the next 30 years, which means flooding is likely to impact day-to-day life within the community. This is based on the level of risk the properties face rather than the proportion of properties with risk.
- There are 13,359 properties in Rockingham County that have greater than a 26% chance of being severely affected by flooding over the next 30 years. This represents 14% of all properties in Rockingham County.
- 10,065 out of 83,420 homes in Rockingham County have moderate risk of flooding.
- If a 100-year flood event occurred today, it could affect 12,622 properties in Rockingham County. This type of event has a 26% chance of occurring at least once over the life of a 30-year mortgage.
    - If an event with the same likelihood occurred 30 years from now, it would affect 13,452 properties due to a changing environment.
- 677 out of 3,900 miles of roads in Rockingham County have a moderate risk of becoming impassable due to flooding.

[16] *Flood Factor, https://riskfactor.com/*

10,065 Rockingham County homes at moderate risk of flooding.

Climate Migration, Economic Disruption, and the Effect of Unplanned Population Growth

Climate Migration

Climate change is already factoring into people's decision about whether to move and where to move to. A study by ProPublica found that roughly 162 million Americans (nearly half) will likely experience a decline in the quality of their environment, mainly from higher heat and decreased precipitation[17]. Communities impacted by climate change often face multiple natural disasters in a short period of time, resulting in a continuous cycle of rebuilding. Families and individuals with the means to move will seek housing in more stable areas. This is not a new phenomenon. The Dust Bowl of the 1920s and 30s displaced roughly 2.5 million people from Oklahoma, Texas, Arkansas, and Missouri, often sending them west to states like Colorado and California.

While it is hard to predict exact migration patterns resulting from climate change, there is the potential to see movement to the northeast from people escaping heat in the south and wildfires in the west. Simultaneously, people already in the northeast may move inland as sea levels rise. There is also the potential for climate migration from outside of the United States. Researchers estimate that over 100,000 Puerto Ricans permanently relocated to the US since Hurricane Maria devastated the island in 2017.

Economic Disruption

Remaining in areas prone to climate related natural disasters is costly. Families who are already having trouble affording their housing are less likely to be able to repair and rebuild after a natural disaster. The greater frequency of natural disasters is exacerbating this problem. Renters face additional hurdles in receiving disaster aid. Disaster relief minimums are often too high to encompass their loss of property. According to the Aspen Institute, 40% of homes damaged by Hurricane Sandy were renter-occupied, but only 25% of assistance went to renters. Likewise, only 18% of renters who sustained damage from Hurricanes Katrina or Rita received federal assistance, compared to 62% of homeowners. Insurance is also becoming more expensive and harder to get in areas prone to natural disasters.

[17] *ProPublica, https://www.propublica.org/article/climate-change-will-force-a-new-american-migration*

Moving may help to break cycle of rebuilding, but it comes with its own financial costs. Relocating is a financial burden, even for those who have the resources to move to more climate stable regions. Families without the means to move (disproportionately low- and moderate-income households of color) face the continued economic burden of the damage, repair, and rebuild cycle. Furthermore, an increased demand for housing and land in climate stable regions like the northeast will lead to higher property values, exacerbating affordability concerns.

Unplanned Growth

Unplanned growth resulting from climate migration can be a burden on communities that already have a lack of housing units and affordable housing. It can also place a burden on existing infrastructure, schools, services, and natural resources. At the same time, climate migration brings the potential for economic growth from new migrants. For example, a number of Puerto Rican families resettle in Nashua, NH after Hurricane Mariae. Climate migration from families like these could be positive for states like New Hampshire that are experiencing aging and declining populations and workforce shortages. The key is for communities to be proactive. Nashua is already factoring population growth due to climate migration into their planning for affordable housing, green space, and stormwater systems.

Declared Disaster Damage

Over the past 10 years there have been 12 Presidential Disaster Declarations in New Hampshire. Of those, 7 have been related to flooding.

Presidential Disaster Declarations

Federal Disaster Declaration #	Type of Disaster	Incident Period
DR-4624-NH	NH Severe Storm and Flooding	July 29-August 1, 2021
DR-4622-NH	NH Severe Storm and Flooding	July 17-July 19, 2021
DR-4457-NH	NH Severe Storm and Flooding	July 11-July 12, 2019
DR-4370-NH	NH Severe Storm and Flooding	March 2-March 8, 2018
DR-4371-NH	NH Severe Winter Storm and Snowstorm	March 13-March 14, 2018
DR-4355-NH	NH Severe Storm and Flooding	October 29-November 1, 2017
DR-4329-NH	NH Severe Storms and Flooding	July 1-July 2, 2017
DR-4316-NH	NH Severe Winter Storm	March 14-March 15, 2017
FM-5123-NH	NH Stoddard Fire	April 21-April 23, 2016
DR-4209-NH	NH Severe Winter Storm and Snowstorm	January 26-January 28, 2015
DR-4139-NH	NH Severe Storms, Tornadoes, and Flooding	June 26-July 3, 2013
DR-4105-NH	NH Severe Winter Storm and Snowstorm	February 8-February 10, 2013

Source: FEMA, https://www.fema.gov/disaster/declarations

This trend is likely to continue. According to *Climate Change in Southern New Hampshire: Past, Present, and Future*[18] annual precipitation is projected to increase 17-20% by the end of the century under both high and low emissions scenarios. Furthermore, extreme precipitation events (defined as more than 4 inches in 48 hours) are expected to increase from 4.3 events per decade to more than 10 events per decade under the lower emissions scenario and almost 12 events per decade under the higher emissions scenario.

Federal Monetary Policy

Interest Rates

In the months following the initial impact of the pandemic, the Federal Reserve lowered interest rates to respond to the economic consequences of COVID-19. 30-year mortgage interest rates in the U.S. dropped from an annual average of 3.94% in 2019 to 2.96% in 2021. This led to a soar in home buying. Since then, the Federal Reserve has raised interest rates in an effort to combat inflation. By October 2022 the interest rate was 6.9%, according to Freddie Mac's monthly average commitment rate on a 30-year fixed rate mortgage.

While this is still considered low by historical standards, recent increases in mortgage interest rates have made purchasing a home less affordable. For example, the monthly payment (principal and interest only) on the median home sale price in 2022 of $527,000 with a 20% down payment would be $1,768 at a 2.96% interest rate. The monthly payment for this same home jumps to $2,777 at a 6.9% interest rate.

Rising interest rates have slowed mortgage activity. According to The Warren Group, refinancing dropped 55% from April 2021 to March 2022 statewide and purchase mortgages only increased 15% during that time period.

Faircloth Limits on Public Housing

The Faircloth Amendment is a provision of the Quality Housing and Work Responsibility Act of 1998. It amended the Housing Act of 1937 to include Section 9(g)(3), which limits the construction of new public housing units. The Faircloth Amendment stipulates that the U.S. Department of Housing and Urban Development (HUD) cannot fund the construction or operation of new public housing units with Capital or Operating Funds if the construction of those units would result in a net increase in the number of units the Public Housing Agency (PHA) owned, assisted or operated as of October 1, 1999. This requirement is referred to as the "Faircloth Limit," named for its sponsor Senator Lauch Faircloth (R-SC).

There have been several attempts to repeal the Faircloth Amendment. On November 19, 2019, the Green New Deal for Public Housing Act (H.R.5185) was introduced by Rep. Alexandria Ocasio-

[18] *Burakowski, Elizabeth; Wake, Cameron; Hayhoe, Katharine; Stoner, Anne Marie; 2014*

Cortez (D-NY). In addition to repealing the Faircloth Amendment, the Green New Deal for Public Housing proposed to spend $180 billion over ten years to retrofit and update every public housing unit in the US, including making energy efficiency improvements, water quality upgrades, and facilitating workforce development. The bill was referred to the House Committee on Financial Services, but never came up for a vote. On July 1, 2020 the US House of Representatives passed H.R.2, The Moving Forward Act, a $1.5 trillion plan to upgrade the nation's infrastructure and reduce the demand for fossil fuels. It also included several amendments related to housing and homelessness, including one introduced by Rep. Alexandria Ocasio-Cortez (D-NY), which would have repealed the Faircloth Amendment. The Senate never took up the Moving Forward Act.

There is currently debate over whether the Faircloth Amendment actually prevents new public housing from being built. In many communities, the number of housing units allowed under the Faircloth Limits are significantly higher than the number of units housing authorities currently maintain. This is seen as the result of funding constraints, rather than Faircloth limits. Many housing authorities have unfunded maintenance and rehabilitation needs. The National Low Income Housing Coalition estimates that the US loses roughly 10,000 public-housing units per year to demolition or disposition due to accumulated maintenance issues. It has been the restriction of federal funding since the 1980s, not the Faircloth Limits, that has left many housing authorities unable to expand the amount of public housing they maintain. Other factors that limit the expansion of public housing include lack of available land and zoning regulations.

Build Back Better and Inflation Reduction Act

The Build Back Better Act was a bill introduced in the 117th Congress to implement components of the Biden Administration's Build Back Better Plan. The original version of the bill included $300 billion in spending on affordable housing programs and tax credits. The House passed a scaled back version of the bill on November 19, 2021, which still allocated $150 billion over 10 years on housing investments. Specifically, the House Build Back Better bill would have spent $65 billion on public housing, $25 billion on expanding Housing Choice Vouchers, $15 billion for the National Housing Trust Fund to finance rental housing for extremely low-income residents, $10 billion for the HOME Investment Partnership Program for home construction and rehabilitation, and $10 billion for first-generation homeowner down payment assistance. The remaining funds would go towards lead remediation, mortgage subsidies, rural housing, zoning and land reform, and other housing measures.

Despite several rounds of negotiations, Build Back Better was unable to get enough support in the Senate. Continued negotiations eventually resulted in the Inflation Reduction Act of 2022, which passed the Senate on August 7, 2022. The House passed the bill on August 12 and President Biden signed the Inflation Reduction Act into law on August 16, 2022. None of the $150 billion in housing-related spending for the Build Back Better Act made it into the Inflation Reduction Act.

However, the bill does provide funding for housing-related climate resiliency and energy security programs, including:

- **$4.3 billion** in rebates for home energy saving retrofits through the Home Energy Performance-Based, Whole-House Rebates (HOMES) program.
- **$4.5 billion** for grants to states and tribes to administer rebates for electric home appliances for low and middle-income residents through the High-Efficiency Electric Home Rebate program.
- **$1 billion** to the Dept. of Housing and Urban Development for a new grant program to support climate efforts in affordable housing projects.
- **$1 billion** for the Dept. of Energy to help state and local governments implement energy codes that meet or exceed the latest International Energy Conservation Code (IECC) standards.
- **$200 million** for the Dept. of Energy to provide state energy offices grants or energy efficiency contractor training.
- **$7 billion** to the Environmental Protection Agency's Greenhouse Gas Reduction Fund for competitive grants to deploy clean energy technology in low-income and disadvantaged communities.

Construction Costs

Land Costs and Availability

According to the National Association of Home Builders, the median lot price reached a record high of $53,000 in 2020. They also found that the most expensive lots in the country were located in New England, with a median value of $120,000. In addition to the cost of the land, a lot may also need to be cleared for construction and connected to utilities. Home Advisor estimates these costs as follows:

Land excavation and grading
$1,500 to $5,600

Land surveyor
$400 to $750

Connection to city sewer
$550 to $2,300

Soil testing
$800 to $2,100

Building permit $1,200 to $2,000 based on location and permitting requirements

Connection to city electric grid
$1,000 to $30,000 depending on how close the nearest lines are

Connection to city water $1,000 to $5,000 depending on whether it is combined with sewer connection costs

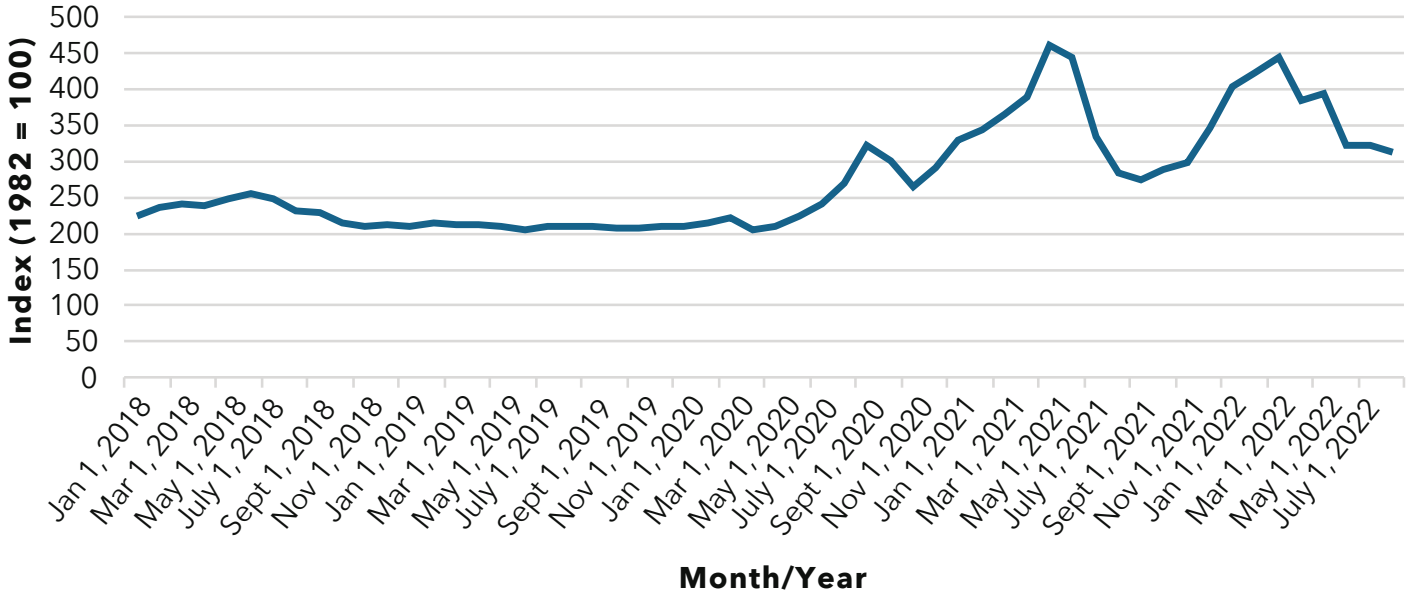
Municipal zoning and land use regulations play a role in the availability of land for home construction. For example, municipalities that require 2-acre minimum lot sizes in their residential districts have less land for home construction than municipalities with smaller minimum lot sizes. When the 2022 RNHA Municipal Representative Questionnaire asked local officials and municipal staff "what are the greatest constraints to your municipality achieving their housing goals?" many cited the availability of land.

Material Prices and Availability

Economic factors and related supply chain issues have resulted in increased costs and limited supplies of building materials. The National Association of Home Builders (NAHB) reported that the cost of building materials was up 20.3% in early 2022 compared to a year prior. The NAHB/Wells Fargo Housing Market Index also found that 96% of builders surveyed in 2021 said that prices for building materials were a significant issue.

According to NH Housing, construction framing softwood lumber prices are considered a leading indicator for new housing construction and home sales. There have been volatile swings in lumber prices during the pandemic. The Producer Price Index for Lumber reached a high in May 2021 and spiked again in March 2022.

Lumber Prices 2018 - 2022



Source: U.S. Bureau of Labor Statistics

Lumber is not the only construction material that has seen dramatic price increases. The Bureau of Labor Statistics' Producer Price Index (PPI) for exterior paint increased 30.3% from January 2021 to January 2022 while interior paint increased 21.2%. Likewise, the PPI for Steel Mill Products more than doubled from January 2021 to January 2022 and the PPI for ready-mix concrete

increased 9.1% during that time period. The PPI for gypsum increased 23% from January 2021 to January 2022, which was the largest increase since data became available in 2012 and more than quadruple the 10-year average.

According to the National Association of Home Builders, the impacts of rising costs and an unpredictable supply of materials include a downturn in new home starts and construction delays.

Labor Availability and Wages

The Harvard Joint Center for Housing Studies reported that the costs of construction materials and labor have increased over the past 20 years, doubling between 2001 and 2019. The pandemic accelerated this trend, with material and labor costs increasing by 9% from 2020 to 2021. According to Home Advisor, labor accounts for anywhere from 30% to 50% of the cost of building a new home. Labor costs vary based on the square footage of a home, a contractor's buying power, and their ability to get reasonably priced labor. Home Advisor estimates the following labor costs, which do not include material fees:

- General contractor cost = 10% to 20% of the total project cost
- Construction manager cost = 5% to 15% of the total project cost
- Architect cost = $125 to $250 per hour
- Structural engineer cost = $100 to $200 per hour
- Draftsperson cost = $50 to $130 per hour
- Interior designer cost = $50 to $200 per hour
- Landscape architect cost = $70 to $150 per hour
- House framer cost = $7 to $16 per square foot
- Electrician cost = $50 to $100 per hour
- Plumber cost = $45 to $200 per hour

There is currently a shortage of construction workers, which is increasing both the cost of construction and construction times. According to the NAHB/Wells Fargo Housing Market Index, 82% of builders reported that the cost and availability of labor was a significant problem in 2021 and 85% expected this problem to continue in 2022. By comparison, only 13% of builders indicated that the cost and availability of labor was a significant problem in 2011.

Short Term Rentals

Short-term rentals have become a popular option for travelers who want a different vacation experience than what they could get from a commercial hotel or even a bed and breakfast. This form of lodging has become much more widely used with the advent of online sites like Airbnb and VRBO. Airbnb, for example, currently has 5.6 million active listings and 4 million hosts. While it is popular with vacationers, many worry that short-term rentals are having unintended

negative impacts on local communities. Residents in neighborhoods with short-term rentals have cited concerns such as excessive noise, late-night parties, and parking conflicts. Another issue that municipalities are increasingly considering is the impact that short-term rentals have on affordable housing. Particularly, there is growing concern over investors purchasing existing residential units and renting them on a short-term basis to vacationers. When this occurs, these units are no longer available to meet the demands of the long-term rental housing market.

Potential Impacts on Affordable Housing

According to The Pew Charitable Trusts, the short-term rental industry grew more than 80% from 2013-2018. There is some data to support the claim that short-term rentals impact residential home prices and rental rates. In their 2020 paper "The Effect of Home-Sharing on House Prices and Rents: Evidence from Airbnb", Barron (et al.) found that a 1% increase in Airbnb listings is causally associated with a 0.018% increase in rental rates and a 0.026% increase in house prices. While this may seem small, in the aggregate it means that Airbnb contributes to roughly one-fifth of the average annual increase in US rents and roughly one-seventh of the average annual increase in US housing prices. The study also found that zip codes with higher owner-occupancy rates are less impacted by Airbnb. This is likely because owner-occupiers continue to live in the home and simply use Airbnb to rent out a spare bedroom or their entire home while they are away, rather than reallocating the property to a permanent short-term rental.

Short-term Rentals in the Rockingham Planning Commission Region

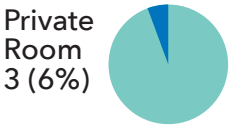
Complete seasonal housing data by municipality can be found in Appendix C – Quantitative Data.

AirDNA is an online tool that provides data and analytics for the short-term rental industry. It tracks the daily performance of more than 10 million properties on Airbnb and VRBO in 120,000 global markets. The following data on short-term rentals for the coastal communities in the RPC Region was obtained from AirDNA.

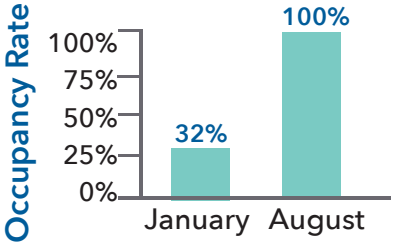
[19] *AirDNA, https://www.airdna.co/*

Seabrook, NH

48 Total number of short-term rentals

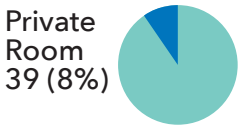


$364 Average Daily Rate

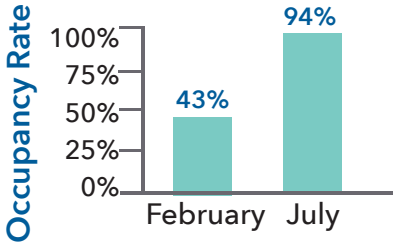


Hampton, NH

507 Total number of short-term rentals

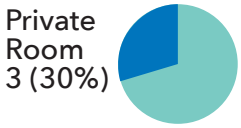


$273 Average Daily Rate

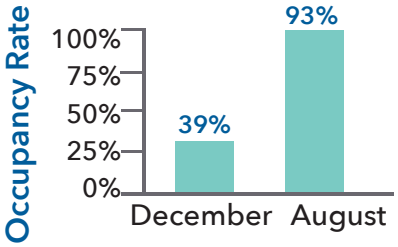


North Hampton, NH

10 Total number of short-term rentals

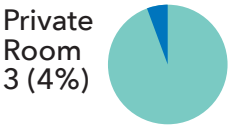


$830 Average Daily Rate

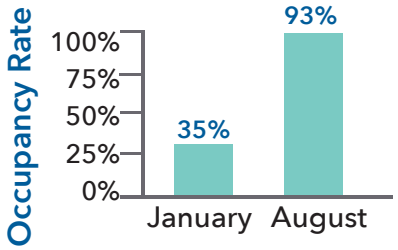


Rye, NH

83 Total number of short-term rentals

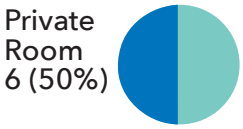


$439 Average Daily Rate

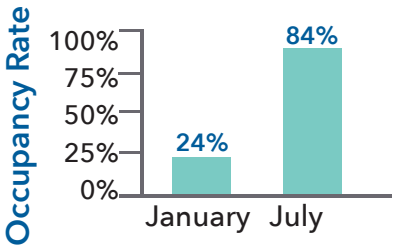


New Castle, NH

12 Total number of short-term rentals

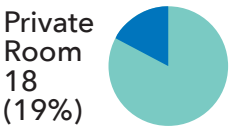


$332 Average Daily Rate

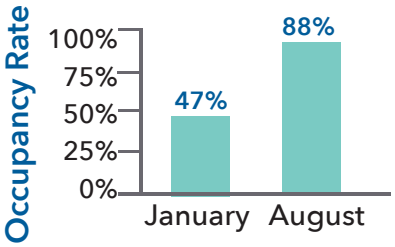


Portsmouth, NH

94 Total number of short-term rentals



$272 Average Daily Rate



Regulation of Short-term Rentals

Some municipalities may choose to regulate short-term rentals in response to complaints by local residents about things like excessive noise and ill-behaved visitors. Communities with tight housing markets and strong tourism markets may also wish to regulate short-term rentals in an effort to decrease their impacts on affordable housing. On the other hand, property owners may wish to rent a single room in their home to help pay their mortgage. Municipalities may be reluctant to regulate short-term rentals if it means placing restrictions on this type of rental, which benefits local residents and is less likely to cause unintended negative consequences in the community.

In the RPC region, Exeter, Portsmouth, and Seabrook regulate short-term rentals.

Exeter – In March 2022, Exeter residents passed Article 2 Zoning Amendment #1, which revised the definition of "bed and breakfast" contained in Article 2.2.12. This revision included short-term rentals in accessory structures with up to 4 bedrooms, if the owner lives in the primary dwelling unit. Prior to this vote, Exeter prohibited short-term rentals in all zoning districts.

Portsmouth – The City does not allow transient occupancy of up to 30 days (boarding houses, bed & breakfast, inns, hotels, motels, conference hotels, and conference centers) in its residential districts. In 2019, Portsmouth won a NH Supreme Court case upholding the city's prohibition on short-term rentals in residential districts.

Seabrook – The Zoning Ordinance of the Seabrook Beach Village District states that the purpose of the accessory dwelling unit (ADU) ordinance is "NOT to provide short term daily or weekly vacation rental space." In addition, the criteria for approval of an ADU states "an ADU shall not be used for short term daily or weekly vacation rental space."

Housing Needs Projections & Regional Fair Share

Population Projections

Using known housing, demographic, and economic conditions the New Hampshire Office of Planning and Development (OPD) contracted with RLS Demographics, Inc. to project statewide population for all New Hampshire municipalities through 2050. Population changes such as the rate of births, deaths, and migration were used to project a future population for the RPC Region across age, gender, household size, and race.

Population Projections

RPC	2020 Census	Projections 2022 (as of 06/30/2022)					
		2025	2030	2035	2040	2045	2050
RPC Region	198,870	207,357	214,738	219,925	221,897	221,743	220,329

Source: RLS Demographics, Inc., 2022

See Appendix C – Qualitative Data for population projections by municipality.

Regional Housing Needs

Introduction

In addition to an increase in overall population, the region has seen and will likely continue to see a shift in demographic trends. The average age of the region increased from 43.2 in 2010 to 47 in 2020. Over the same 10-year period, the number of minors per household decreased in most RPC municipalities, with exceptions in New Castle and South Hampton. This shift in demographic trends and increase in population will increase the pressure on the housing market in the RPC Region. Today's trends tell us that the supply of housing will become increasingly limited, and the cost of housing will consume a greater proportion of a household's income. While these assumptions cannot be confirmed indefinitely and will likely change over time, this assessment explores potential future scenarios based on existing conditions and trends in the region. This section explores projected regional need which identifies a municipality's "fair share" of housing units needed to fill future need. Additional potential future scenarios are explored further in Section VI. A Fair Share of Housing is More than Just a Number: Affordable & Equitable Housing Choice, below. The additional scenarios take into consideration factors "on-the-ground" in the region including existing and realistic opportunities for expanded infrastructure, road networks, land availability, infill, and redevelopment opportunities, among others. The scenarios for future housing conditions can be helpful to municipalities seeking to develop strategies for meeting changing conditions.

This RHNA uses projected population growth and projected employment growth to estimate the regional housing needed to fill the demand from 2020 through 2040. As required by the Workforce Housing Statute (RSA 674:58-61) municipalities must provide "reasonable and realistic opportunities" for the development of workforce housing, including rental and multi-family housing. While the state statute provides some guidance on how municipalities can meet the demand for workforce housing, the statute provides that municipalities must, further, provide enough qualifying units to fulfill their "fair share" of their region's need. The law does not provide a prescriptive methodology for calculating "fair share." As mentioned in the earlier Workforce Housing Statute section of this assessment,

projecting housing need and workforce housing need can be extremely difficult without a consist methodology and funding mechanism to update projections on a regular basis. Housing projections are a moving target. The housing need projections provided in this section are designed to be a single goalpost for municipalities to begin with. These numbers are based on the best possible data that exists today and should be evaluated on a regular basis.

Purpose of the Fair Share Housing Production Model

The Fair Share Housing Production Model, produced by Root Policy Research, provides estimates of housing production targets for workforce housing through 2040 by municipality and for the entire RPC Region. The model and housing production targets can be used as guidance for municipalities to meet the legal obligations as outlined by the New Hampshire Workforce Housing Statute. The model provides the following outputs:

- Number of housing units needed to meet the demand for:
  - Owner households making **below** 100% of the Area Median Income
  - Owner households making **above** 100% of the Area Median Income
  - Renter households making **below** 60% of the Area Median Income
  - Renter households making **above** 60% of the Area Median Income
- The model provides cumulative housing production targets for 2025, 2030, 2035, and 2040.

**Area Median Income (AMI) utilized in the model is based on HUD Area Median incomes, aggregated by municipality to create a regional AMI.*

Methodology[20]

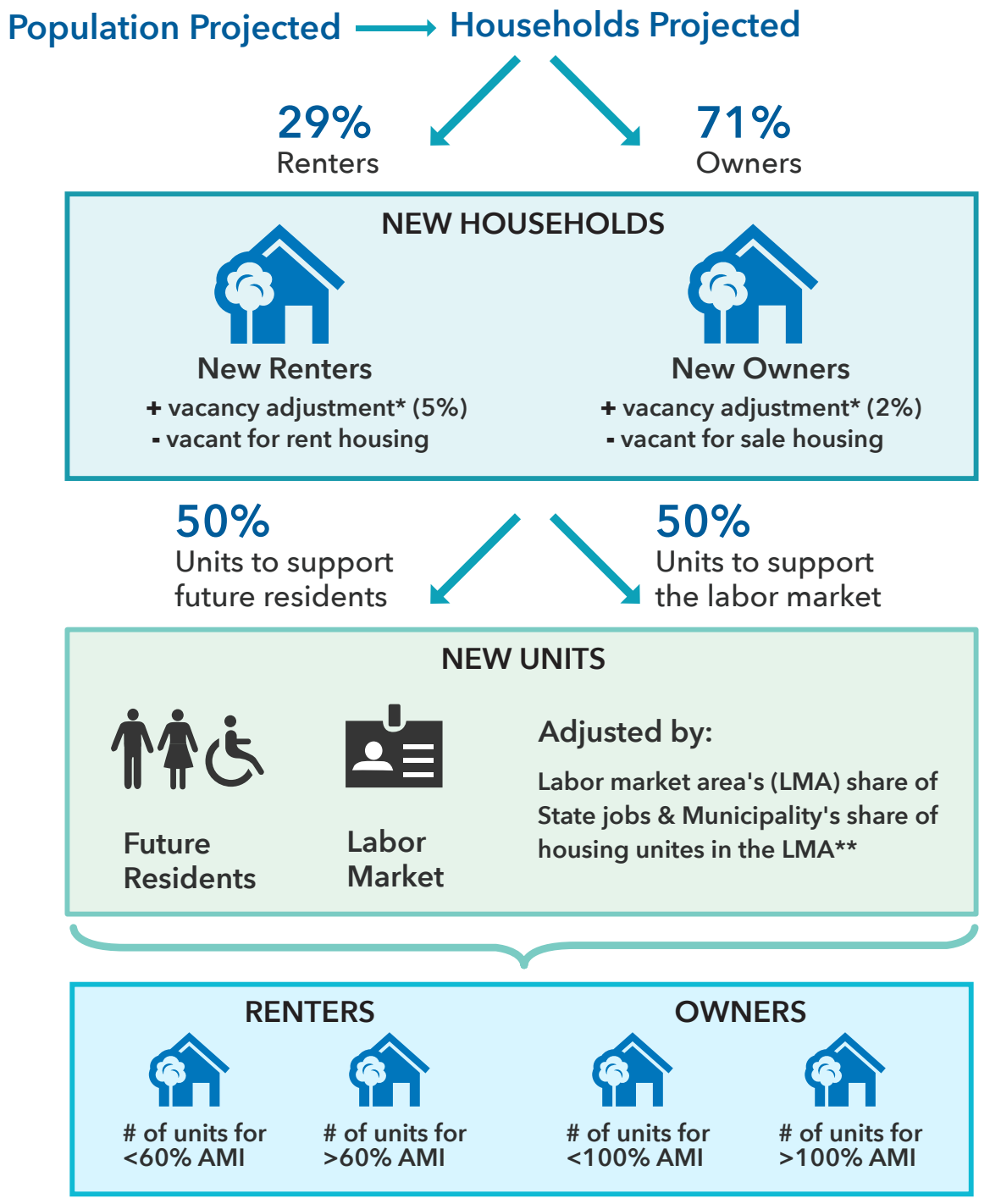
The model begins with projected population growth for 2025, 2030, 2035, and 2040 at the municipal level based on demographic projections that were conducted by RLS Demographics, Inc. See below for the full methodology, as developed by Root Policy Research (2022).

Component 1. Planning for Projected Household Growth. The model begins by considering projected household growth. Households include all types of people projected to live in a municipality: retirees, remote workers, unemployed people, and others.

To separate households into renters and owners, the model holds constant the statewide 2020 ownership rate, under the assumption that maintaining the current ownership rate is desirable. The statewide ownership rate is used to fairly distribute rental housing among regions and avoid replicating past exclusionary development patterns.

[20] *Root Policy Research, Fair Share Housing Production Model - Methodology, 2022*

Housing Units Needed



**Vacancy adjustment is prorated over 20 years. This adjustment is needed to bring the housing market into balance*

*** The LMA is the Labor Market Area in which the municipality participates and from which it draws economic benefit. Renter AMI is based on 4-person household and owner AMI is based on a 4-person household as defined in RSA674.*

The model determines the share of owner and renter households that fall below and above the Area Median Income (AMI) categories of: 60% AMI for a 3-person household for renters, 100% AMI for a 4-person household for owners, with AMI defined by the regional AMI. This is consistent with RSA 674:58-61

Component 2. Planning for Employment Growth. The second part of the model allocates the remaining 50% of projected household growth weighted toward workforce housing needs, embracing the premise that workers should have the option to live within the labor market area in which they work.

There are two parts to Component 2. The state's Workforce Housing Statute states that:
"In every municipality that exercises the power to adopt land use ordinances and regulations, such ordinances and regulation shall provide reasonable and realistic opportunities for the development of workforce housing."

To satisfy this clause, the model considers the proportion of the state's employment that exists in the labor market area (LMA) in which a municipality is a part.

"A municipality's existing housing stock shall be taken into consideration in determining its compliance..."

The model then reapportions housing production to municipalities based on their proportion of the defined LMA housing units. The model effectively says that all municipalities should contribute to the workforce housing needed for a functioning labor market. Those municipalities that have not historically kept pace with growth will typically have very low vacancy rates; the model's vacancy adjustment will correct for this lack of production.

A balanced approach. Root Policy Research recommends weighting Components 1 and 2 equally for two reasons:

- Weighting household growth too heavily would perpetuate the state's trends of declining workforce, which is linked to lack of affordable housing;
- Weighting household growth too heavily would create labor markets where older adults exist without the workforce needed for them to receive adequate health care, home care, and related supportive services as they age.

Therefore, the model assumes an equal balance between household growth and workforce growth.

The model also balances housing needed to accommodate future growth with existing needs and accounts for deficiencies in housing supply. The model includes a factor to bring the state's housing vacancy rate up to a functioning level. Industry standards are used to determine functional vacancy rates of 5% for rental units and 2% for ownership units. This reflects current need, particularly the need for units in high demand, low vacancy municipalities. It also corrects for past activity that has resulted in a low supply of workforce housing units.

The model does not factor in housing in poor condition because public data are unavailable.

Limitations of the model. Housing markets are very dynamic and subject to many factors—e.g., interest rates, health of the economy, public funding—that are difficult to predict. The model housing production targets model is based on future projected growth and resulting housing demand (v. speculating what is likely be built based on the current pipeline of workforce housing). The housing production targets are an indication of the amount of development that is needed to meet workforce housing needs.

There are many factors that will determine if/when housing units get built (e.g., developer interest, developer financing, building costs, economic development, public funding). An evaluation of point-in-time workforce housing needs should take into account actual housing unit production as well as wait lists, current vacancy rates, changes in job growth, and local economic conditions.

Regional Share Numbers by Municipality

Fair Share Table

Town	Total Units Needed by 2040	Total Owner-occupied Units 2040	Owner-occupied Units Below 100 % AMI	Owner-occupied Units Above 100 % AMI	Total Renter-occupied Units 2040	Renter-occupied Units Below 60 % AMI	Renter-occupied Units Above 60 % AMI
Atkinson	432	291	133	158	141	37	104
Danville	259	174	87	88	85	32	52
East Kingston	139	94	45	48	46	18	28
Fremont	271	182	78	104	89	23	66
Hampstead	551	371	165	206	180	80	100
Hampton Falls	140	94	36	59	46	5	41
Kensington	123	83	38	45	40	12	28
Kingston	376	253	136	117	123	69	54
Newton	288	194	72	121	94	30	64
Plaistow	470	316	160	156	154	48	106
Sandown	373	251	107	144	122	62	61
Seabrook	562	378	208	170	185	53	132
South Hampton	52	35	13	22	17	8	9
Salem	2,537	1,701	788	913	836	203	633
Brentwood	294	197	54	143	97	16	81
Epping	533	357	143	214	176	61	115
Exeter	1,284	860	341	519	424	124	299
Greenland	297	199	65	134	98	14	83
Hampton	1,552	1,038	395	643	515	121	394
New Castle	86	58	19	39	28	4	24
Newfields	122	82	21	61	40	5	35
Newington	63	42	14	28	21	2	18
North Hampton	356	238	88	151	117	29	88
Portsmouth	1,850	1,239	427	811	611	146	466
Rye town	476	318	107	212	157	44	114
Stratham	557	373	127	246	183	42	142
Raymond	522	353	216	137	169	79	90
Total	**14,563**	**9,769**	**4,081**	**5,688**	**4,794**	**1,365**	**3,429**

Source: Root Policy Research Fair Share Tables, 2022

VI. A Fair Share of Housing is More than Just a Number: Affordable & Equitable Housing Choice

Housing Opportunity

While there are many factors that may impact housing in the RPC Region that are beyond the control of municipalities and communities, there are also many levers a municipality can control that may impact housing opportunity and barriers within municipal and regional boundaries. These controls range from land use regulations, development of infrastructure, adoption and implementation of tax incentives or policies, among others. This section provides an overview of a variety of housing tools that municipalities may consider utilizing or developing to further encourage types of housing opportunity.

Housing Opportunity Analysis of Infrastructure

One factor influencing housing development in the region is where infrastructure exists that may support the additional growth in new housing. To demonstrate where the opportunity for additional housing and increased density may exist, the RPC conducted a simple analysis to look regional housing opportunity as it relates to existing transportation networks and water and sewer infrastructure as well as opportunities for future expansion of the infrastructure.

To conduct this analysis RPC created a co-occurrence based on proximity to major roads and water and sewer lines. The analysis was designed to begin to identify locations where there is opportunity for the addition of new housing stock but does not make judgement or consider cost, desirability, or availability of land in the private market. The analysis removed land with environmental and manmade constraints that legally prohibit development or put it at high risk of loss – including wetlands, floodplains, and conservation lands. The intent is to highlight areas that could support more housing units with limited impact to the character of the region. The full methodology can be found in Appendix D.

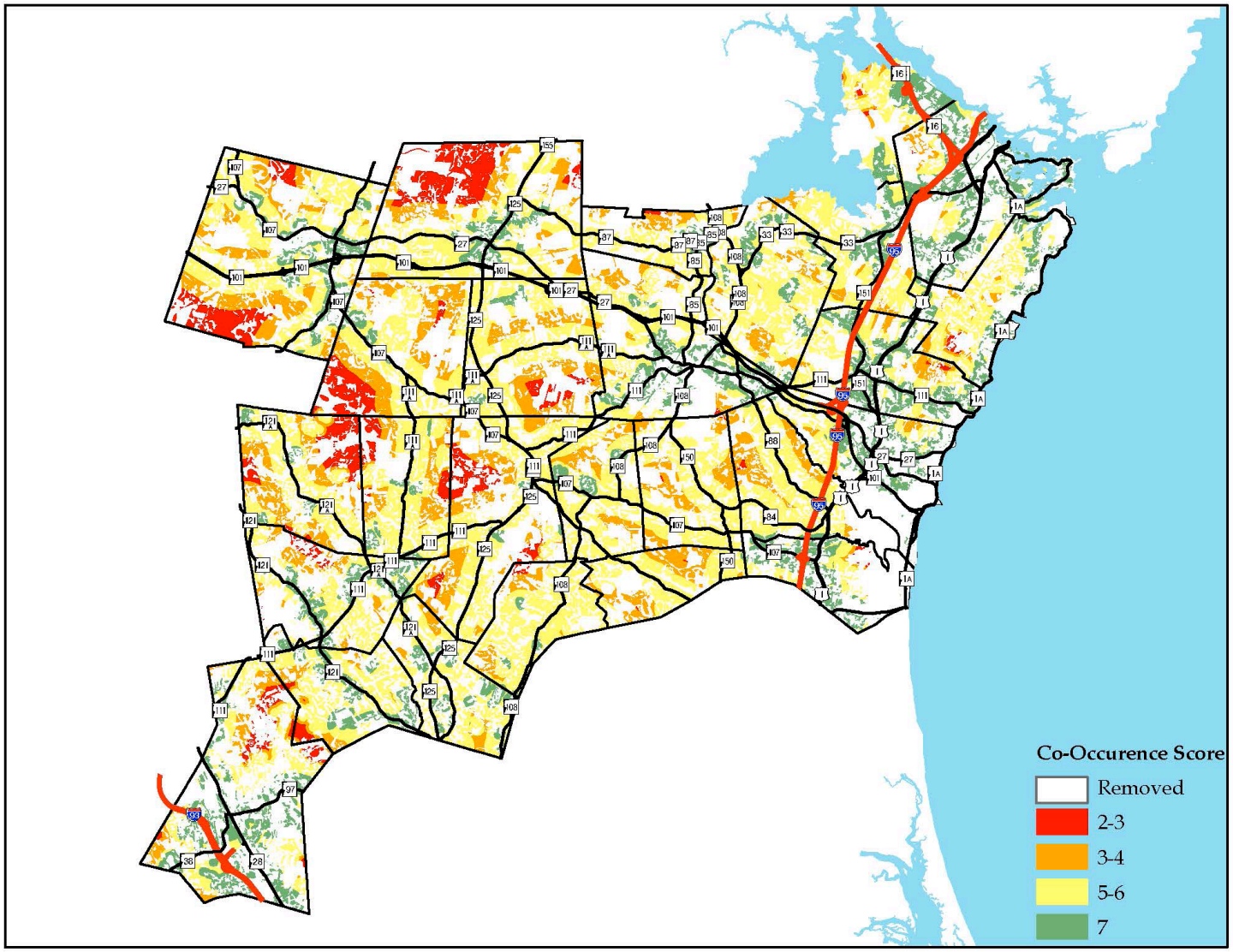
The co-occurrence is weighted as follows:

Weights for Co-occurrence

Dataset	Weight
Landmass after constraints	2
Major Roads within 0.5 miles	3
Major Roads within 1.0 miles	2
Major Roads withing 3.0 miles	1
Within 500' of Water and Sewer Line	2
Withing 1000' of Water and Sewer Line	1

The resulting map shows areas that scored higher and may support more housing or increased density in green shaded areas. These areas tend to be in the more developed sections of the region on major transportation corridors and have some proximity to existing water and sewer infrastructure. ***This analysis is intended to help advance a larger conversation about the distribution of housing in the region*** and not to indicate a specific site should be targeted for development. It acknowledges that the fair share of housing extends beyond a number of units per town and needs to foster sound planning, wise use and careful stewardship of the region's natural and man-made resources.

Infrastructure Analysis Co-Occurrence



Land Use Regulations, Policies, and Other Controls

Local Land Use Regulations

Land use regulations, including Zoning Ordinances, Site Plan, and Subdivision regulations provide municipalities with the opportunity to regulate the size, location, use of buildings and structures, the division of land, and site standards for the purpose of promoting the health, safety, and general welfare of the community. Traditionally, zoning divides a municipality into districts that allow for a certain set of permitted uses. Most often, districts are separated by overarching land use categories such as residential, commercial, industrial, or mixed-use (which blends commercial and residential uses). The purpose of creating zoning districts is to protect certain uses, such as residential uses, from other more intensive uses, such as commercial or industrial uses.

The term "land use regulations" in this document encompasses local zoning, site plan, and subdivision regulations. In New Hampshire, zoning is adopted as an 'ordinance' and subdivision and site plan review standards are 'regulations.' Subdivision regulations authorize the creation of lots and associated facilities such as roads and infrastructure, whereas zoning permits the construction of buildings or other development on the lots based on the land use. Northern New England has a tradition of strong state legislative oversight of municipal governments. As such, all powers of municipal governments are enabled by state law, as opposed to in "home rule" states where there are greater levels of local autonomy. In other words, local subdivision and zoning authority is limited to only what is 'enabled' by New Hampshire state statute.

Municipalities can influence type, location, density, and affordability of their housing stock by adjusting their land use regulations to fit their community vision. While municipalities are unlikely to develop housing on their own, they have the ability to set the stage for the housing they would like to see developed within the community. In addition to land use regulations, there are many other factors that impact the type of housing developed including the housing market, population trends and demographic shifts, property taxes, and services and amenities offered, among others. Local land use regulations are often identified as a barrier to housing and a reason for increased housing cost. As a blanket statement, this is not always the case in all communities, however, in specific cases it is true, as land use regulations can create unnecessary barriers, increased cost, and delays for development projects.

This section reviews the ways in which these regulations function during the permitting process for housing development.

The following covers the most common elements of local land use regulations.

Dimensional Standards

Dimensional standards determine where a building can be situated on a lot, how tall buildings and structures can be, how much land is needed for the development or per housing unit, the minimum lot size, road frontage, and more. These standards can have a significant impact on housing development as they determine the density that is permitted and can impose limitations on development.

Dimensional Standards may include:

- **Dwellings per lot or acreage**
- **Minimum lot size**
- **Maximum structures per lot**
- **Building Height**
- **Road Frontage**
- **Lot coverage**
- **Setbacks**

Municipalities must be mindful when creating and amending dimensional standards to avoid unintended consequences that may limit the type of development the community desires. For example, in some cases the required land area per dwelling unit may greatly exceed the land area required to support subsurface wastewater disposal requirements based on soil-based criteria. There may also be cases where the permitted density (units per acre or structures per lot) may be more restrictive than what a public wastewater system may be capable of handling and therefor limiting to development.

Dimensional standards can also create unintended barriers for a developer's financing or ownership structure. For example, if a development is required to develop multiple structures across multiple lots due to standards that restrict dwelling units per lot, this may cause additional legal hurdles and cost for a developer. This scenario could also present challenges or unnecessary problems with access management when multiple curb cuts may be required to meet the standards of the ordinance.

Cluster, Open Space, or Conservation Subdivisions

Cluster, open space, or conservation subdivisions all refer to a type of development that clusters development in a more intense area in order to promote efficient land use and preserve open space or conservation land. The development that occurs with this type of subdivision will often be allowed at a higher density than a traditional subdivision within a given municipality in exchange for a portion of the subdivision to be kept as open space or conservation land. This land use strategy can promote preservation of habitat, water quality, and natural resources.

Allowable Uses

Zoning ordinances list allowable uses by district. Uses may be allowed, by right, by special exception, or by conditional use permit. Special exception or conditional use permits require the use to meet a specific set of pre-determined criteria and require approval by either the Zoning Board of Adjustment or Planning Board. Many zoning ordinances allow for single-family homes in residential districts but are often missing additional variety of housing types that would allow for the development of more affordable housing for moderate- and lower-income individuals. When zoning does allow for the creation of multi-family housing or mobile home parks, which are often more affordable options and are commonly available as rental housing, there are often additional standards and review required. Mobile home parks and multi-family housing commonly trigger site plan review, where single-family homes can be constructed with a building permit from the building department. While there are very valid reasons for requiring an additional level of review for larger housing developments, municipalities may want to consider the implications of this additional process when reviewing these types of housing.

Interestingly, many zoning districts today do not allow for the type of housing that is found existing in that district already. This is often evident in towns with village centers that at one time, allowed for conversion of larger single-family homes into multi-family homes. Therefore, while the zoning ordinance may not allow for three or even four-family housing, these housing types may be common among the existing landscape. This is further explored below in the discussion on the Missing Middle Housing.

Parking

Parking requirements for residential developments are meant to ensure that their residents have spaces to park and do not end up creating public hazards by parking along roads in ways that impede traffic or snow removal. However, most parking standards can be and should be customized to fit the needs of the individual municipality and the district in which they are being required. Municipalities can require parking minimums or maximums for developments all of type. Parking needed for residential developments can greatly vary from district to district and from community to community. For example, parking in a densely built village or areas developed close to public transit options may require less parking per dwelling unit than a residential development located in a suburban or rural community where cars are needed to fill daily needs.

Where feasible, reducing parking requirements lessen development costs for housing projects. Eliminating the need for additional parking has benefits, including creating outdoor public or commercial spaces, lessening storm runoff, reducing summer heating, and decreasing flooding. Also, it is in a developer's interest to provide sufficient parking for the intended residents, thus parking requirements in more urban and rural areas often act as an unnecessary requirement to the permitting process.

Fire, Safety & Health

Rental units are required to meet all applicable state fire and safety codes. Regionally, almost a quarter (23%) of all rental housing was built prior to 1940 making upkeep more challenging and expensive. It is no surprise that a common complaint by renters is that apartments are not in very good condition or do not meet the required building code. The makeup of the region's housing stock is an additional enforcement challenge for municipal staff where there are small building departments. Building code, while extremely important for the health and safety of our community, can be burdensome and difficult to navigate, especially for smaller projects such as Accessory Dwelling Units, conversions of single-family homes into small multi-family homes, Short-Term Rentals, owner-occupied rentals, or for small investors who own and manage one or two properties.

Local Housing Codes

Municipalities are enabled to establish local codes to address substandard or dilapidated housing. Municipalities are enabled to address this a few different ways: as a nuisance ordinance, dilapidated housing ordinance, or local building code. Municipalities also are enabled to adopt ordinances requiring that rentals register with the town, which can help to provide contact information and/or require proof that the buildings meet state fire and safety codes. Local housing codes can pose similar hurdles to state building codes.

Building Energy Standards

Energy costs have been steadily increasing in recent years and can pose a significant hurdle to housing affordability. Building homes with high energy efficiency standards can dramatically reduce a household's future utility costs, however investments in energy efficiency can increase the cost of renovations or new construction and are not always feasible. In New Hampshire, the Residential Energy Code is based partially on the 2009 IECC.

Land Use Change Overtime

As detailed in this assessment, to address the shifting regional and statewide need of housing, municipalities and the RPC Region may begin to review and discuss where and how housing is permitted and the types of housing being developed. Land use regulations play a critical role in supporting the projected demographic and workforce shifts. This may include a diversity of

housing type and affordability to fit a variety of needs including an aging population, essential workers, young professionals, and families. The traditional housing model presumes that different housing types, sizes and prices should match various life stages, with ownership progressing toward larger or more expensive units over time. But a new paradigm is emerging that calls for more efficient floor plans and more affordable smaller units that can accommodate virtually any occupant regardless of age or disability.

Many land use regulations were written in the 1970s and have been amended overtime leaving many in need of larger amendments to modernize and bring up to date with the overall vision of a community. Regulations should be revised on a regular basis, not only to meet the intent of state requirements and a community's vision, but also to ensure that regulations allow for the amount and type of housing adequate to fulfill a municipality's needs, while also utilizing land and infrastructure efficiently.

Municipal Representatives Input

As part of the RHNA outreach, a questionnaire and two focus groups were conducted where municipal planners, town administrators, town managers, planning board members, and select board members were invited to provide input on the state of housing in their community's. In the Municipal Representative Questionnaire, respondents were asked to identify the level of priority of specific issues for their municipality to address. Majority selected Natural Resource Preservation/ Preservation of Rural Character as the highest priority with Affordable and/or Workforce housing being the third highest priority selected after Economic Development. That said, not a single respondent strongly agreed with the statement "your municipality provides affordable home purchase choices."

The top factors identified by municipal representatives influencing housing affordability and availability included:

- Increased property values
- Growing desirability of the community
- Limited housing options
- Limited land availability
- Lack of infrastructure
- Desire to maintain community character

"

"What are the greatest constraints to your municipality achieving their housing goals?"

- **Lack of available buildable land**
- **Increased property values**
- **Community willingness**
- **Lack of infrastructure**

- Municipal Representative Questionnaire, 2022

> *"Another way housing availability and affordability has impacted Exeter is that those who work in Town or close by cannot afford to live near their work, so they are forced to move away, leaving their jobs at area businesses. Local businesses have had to cut their hours of business and/or close their doors due to workforce shortage."*
>
> *– Municipal Representative Questionnaire, 2022*

Policies

Property Tax & Transfer Tax

Property transfer taxes are paid at time of sale. In New Hampshire the buyer and seller equally split the flat 1.5% transfer tax on the purchase price (assuming fair market value). New Hampshire also has tax relief programs for undeveloped lands meant to incentivize long-term use for farming and forestry. New Hampshire's Current Use program requires 10 acres of undeveloped land and assesses the land at a lower value. The penalty for removed land from the Current Use program is 10% of the "full and true value." The "full and true value" is based on the highest and best use of the land as of the date the transaction began. In areas where land prices have risen substantially, these penalties are marginal compared to the gains that can be made from land sales and the tax savings over time.

Tax Increment Financing

Tax Increment Finance (TIF) Districts are created by a municipality and cover a specific geographic area with the purpose of enabling funding for public improvements that will make an area more attractive for development. A tax increment is places on developments that occur within the TIF District and are then used to pay for direct costs related to public improvements. Public improvements eligible for TIF funding include parking facilities, public utility expansions or replacements, public streetscape improvements, new parks or open space, and sidewalks and roadway improvements.

Community Revitalization Tax Relief Incentive (79-E)

Community Revitalization Tax Relief Incentive (79-E) is enabling legislation adopted with the goal of encouraging rehabilitation and increased use of under-utilized buildings. 79-E authorizes municipalities to waive increased property taxes for a limited time that would be a direct result of "substantial rehabilitation." Properties in downtown areas are eligible. Municipalities can waive 15% of the pre-rehab assessed value of the structure or $75,000, whichever is less. This relief may be

granted for up to five years, or longer if the structure is a historic structure or the project includes new, affordable housing. Municipalities must adopt the provisions of RSA 79-E:4-c to establish a housing opportunity zone.

Economic Revitalization Zones

The Economic Revitalization Zone tax credit program provides short term business tax credit for projects that improve infrastructure and create jobs in designated areas within a municipality. The purpose of Economic Revitalization Zones is to stimulate economic redevelopment, expand the commercial and industrial base, create new jobs, reduce sprawl, and increase tax revenues within the state by encouraging economic revitalization of certain areas. The consideration of locating housing near Economic Revitalization Zones can strengthen the link between workforce housing and the availability of infrastructure and jobs. As of December 2021, there were 33 Economic Revitalization Zones located in the RPC Region.

Opportunity Zones

Opportunity Zones were created under the 2017 Tax Cut and Jobs Act as a federal program that designates low-income census tracts as Opportunity Zones, making tax incentives available to groups or individuals who invest in those census tracts. This tool was created to improve outcomes and focus investment for low-income areas. According to the U.S. Economic Development Administration, "By investing in Opportunity Zones, investors stand to gain a temporary deferral on their capital gains taxes if they hold their investments for at least 5 years, and a permanent exclusion from a tax on capital gains from the Opportunity Zones if the investments are held for 10 years." In 2018, NH Governor Chris Sununu nominated 27 census tracts to be designated as Opportunity Zones including two census tracts in the RPC region in Raymond and Seabrook.

Transfer of Density Rights

Transfer of Density Rights is a tool utilized by developers to trade density allowed within a municipality across zoning districts or properties. As defined by the NH OPD Planning Board Handbook, "The technique extracts a portion of the additional land value created when an area is 'up-zoned' (for example, in establishing a mixed-use village zone, new redevelopment zone, or transit-oriented development zone) as a development fee paid into a municipal conservation fund which is, in turn, used to purchase some or all of the development rights of land located in designated conservation areas. It is less cumbersome to administer and track than conventional transfer of development rights because direct linkage of land in sending and receiving zones is not necessary."

Transfer of Density Rights can be used as a mechanism for a developer to add density to a project, even if it is not zoned as such. This additional flexibility can help increase the financial viability of housing projects.

Other Controls

Inclusionary Zoning

Inclusionary housing programs, as described by the 2021 NH OPD Planning Board Handbook," are a means of encouraging or requiring private developers to provide housing for various types of households based on income. Inclusionary housing functions by granting zoning exemptions and density bonuses to developers that permit building at a higher density if a portion of the proposed development is reserved for elderly, handicapped, or targeted lower-income households. Inclusionary housing provisions are only applicable in municipalities willing to use density bonuses as a housing development incentive for a recognized community need. In New Hampshire, inclusionary housing programs are voluntary. Depending on the zoning ordinance, developers interested in applying for a density bonus apply either to the zoning board of adjustment or to the planning board."

According to the 2019-2020 Municipal Land Use Regulation Annual Survey the following Rockingham Planning Commission municipalities have adopted inclusionary zoning:

- Atkinson
- East Kingston
- Exeter
- Greenland
- Hampton Falls
- Kensington
- North Hampton
- Plaistow
- Portsmouth
- Rye
- Salem
- Stratham

There are many benefits to inclusionary zoning:

- Creates a mechanism for affordable or low-income housing which may be more economically feasible for developers
- Reduces the segregation between market-rate and income-restricted housing as it requires projects to include both types of housing units
- Can encourage mixed-use development that provides both commercial and residential development in a single project
- Municipalities may allow developers to pay into a housing trust fund in lieu of constructing affordable units

Challenges with inclusionary zoning:

- Depending on the housing market, construction costs, and the density bonuses allowed under the ordinance provision, developers may have a difficult time making a project financially viable, even with density bonuses
- It can be challenging for municipalities to track and enforce the affordability of units constructed via inclusionary zoning. Often ordinances will require the units be sold with a deed restriction.

Accessory Dwelling Units

Accessory Dwelling Units (ADU) are residential living units that can be within or attaches to a single-family dwelling, or a detached unit that provides independent living facilities for one or more persons. An ADU includes provisions for sleeping, eating, cooking, and sanitation on the same parcel of land as the principal dwelling unit it accompanies. ADUs are one strategy municipalities can implement to allow for slow, incremental growth of their housing supply. ADUs are often hidden-in-plain sight and do not drastically change the character of single-family homes and neighborhoods. Generally, due to the small size of ADUs, they often result in naturally occurring affordable housing and units that allow for aging in place. ADUs are flexible housing that can allow for a variety of household arrangements for family members or nonrelated people.

In 2017, NH RSA 674:71-73 took effect which requires all municipalities to allow for internal or attached ADUs in all zoning districts where single-family homes are permitted. The state law provides municipalities flexibility in how they would like to regulate ADUs including the ability to regulate size or detached ADUs.

Infill Development & Redevelopment

Infill development, as defined by 2021 NH OPD Planning Board Handbook, "is development that takes place within existing communities, making maximum use of existing infrastructure instead of building on previously undeveloped land." There are many benefits to infill development and redevelopment, especially when it come to housing. By looking at land that is currently underutilized, located on or in proximity of existing infrastructure, and already developed, for development opportunities or increased density, municipalities can utilize their built environment to the best use possible. Infill development is one option for many communities who may not have large areas of developable land or are interested in preserving open space or conservation land. Municipalities may need to review their land use regulations to allow for housing development as infill in appropriate zones.

Missing Middle Housing

Missing Middle Housing, as defined by Opticos Design, inc. "is a range of house-scale buildings with multiple units-compatible in scale and form with detached single-family homes – located in a walkable neighborhood." Opticos Design, inc. coined the term "Missing Middle Housing" as concept that focus on small, multi-family dwellings (two to four units and cottage courts/ courtyard buildings) that provide varied housing options while supporting walkable, mixed-use neighborhoods that foster community and livability. These types of housing, which are often missing from our housing stock or prohibited by zoning, were frequently built in the 1920s and 1930s across this country. Historically, missing middle housing was common as multi-generational housing where families were able to live close by. Today, they are affordable options for many but often overlooked by communities as housing that can be built to "fit" the neighborhood scale.

Home Sharing or Co-living

Home sharing or co-living is the concept of sharing a home as a "nonfamily" household. Similar to a roommate situation, this type of shared housing may be an option desirable for folks of all ages in the community with many benefits. Shared housing includes common living facilities with private bedrooms. This can provide benefits ranging from increased affordability of housing, lower environmental footprint, companionship and in-house support for elderly or families. Many local land use regulations do not acknowledge this type of shared housing or unnecessarily restrict it. Municipalities interested in clarifying this type of shared housing to allow it within their zoning regulations should review their zoning definitions to specify various types of housing situations.

Physical Infrastructure & Services

Introduction

The supply and functionality of affordable housing is directly linked to the condition and availability of other infrastructure, such as transportation options, water and sewer services, and broadband access. Not only does the infrastructure serve its own purpose—roads get people to and from work, broadband allows for quick internet access—but also it helps to open opportunities for all. Infrastructure can serve as a great equalizer and can promote social equity across all income levels.

Transportation

Transportation infrastructure is necessary to connect people with economic opportunities and needed services. In general, suburban and rural areas have lower housing costs than nearby urban areas. Land near employment centers, public transit, and amenities is often more expensive, which pushes affordable housing developers to select sites on the outskirts of communities. Smaller and rural communities offer limited or no public transportation options. This forces affordable housing residents to be dependent on their own cars for transportation, resulting in long and expensive commutes; traffic congestion; increased air pollution; and decreased access to employment, public spaces, and necessary goods and services. Higher transportation costs and increased commute times negate some of the financial benefits of less expensive housing. The imbalance

between employment and housing coupled with a lack of public transportation can place many jobs out of reach for those who do not own a car.

"Negative health effects related to the transportation system can fall hardest on vulnerable members of the community, such as low-income residents, minorities, children, persons with disabilities, and older adults. Households in low-income areas typically own fewer vehicles, have longer commutes, and have higher transportation costs. Inadequate or substandard infrastructure in low-income and minority communities can prevent people from using active transportation. It can also make walking and bicycling unsafe for those who do rely on these modes to get around, leading to higher incidences of collisions involving pedestrians and cyclists."
- US Dept. of Transportation (https://www.transportation.gov/mission/health/health-equity).

Water & Wastewater

Every housing unit needs access to adequate clean drinking water and a way to dispose of wastewater. High density housing development is more efficient for supplying water and sewer infrastructure, as it lowers the cost of providing these services. In areas where municipal sewer and water infrastructure is available, one water treatment plant and one wastewater treatment plant can serve many households, allowing housing units to be built close together. By contrast, low-density, rural areas often lack public water and sewer because it is much more expensive to serve these communities. In these areas, each housing unit typically has its own well and septic system, which require space near the house and must be set back from other buildings and water resources.

Providing adequate water and wastewater is an essential part of any project. However, it can add costs. Hookup and service fees can be high in some communities, adding to the cost for housing within area that can support higher densities. Decentralized, community wastewater systems can enable more dense development or redevelopment in lieu of a municipal sewer system. Where applied, land use regulations should allow these decentralized systems where suitable soil, land use and other requirements are met. State permitting can add time and cost to a project. To convert an existing single-family home to a duplex or a multi-family dwelling will require wastewater/water approvals. By virtue of increasing the daily flows from the additional kitchen or additional bedrooms, sewer fees would increase, or the septic system may need to be expanded.

Broadband

Broadband or high-speed internet allows users to access the internet at significantly higher speeds than dial-up services. High-speed internet is no longer considered a "nice-to-have" luxury. Broadband is an important tool for expanding educational and economic opportunities, particularly in rural areas. Among its benefits, broadband access:

- Makes distance learning possible, including online college courses and continuing education programs.

- Makes it easier for elementary, middle, and high school students to complete their homework.
- Allows for the use of services such as Voice over Internet Protocol, which is an alternative to traditional voice telephone service.
- Makes telehealth possible. This is particularly valuable to people in rural areas, by providing them access to medical specialists who may be located outside of their community.
- Is necessary for video streaming and remote work.
- Allows quicker and more efficient online shopping.
- Is often needed to apply for social services, such as unemployment compensation.
- Allows individuals to more easily search and apply for job openings, many of which are now exclusively posted online and require online applications. According to ConnectHome, 90% of people in the US who have looked for a new job in the past 2 years used the internet to do so and 84% applied to a job online.

ConnectHome is a HUD initiative to provide free or affordable internet to residents living in HUD-assisted housing. The 2016 ConnectHome Baseline Internet Access Survey found that only 34% of public housing households had high-speed internet access, 35% were underconnected (only having internet access via a smartphone or tablet and accompanying data plan), and 31% had no internet access at all[21].

Housing, Economy, & Community Development

Community Development Block Grants

Community Development Block Grants (CDBG) are designed to help local governments improve economic opportunities and meet community revitalization needs, particularly for their low- and moderate-income residents. The CDBG program is funded by the US Dept. of Housing and Urban Development and administered in NH by the Community Development Finance Authority. Target funding areas include housing, public facilities, economic development, emergency needs, and planning. Within housing, priority funding areas include preservation of affordable housing, accessibility of affordable housing, and construction of new affordable housing.

Childcare Access

Stable, affordable, high-quality childcare is essential to a family's economic well-being, parents' ability to work, and a child's healthy development—much in the way stable, affordable, quality housing is. Many low-income families have a difficult time paying for childcare and housing. Medicaid and food assistance through the Supplemental Nutrition Assistance Program (SNAP) are entitlement programs, meaning that they serve everyone who applies and is eligible to receive funding. However, federal childcare and rental assistance programs are not entitlement programs; their funding is capped and does not automatically expand based on the number of people who need it. As a result, not everyone who applies for childcare and rental assistance and is eligible for funding receives it. This can force families into lower-quality, unstable childcare arrangements. In addition, many communities have limited childcare opportunities even for those who can

[21] *HUD ConnectHome, https://www.huduser.gov/portal/sites/default/files/pdf/ConnectHome-Brief.pdf*

afford it. The table below shows the number of licensed childcare facilities in each community in the Rockingham Planning Commission Region as well as the total number of children these facilities are licensed to enroll (total licensed capacity). Portsmouth, Salem, Hampstead, and Exeter have the highest enrollment capacity. New Castle, Newington, and South Hampton are the only municipalities in the region with no licensed facilities. Data was obtained from the 2019 NH Child Care Desert Map, which was collaboratively collected and compiled by Child Care Aware of NH and America, NH Dept. of Health and Human Services, and Head Start[22].

Childcare Access

Municipality	# of Licensed Childcare Facilities	Total Licensed Capacity
Atkinson	1	112
Brentwood	2	54
Danville	1	13
East Kingston	1	40
Epping	6	207
Exeter	5	410
Fremont	3	110
Greenland	2	88
Hampstead	7	427
Hampton	2	70
Hampton Falls	1	166
Kensington	1	20
Kingston	1	68
New Castle	0	0
Newfields	1	52
Newington	0	0
Newton	1	58
North Hampton	1	188
Plaistow	4	297
Portsmouth	11	992
Raymond	4	132
Rye	1	99
Salem	14	811
Sandown	1	75
Seabrook	1	17
South Hampton	0	0
Stratham	5	290

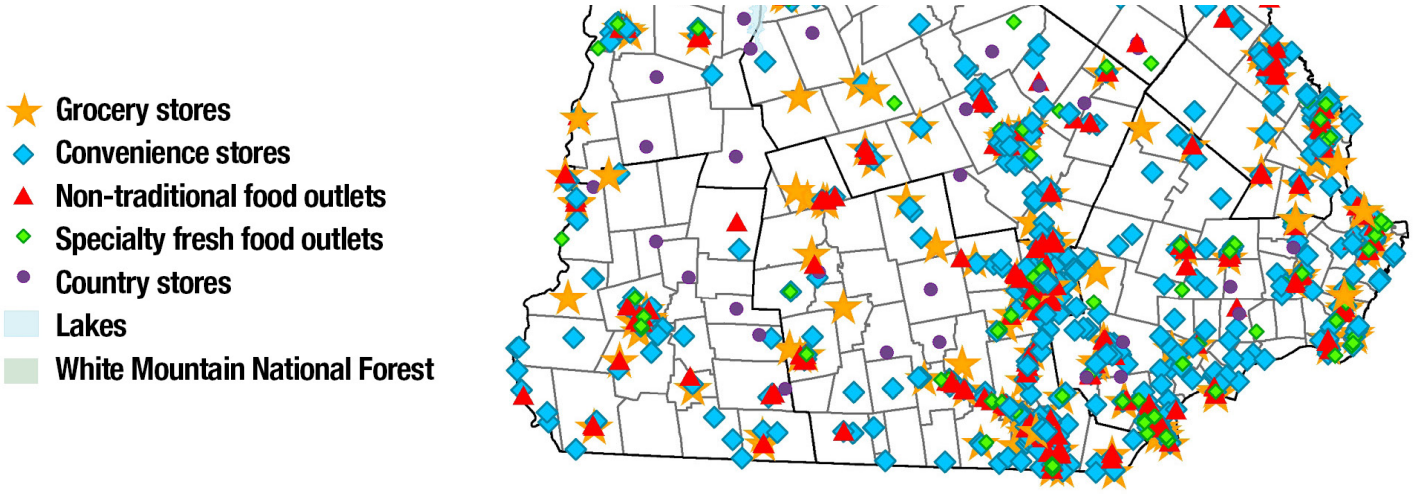
Source: NH Connections, Childcare Desert Map, 2019

[22] *NH Connections, Childcare Desert Map, https://www.nh-connections.org/communities/nh-child-care-desert-map/*

Food Access

"Mapping the Food Landscape in New Hampshire" was written in 2019 by Jessica A. Carson of the Carsey School of Public Policy at University of New Hampshire. In this brief, Carson evaluates the food landscape in NH and identifies geographic gaps in food access. Findings show that statewide, the retail food market is dominated by convenience stores and non-traditional food outlets. Throughout the state there are only 1/3 as many grocery stores as convenience stores. The distribution of retail food sources roughly mirrors the state's population. There are no significant gaps in retail food stores in the Rockingham Planning Commission region, as shown on the map below.

NH's Non-Farm Retail Food Sources



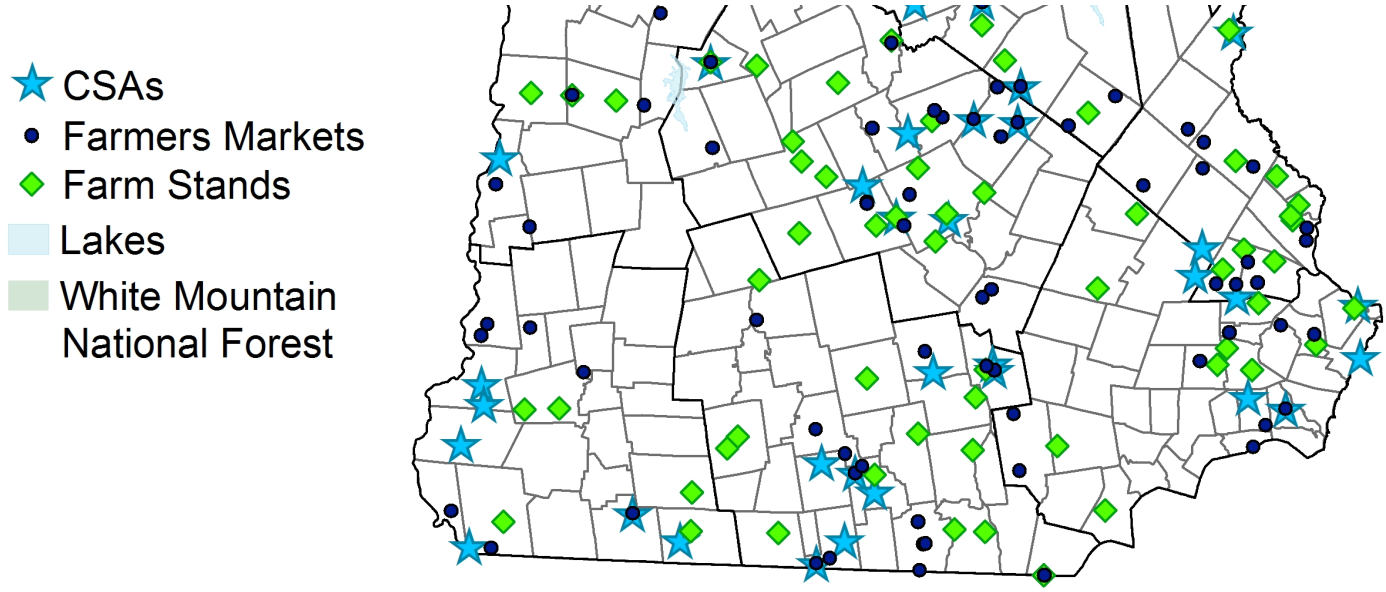
Source: Data from infoUSA marketing database; NH Dept. of Health & Human Services Division of Public Health Services; individual self-inspecting cities and towns; map produced by UNH Carsey School of Public Policy

The brief also examined the distribution of farm-related food sources in NH, including intermittent farmers' markets, seasonal or year-round farm stands, and farms that offer bundles of produce directly to customers in the form of community supported agriculture. It found that farm-related food sources follow a similar pattern to non-farm food retail services and are generally located in more populated regions of the state. One notable exception to this is a band from Epsom to Plaistow, which has virtually no farm food options despite having a significant population.

In addition to food access, there are links between housing and food security. Household must determine how to allocate income across a variety of expenses. Given that mortgage payments and rents are typically fixed, when a household faces economic constraints they respond by reducing spending on items they can control, such as food. In their August 2021 report "Housing Affordability and Food Sufficiency," the National Association of Realtors analyzed the 2019 American Community Survey data and found that households who spent a higher percentage of their income on housing costs also had a higher rate of receiving Supplemental Nutrition Assistance Program (SNAP) benefits. For example, among households with housing costs of no

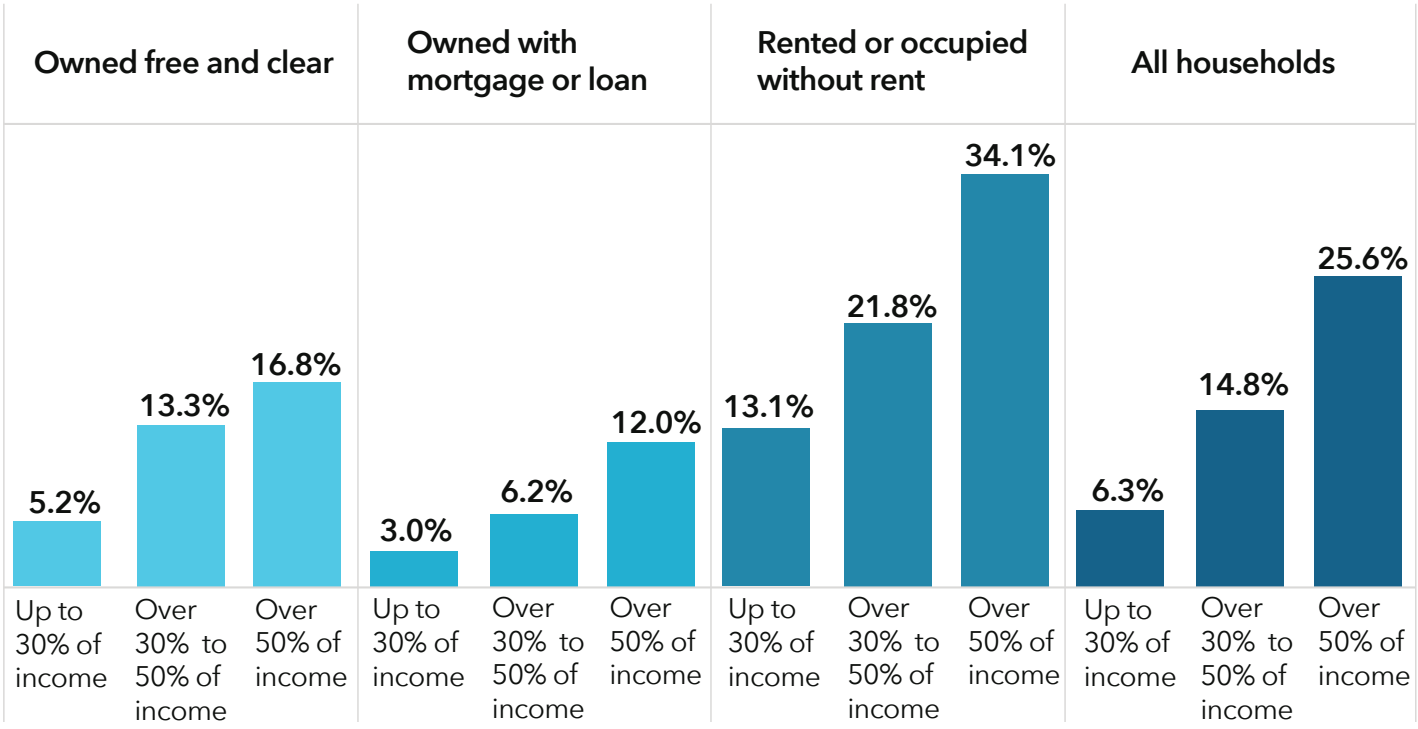
more than 30% of income, 6.3% received SNAP benefits. Of those households who spend 30-50% of income on housing costs, 14.8% received SNAP benefits. Likewise, among households who spend more than 50% of income on housing, 25.6% receive SNAP benefits.

NH's Farm Retail Food Sources



Source: Data from NH Dept. of Agriculture; NH Dept. of Business & Economic Affairs; map produced by UNH Carsey School of Public Policy

Percent of Households Receiving Supplemental Nutrition Assistance Program Assistance (Food Stamps) by Tenure and Share of Housing Cost to Income



Source: NAR tabulation of the 2019 American Community Survey PUMS

Parks, Recreation & Other Civic Infrastructure

Public parks and recreation areas provide valuable locations for people to exercise, connect with nature, play games, gather with friends, and enjoy countless other activities. In more densely developed areas, they can replace the need for large, private yards. Parks and recreation areas can benefit the local economy, enhance property values, and make communities more attractive places to live and work. They improve the environment by soaking up runoff, capturing rainfall, providing habitat, reducing the heat-island effect, and mitigating air pollution. However, in areas where land is limited and expensive, the desire for public parks can be at odds with the desire for affordable housing. "Smart Collaboration: How Urban Parks Can Support Affordable Housing," a 2009 report by the Trust for Public Land, lays out the following key lessons for integrating parks/recreation and housing goals .

- Promote or reward the construction of affordable housing through the offer of funding for parks. This can include direct rewards per bedroom constructed or per policy adopted. Other factors to be considered include poverty level, amount of available recreation land, and percentage of affordable units.
- Integrate the planning for and creation of affordable housing and parks.
- Promote collaboration among housing, community development, and parks/recreation agencies and advocates. Broad coalitions build greater political and public support for projects.
- Encourage private developers to build compact developments that allow for walking, affordable housing, and open space.

Housing-Related Health Concerns

Even though the use of lead-containing paint was banned in the U.S. in 1978, lead poisoning remains a serious health risk for children in NH due to the state's high percentage of older homes. There are grants and funding sources available to help property owners remove lead paint hazards from older homes, however, they are often underutilized. In 2020 NH was awarded over $12.3 million in federal funds, of which NH Housing received more than $2.4 million for their Lead Based Paint Hazard Reduction grant program and $700,00 in Healthy Homes funding. NH Housing also maintains the "NH Lead-Safe Housing Registry," which provides a list of single/multi-family homes, duplexes, and apartments that received assistance under the NH Housing Lead Grant Program. These units were deemed "lead safe" at the time of their clearance inspection. More information about these programs is available at https://www.nhhfa.org/rental-assistance/landlords-property-owners/lead-and-healthy-homes/.

Fifty years ago, asbestos was commonly used in everything from tar paper for roofing, pipe insulation, caulking, ceiling and floor tiles, acoustical plaster and concrete, fireproofing materials, and home insulation. While we now know how dangerous it can be to our health, it is still found in many older homes. Another potential health threat is radon. High levels of radon gas naturally

occur in NH's soil and water. Radon gas can enter a home through the ground or from well water that contains radon. Radon decays quickly, giving off tiny radioactive particles. These particles can damage cells that line the lungs when inhaled and long-term expose can lead to lung cancer. Asbestos and radon are not included on the list of 13 key aspects of housing quality under the Housing Choice Voucher program, making it less likely that landlords will invest resources to abate these potential health hazards.

Housing & Employment

Regional Employers and Housing

The connections between housing and the regional and local economy must be taken into consideration when planning for future demand of both housing and workforce. The economic vitality of the region depends greatly on the ability of employers to attract, hire, and retain qualified workers. A shortage of housing available to meet the needs of a variety of employment sectors and income ranges will quickly impact employers hiring practices. The shortage of housing units for a vast range of incomes has impacted the employers in the Rockingham Planning Commission region. Both larger regional employers and businesses and smaller businesses have felt this impact which has been severely exacerbated over the last two years as the COVID-19 Pandemic and other economic factors have impacted the supply and demand of housing units.

As part of this effort, direct engagement with regional employers was conducted through an online survey and interviews and we have heard from our employers that attracting and retaining employees is one of the largest challenges businesses are facing today. Employers have heard from their employees and interview candidates that housing is a major challenge when workers are trying to relocate or maintain their housing within the region. Should employers continue to face these challenges with their workforce and labor, there is a chance that businesses may decide to locate elsewhere or not locate in the region. Businesses may begin to seek out locations for their employment centers that will allow their employees the flexibility to live in a more affordable priced region or state. This could have impacts on the economic vitality and overall livability of the region. Without a strong economic base and business center, residents of the region will not be able to access goods, services, and amenities in the same way they can today, well-paying jobs may be more limited, and overall opportunity would decrease.

Employer Assisted Housing

Employer-Assisted Housing (EAH) refers to a variety of housing programs that support either housing rental or ownership, and involve direct employer support, either through financing or development of residential units. These programs offer direct benefits for both employees and employers and indirectly benefit the community and local economy. For employees, being able to live near their work decreases commute times and creates a greater sense of commitment and

personal investment to their employer. For employers, this attractive benefit not only results in the increased ability to attract a qualified workforce, but also leads to higher employee retention levels, thus reducing costs and increasing efficiency. For communities, when people work and live in the same community, they tend to be more active and involved in civic and volunteer activities, while also contributing to the local economy by living, working, and playing in the same geographic area. Additionally, by minimizing employees' commute times, both traffic and air pollution are reduced. NH Housing published Developing Employer-Assisted Housing in October 2021 to serve as a guide for New Hampshire businesses.

There are many different ways in which employers can participate in Employer-Assisted Housing Programs. Through a variety of options, employers can either choose to subsidize housing costs for employees, or they can be directly involved in the development of new units near their workplaces that are then rented or acquired by their employees. Examples of EAH programs in the form of financial assistance include:

- Down payment or Closing Cost Assistance
- Secondary (Gap) Financing
- Moving Cost Assistance
- Rent Subsidies
- Homebuyer Education

Examples of EAH programs in which the employer is directly involved in the development of new units for their employees include:

- Cash Contributions
- Land Donation
- Construction Financing
- Low-income Housing Tax Credit Investment

For additional information on these programs see NH Housing's guide Developing Employer-Assisted Housing.

History of Fair Housing

The Fair Housing Act of 1968 was signed into law as part of the Civil Rights Act by President Lyndon Johnson. The Fair Housing Act expanded on the Civil Rights Act of 1964 to prohibit discrimination concerning the sale, rental, and financing of housing based on race, color, national origin, and religion. The Act was amended in 1974 to include gender or sex (gender identify and sexual orientation) and again in 1988 to include familial status and disability (HUD, 2022). Collectively, these are the protected classes under the Federal Fair Housing Act. New Hampshire state law also includes RSA 354-A Law Against Discrimination which also identifies the protected classes under state law to include the federally protected classes as well as marital status, age, gender identify and sexual orientation (NHLA, 2022).

The Fair Housing Act covers all dwellings including, but not limited to, private and government subsidized housing, rental housing, single-family houses, manufactured housing parks, condominium associations, assisted living facilities, nursing homes, and transitional housing programs.

Illegal practices when they are directed towards members of one of the protected classes:

- **Refusal to sell or rent**
- **Terms or conditions with disparate effects**
- **Steering for home sales or rentals**
- **Exclusionary zoning**
- **Retaliation for asserting protected rights**
- **Discriminatory advertisements or statements**
- **Failure to provide reasonable accommodations or modification for a person with a disability**

The purpose of the Fair Housing Act is to stop discriminatory practices against protected class members in access to and receipt of housing-related services and to promote integration and suppress segregation in housing (NH Housing, 2014). New Hampshire Housing published the Fair Housing for Regional and Municipal Planning; A Guidebook for New Hampshire Planners in 2014, which provides additional resources regarding Fair Housing including federal and state case law. Enforcement of the Fair Housing Act is through the U.S. Department of Justice (DOJ) and U.S. Department of Housing and Urban Development (HUD), in addition to local governmental units and private non-profits funded by HUD to assist with enforcement activities.

The Analysis of Impediments to Fair Housing Choice In New Hampshire, updated in 2020 (NH Housing 2021), identified existing fair housing impediments.

- Land use controls
- Housing for older persons
- Lead poisoning
- Mortgage lending
- Economic factors including housing affordability
- Lack of substantial equivalency and investment in the Human Rights Commission
- Source-of-income discrimination
- Domestic violence survivor protections in housing
- Rigid admission criteria for federally subsidized housing programs
- Language access challenges
- Lack of information about fair housing law and protections
- Lack of quantitative data on the prevalence of discriminatory housing practices in the state
- Persistent systematic bias

Housing Discrimination

Types and Level of Discrimination

In the state of New Hampshire, fair housing complaints can be submitted to one of three agencies, NH Legal Assistance (NHLA), NH Human Rights Commission (HRC), or HUD's New England Office of Fair Housing. Across the three agencies, between 2014 and 2022 the RPC Region had 182 complaints filed and recorded. The tracking of complaints may include duplication or overlap between the three agencies as NHLA may refer complaints to HUD or HRC depending on the type of complaint.

A comprehensive breakdown of fair housing complaints by municipality and type can be found in Appendix C.

Agency Response

There are a handful of ways fair housing complaints may be resolved and relief for a violation may be issued. Complaints may be resolved by settlement arrangements without a finding of fault, withdrawal of the complaint, or a finding of no probable cause. Relief for a violation may be in the form of damages and costs or education and monitoring.

Capacity of Social Service Providers

Outreach conducted as part of this assessment included a statewide survey that was distributed to social service providers who work providing emergency housing or supportive housing. The Purpose of the outreach was to identify the haps in services for specific geographic areas or populations, understand organizational challenges and opportunities for providers, and identify potential tools to advance needed housing across the state. The summary of the survey results can be found in Appendix B- Summary of Outreach Process & Qualitative Data.

> *Our vision is…*
>
> *"One where everyone gets to live safe, stable and healthy lives, filled with purpose, respect and dignity"*
>
> *– Social Service Provider Survey, 2022*

Of the providers who participated in the survey, when asked about housing supply and demand, 72% answered that demand of units greatly exceeds supply and 82% identified an increase in housing challenges seen since the start of the COVID-19 Pandemic. When ranking strategies that would make the biggest impact in improving their organization's functioning, additional beds/units was ranked as the top impactful strategies to expand services.

> *"Additional available, affordable housing units (rather than shelter beds) and either project-based or tenant based rental assistance to make them affordable to someone on disability."*
>
> *– Social Service Provider Survey, 2022*

Exeter Housing Roundtable Event, Exeter, NH.

VII. Next Steps for Working Towards Meeting Regional Need

Regional Overview

The findings of this Regional Housing Needs Assessment define the regional need for additional housing units and type of the changing population, employment trends, and economic and market shifts. The 14,563 additional housing units called for in the Fair Share model of this assessment, along with the housing opportunity analysis and guidelines for how to plan for additional housing development across the region, provide a target for municipalities to work towards when planning for housing development and balancing infrastructure expansion, environmental preservation, and economic development. This section begins to identify actionable steps municipalities may take to address housing challenges both regionally and locally. The Housing Toolbox, being developed in coordination with the Office of Planning and Development in 2023 will continue to provide tools for municipalities to utilize in this work.

Action Steps

Connect with Neighboring Municipalities and Regional Organizations

In addition to community engagement and stakeholder outreach, municipalities should consider hosting or facilitating discussions with neighboring municipalities or attending regional meetings hosted by regional or state organizations to discuss housing challenges and solutions. The housing challenge facing the region and the state cannot be solved by only a few municipalities taking on majority of the effort, but rather must be a collaborative and coordinated effort. To plan for sustainable development that will continue to protect and preserve the characteristics of the RPC Region including natural resources and open spaces, regional collaboration should be leveraged. Discussions around infrastructure expansion and connection, leveraging shared resources, and sharing innovative strategies will be key to achieving housing goals.

Economic Development that Supports Housing

Municipalities should provide opportunity for development and support existing development that support various demographic groups and communities of interest including seniors, minority populations, families, single adults, etc. This may include access to childcare, employment, educational opportunities, and food access.

Review Local Land Use Regulations for Housing Opportunities

As detailed in this assessment, local land use regulations can create significant barriers for housing development and can have unintended consequences. Municipalities may use this document and

other resources included in the appendix to review aspects of their local land use regulations and identify areas that may be amended to encourage the types of housing development that fits the character of their community. This may include the following:

- Inclusionary Zoning or Density Bonuses
- Housing Overlay Districts
- Mixed Use Zones
- Infill & Redevelopment
- Ensure Home Sharing is permitted use
- Allowing More, Smaller-Scale Multi-Family Developments
- Review Dimensional Standards
- Accessory Dwelling Units
- Enable Housing Conversions
- Review Permitting Process for Efficiency
- Identify if Impact Fees Are Necessary

Review Opportunities for Municipal Land Acquisition or Infrastructure Financing

Municipalities may be positioned to take advantage of state or federal programs including by establishing:

- Capital Improvement Programs (RSA 674:4-7 & 674:21)
- Tax Increment Financing Districts
- Community Revitalization Tax Relief Incentives (79-E)
- Economic Revitalization Zones
- Opportunity Zones

The following are additional funding mechanisms that can be utilized to fund efforts related to coastal resilience and climate change infrastructure adaptation necessary to protect housing:

- Coastal Resiliency Funds (RSA 36:53)
- Coastal Resilience Incentive Zone (RSA 79-E: 4-a)
- Capital Reserve Fund (RSA 35)
- Trust Funds (RSA 31:19-a)
- Municipal Finance Act – Issuance of Bonds (RSA 33)
- Utility Fees: Stormwater & Resiliency (RSA 149-I:6)

Provide Community Education and Engagement Opportunities

Providing opportunities for community conversations to identify specific need and reduce barriers to understanding the housing need is a critical step towards identifying and achieving

housing goals. Pairing community engagement with education will help facilitate a more in-depth knowledge of why housing is important in the region, and how different types of housing development can maintain community character. Housing stakeholders should be invited to the table to local conversations including housing developers, public housing authorities, social service providers, among others.

Update Housing Master Plan Sections

Updating or developing your municipalities housing master plan chapter is great way to effectively determine local housing goals and priorities. This planning effort will also give the opportunity to update local housing data. When updating master plans, housing matters should be considered in other topic areas such as, but not limited to, transportation, open space, land use, and economic development.

Conduct a Local Housing Needs Analysis

This RHNA was conducted using regional and local data to look at housing needs on a regional scale. While there are projected housing needs for each RPC municipality, it may be useful for individual communities to take a further look a local housing need. A local housing needs analysis would be conducted using local data such as assessing data, planning board records, etc. This level of analysis would provide a more specific picture of what is happening on the ground in a municipality. In the appendix of this RHNA, the most recent data can be found for each RPC municipality, which may assist in starting a local needs analysis.

Create a Local Housing Commission or Advisory Committee

An effective first step for many municipalities may be to create a local housing commission or advisory committee. Boards and Committees are often tasked with many tasks that keep them busy year-round, which can make it challenging to take a deep dive with specific topics, such as housing. Creating a dedicated commission or committee would provide opportunity for a municipality to work towards additional action steps listed here.

55+ Condos in Fremont, NH.

VIII. Appendices

Appendix A – Glossary of Terms

Appendix B – Summary of Outreach Process & Qualitative Data

Appendix C – Quantitative Data

Comprehensive inventory of all data metrics used tables and figures/graphs

Appendix D – RPC Housing Opportunity Analysis of Infrastructure Methodology

Appendix E – Root Policy Research Fair Share Tables, RPC Region

Appendix F – Root Policy Research Fair Share Methodology

Appendix G – Root Policy Research Fair Share AMI Methodology

Disclaimer

This Regional Housing Needs Assessment and the methodology by Root Policy Research that resulted in the fair share table in Appendix E does not break out the current municipal fair share of regional need for workforce housing and therefore shouldn't be relied on for current compliance with the state's Workforce Housing Law, RSA 674:58 – 61.

For a municipality to demonstrate that its existing housing stock supplies its current fair share of regional need for workforce housing would require an analysis at the municipal level undertaken separately from this assessment. Specifically, RSA 674:59, III states, "A municipality's existing housing stock shall be taken into consideration in determining its compliance with this section. If a municipality's existing housing stock is sufficient to accommodate its fair share of the current and reasonably foreseeable regional need for such housing, the municipality shall be deemed to be in compliance with this subdivision and RSA 672:1, III-e".

RHNA Glossary of Terms

Accessory Dwelling Unit (ADU) – a residential living unit that can be within or attached to a single-family dwelling, or a detached unit that provides independent living facilities for one or more persons, including provisions for sleeping, eating, cooking, and sanitation on the same parcel of land as the principal dwelling unit it accompanies. See New Hampshire Accessory Dwelling Unit statute (RSA 674:71-73).

Affordable Housing – housing, rental or owner-occupied, that costs no more than 30% of one's gross income. Rental cost is defined as rent + utilities. Ownership cost is monthly principal, interest, taxes, and insurance.

Area Median Income (AMI) – the median income of all households in a given county or metropolitan region. If you were to line up each household in the area from the poorest to the wealthiest, the household in the middle would have the median household income. Housing programs and the state's workforce housing law use AMI to determine housing eligibility.

Housing Choice Vouchers (also known as Section 8) – a federal government program that assists very low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market. It is a form of subsidized affordable housing in which families who qualify may be provided with government funding to pay a portion of their rent in standard, market-rate housing. Program eligibility and assistance is based upon income and household size.

Low Income Housing Tax Credit (LIHTC) – a federal program that subsidizes the acquisition, construction, and rehabilitation of affordable rental housing for low- and moderate-income tenants. Developers receive a tax credit allocation from an agency such as NHHFA, and then sells the tax credits to a private equity company in exchange for funding to build the property. LIHTC properties must have some or all of its units leased to tenants at rents that are lower than market rent.

Market Rate Housing – housing that is available on the private market, not subsidized or limited to any specific income level.

Mixed-Income Housing Development – development that includes housing for various income levels, including housing that is targeted towards low- to moderate-income individuals and families.

Mixed-Use – any building that contains at least two different types of uses in it, such as ground floor commercial space for stores, restaurants or other businesses, and apartments on the upper floors.

Multi-Family Housing – a building or structure designed to house different families in separate housing units, usually rental property.

NH Workforce Housing Law – RSA 674:58-:61 defines workforce housing as housing that is affordable to a renter earning up to 60% of the Area Median Income for a family of three

paying no more than 30% of their income on rent and utilities, or a homeowner earning up to 100% of the Area Median Income for a family of four paying no more than 30% of their income on principal, interest, taxes and insurance.

Non-Family Household – A household comprised of individuals living alone or with non-relatives only.

Single-Family Housing – any detached dwelling unit meant for only one family to reside in. A single-family home has no shared property but is built on its own parcel of land.

Subsidized Housing – housing where all or a portion of the occupants' monthly housing cost is paid for directly by the government, such as by Housing Choice Vouchers. The renters pay the portion of the rent that is determined to be affordable to them based on their income.

Tenure – Dependent on occupancy status. A unit is owner occupied if the owner or co-owner lives in the unit, even if it is mortgaged or not fully paid for. A cooperative or condominium unit is "owner occupied" only if the owner or co-owner lives in it. All other occupied units are classified as "renter occupied," including units rented for cash rent and those occupied without payment of cash rent.

Vacant Housing Units – A housing unit is determined to be vacant if no one is living in it at the time of the interview unless its occupants are only temporarily absent. Additionally, a vacant unit may be occupied by persons who have a usual residence elsewhere. New units that do not yet have all exterior windows and doors are installed, and final usable floors are in place are classified as vacant housing units. If the unit is exposed to the elements in that the roof, walls, windows, or doors no longer protect the interior from the elements, or if there is evidence (such as a sign on the house or block) that the unit is to be demolished or is condemned, it is excluded to be classified as a vacant unit. Also excluded are quarters being used for nonresidential purposes, such as a store or an office, or quarters used for the storage of business supplies or inventory, machinery, or agricultural products. Vacant sleeping rooms in lodging houses, transient accommodations, barracks, and other quarters not defined as housing units are not included in this statistic.

Workforce Housing – a variety of housing types that are affordable (no more than 30% of gross income spent on housing cost) suitable for households of working people with different needs and income levels. Due to their income, this population is generally not eligible for any federal assistance programs.

Year Structure Built – Refers to the date of the original construction of the structure was completed, and not to any later remodeling, addition, or conversion. For occupied and vacant mobile homes, "model year" is the year built.

For more census related definitions visit:
https://www.census.gov/housing/hvs/definitions.pdf

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Summary of the Outreach Process and Qualitative Data

The Rockingham Planning Commission conducted public outreach to learn about the 27 communities we serve as part of the Regional Housing Needs Assessment process. The insights gained from this research helped to better understand the perspectives and concerns of the region. More specifically, this work informed the narrative and further research needed for the final assessment.

New Hampshire RSA 36:47(II) requires that "For the purpose of assisting municipalities in complying with RSA 674:2, III(*l*), each regional planning commission shall compile a regional housing needs assessment, which shall include an assessment of the regional need for housing for persons and families of all levels of income."

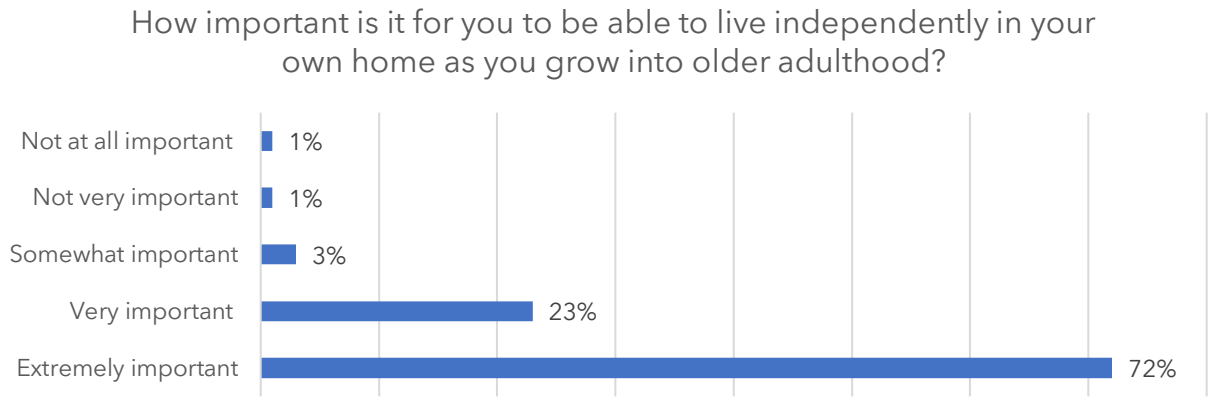
Age Friendly Survey

In 2021, the Rockingham Nutrition Meals on Wheels Program (RNMOW) and Rockingham Planning Commission (RPC) were awarded a two-year grant from Tufts Health Plan Foundation to work with an array of partners to assist communities in the Rockingham region in becoming Age-Friendly. Age Friendly communities enable residents to thrive at every age and every stage of life, as policies and initiatives that help older residents tend to make communities more livable for all ages. The project draws on a national framework developed by AARP that has been used widely in New Hampshire in recent years. AARP New Hampshire is also a collaborating sponsor of the project.

Rockingham Planning Commission worked with the following six communities in 2021-2022 to conduct Age Friendly Community Assessments—Exeter, Fremont, Hampstead, Hampton, Portsmouth, and Stratham.

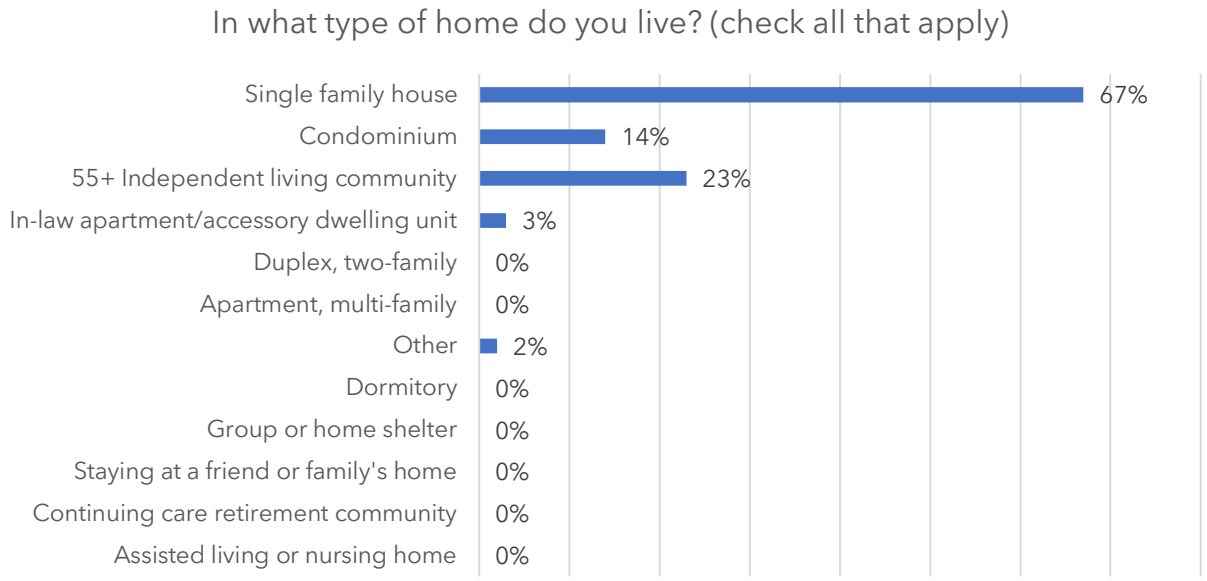
Exeter

Survey Question 12. How important is it for you to live independently in your own home as you grow older?



55.3% of respondents said it is "Extremely Important" to live independently in their own home as they grow older and 31.8% reported that it is "Very Important."

Survey Question 9. What type of house do you live in? (check all that apply)



Survey respondents lived in a variety of housing types. Only 40% lived in single family homes. This is reflective of the fact that Exeter has a broader range of housing options than other assessment communities.

Survey Question 10. My current home meets or fits my needs regarding:

	Very well	OK	Not very well	Not at all
Design (e.g. single floor living, width of doors, few or no steps to get in)	56%	34%	9%	1%
Type of home (ex. Single family, apartment, condominium, other)	69%	25%	5%	1%
Location near places I want to go	61%	30%	8%	1%
Amount of routine maintenance (ex. Raking, snow shoveling)	42%	35%	20%	4%
Affordability within my budget	40%	45%	13%	2%
Sense of acceptance (if in an assisted living or other retirement community)	44%	44%	6%	6%

69% of respondents said that the type of home they lived in fit their needs and more than half of respondents were happy with their current home's design and location. On the other hand, only 40% said that their current home was very affordable and 24% of respondents said that the amount of routine maintenance required on their home did not meet their needs very well or at all.

Survey Question 6. Thinking about the future, which of the following reasons would likely keep you in Exeter as you reach your 70s, 80s, and beyond (check all that apply)?

Only 26% of respondents said that options for a place to live would be a reason to remain in Exeter.

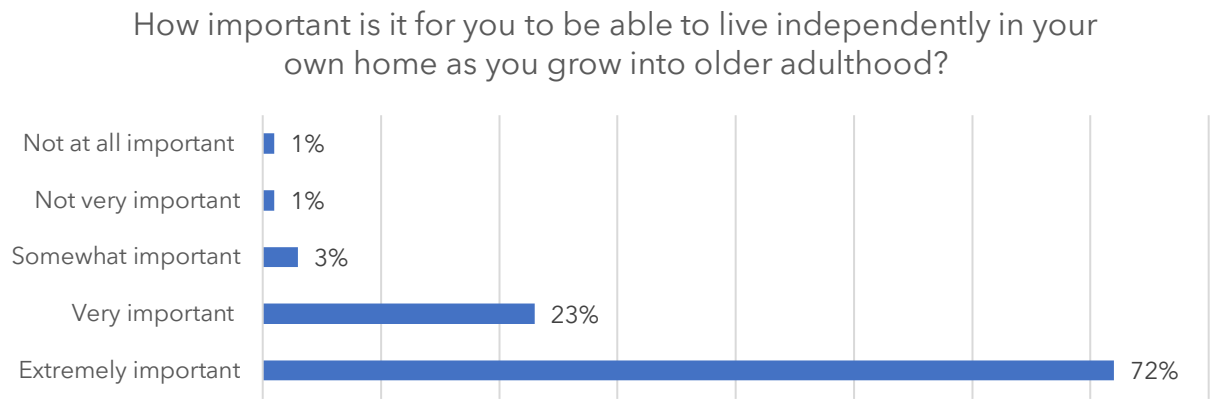
Survey Question 11. If you have looked for a place to live in the past five years, or are considering finding another place to live in your community in the future, how would you rate the options available for you related to:

	Many Available	**Some Available**	**Few Available**	**None Available**	**Not Applicable**	**Don't Know**
Desired type of home (e.g. single family, apartment, condo, other)	6%	21%	43%	10%	14%	7%
Design (e.g. single floor living, width of doors, few or no steps to get in)	11%	22%	35%	6%	15%	10%
Location near places I want to go	10%	23%	36%	8%	15%	8%
Maintenance I'm willing to take on (e.g. lawn, raking, snow clearance)	8%	23%	33%	8%	19%	9%
Affordability within my budget	8%	22%	34%	16%	13%	8%
Sense of acceptance (if looking for an assisted living or other retirement community or neighborhood)	8%	25%	22%	5%	23%	16%

Likewise, 43% of survey respondents indicated that there were few houses available that met their needs with regard to type. More than 30% indicated there were few available that met their needs with regard to design, location, level of required maintenance, and affordability.

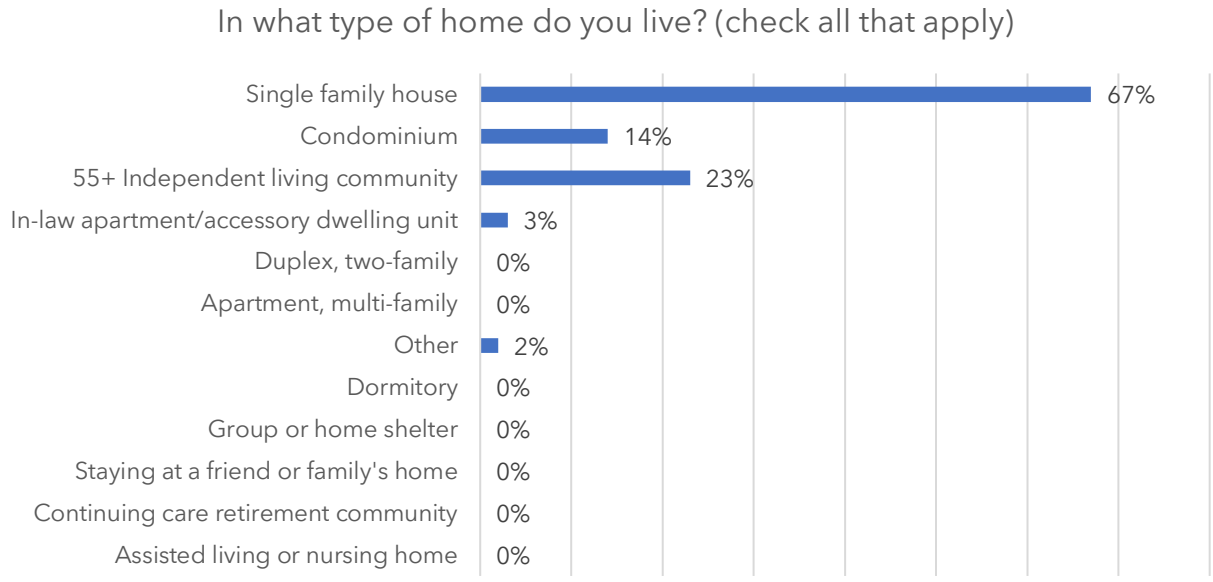
Portsmouth

Survey Question 12. How important is it for you to live independently in your own home as you grow older?



64.1% of respondents said it is "Extremely Important" to live independently in their own home as they grow older and 28.2% reported that it is "Very Important."

Survey Question 9. What type of house do you live in? (check all that apply)



The majority of survey respondents lived in single family homes, followed by condominiums and apartments.

Survey Question 10. My current home meets or fits my needs regarding:

	Very well	OK	Not very well	Not at all
Design (e.g. single floor living, width of doors, few or no steps to get in)	57%	28%	13%	2%
Type of home (ex. Single family, apartment, condominium, other)	71%	24%	3%	2%
Location near places I want to go	66%	28%	4%	4%
Amount of routine maintenance (ex. Raking, snow shoveling)	35%	39%	21%	5%
Affordability within my budget	34%	50%	14%	2%
Sense of acceptance (if in an assisted living or other retirement community)	45%	36%	6%	13%

71% of respondents said that the type of home they lived in fit their needs very well and more than half of respondents were happy with their current home's design and location. On the other hand, only 34% said that their current home was very affordable and 35% of respondents said that the amount of routine maintenance required on their home met their needs very well.

Survey Question 6. Thinking about the future, which of the following reasons would likely keep you in Portsmouth as you reach your 70s, 80s, and beyond (check all that apply)?

Only 27% of respondents said that options for a place to live would be a reason to remain in Portsmouth.

Survey Question 11. If you have looked for a place to live in the past five years, or are considering finding another place to live in your community in the future, how would you rate the options available for you related to:

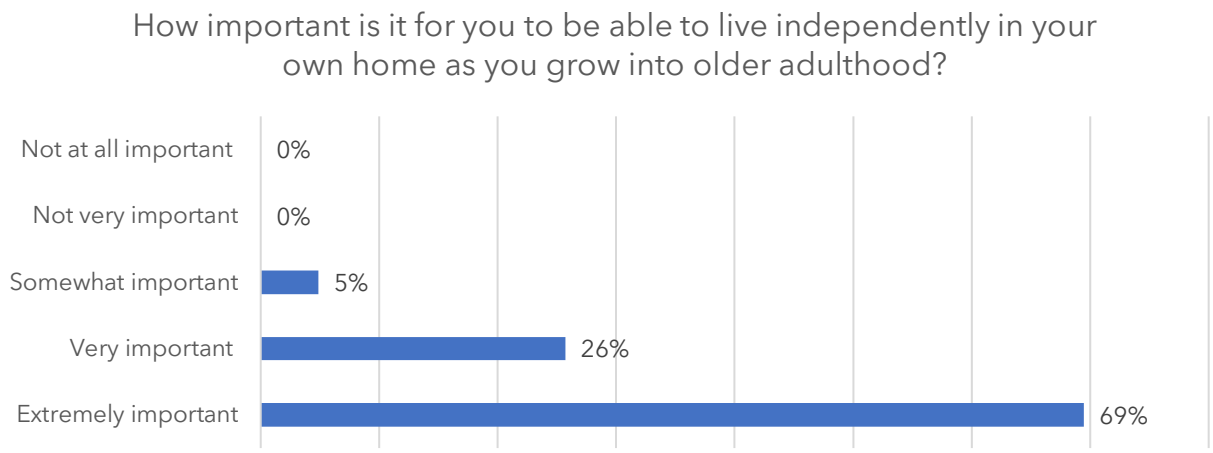
	Many Available	Some Available	Few Available	None Available	Not Applicable	Don't Know
Desired type of home (e.g. single family, apartment, condo, other)	1%	17%	46%	10%	18%	7%
Design (e.g. single floor living, width of doors, few or no steps to get in)	1%	16%	45%	8%	17%	12%
Location near places I want to go	6%	21%	39%	6%	18%	10%
Maintenance I'm willing to take on (e.g. lawn, raking, snow clearance)	3%	17%	37%	7%	23%	13%
Affordability within my budget	2%	17%	36%	19%	16%	10%
Sense of acceptance (if looking for an assisted living or other retirement community or neighborhood)	2%	17%	27%	4%	26%	24%

Likewise, 46% of survey respondents indicated that there were few houses available that met their needs with regard to type. More than 30% indicated there were few available that met their needs with regard to design, location, level of required maintenance, and affordability.

Fremont

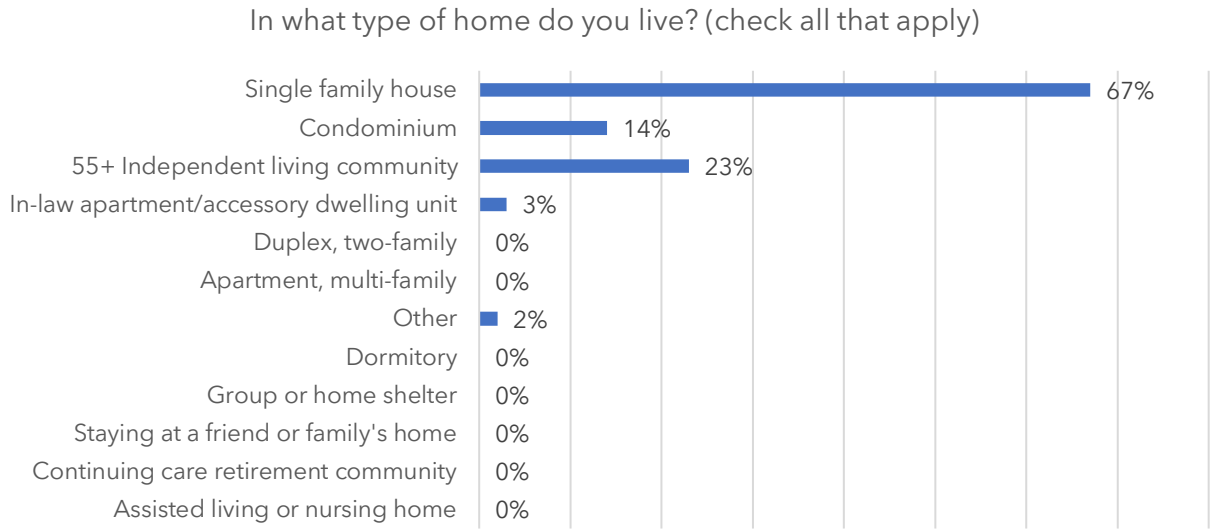
Question 12: How important is it for you to be able to live independently in your own home as you grow into older adulthood?

The overwhelming majority of survey respondents indicated that it is extremely important for them to be able to live independently in their own homes as they age (69%).



Question 9: In what type of home do you live? (check all that apply)

The vast majority of survey respondents indicated that they live in a single-family house (65%).



Question 10: My current home meets or fits my needs regarding:

	Very well	OK	Not very well	Not at all
Design (e.g. single floor living, width of doors, few or no steps to get in)	62%	31%	6%	1%
Type of home (ex. Single family, apartment, condominium, other)	71%	25%	4%	1%
Location near places I want to go	49%	38%	12%	1%
Amount of routine maintenance (ex. Raking, snow shoveling)	34%	43%	18%	5%
Affordability within my budget	34%	54%	10%	2%
Sense of acceptance (if in an assisted living or other retirement community)	39%	47%	6%	9%

Question 6: Thinking about the future, which of the following reasons would likely keep you in your current town as you reach your 70s, 80s and beyond? (check all that apply)

Only 20% of respondents indicated that options for places to live would be the topmost reason for staying in Fremont as they age.

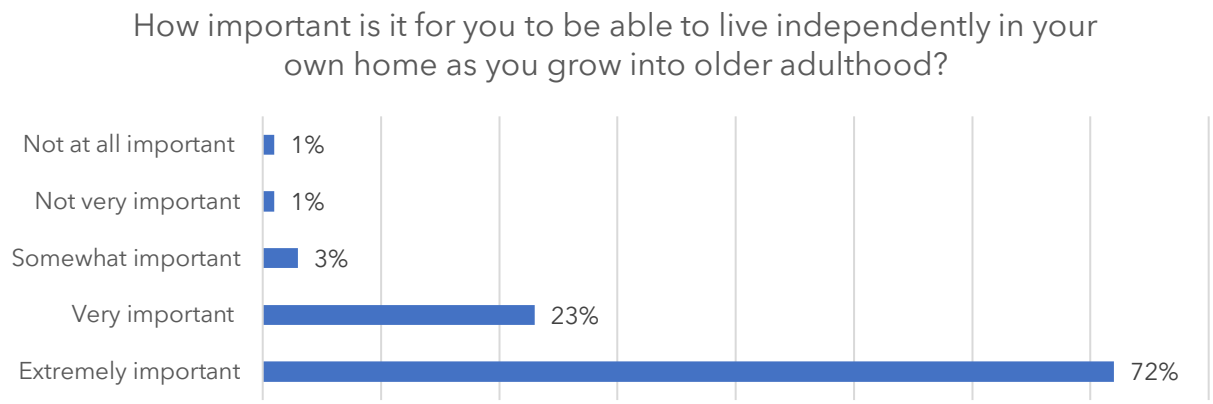
Question 11: If you have looked for a place to live in the past five years, or are considering finding another place to live in your community in the future, how would you rate the options available for you related to:

	Many Available	Some Available	Few Available	None Available	Not Applicable	Don't Know
Desired type of home (e.g. single family, apartment, condo, other)	2%	21%	37%	13%	18%	10%
Design (e.g. single floor living, width of doors, few or no steps to get in)	2%	22%	37%	7%	19%	14%
Location near places I want to go	6%	23%	32%	9%	13%	10%
Maintenance I'm willing to take on (e.g. lawn, raking, snow clearance)	2%	22%	30%	10%	22%	14%
Affordability within my budget	1%	13%	40%	15%	19%	11%
Sense of acceptance (if looking for an assisted living or other retirement community or neighborhood)	2%	20%	21%	7%	25%	25%

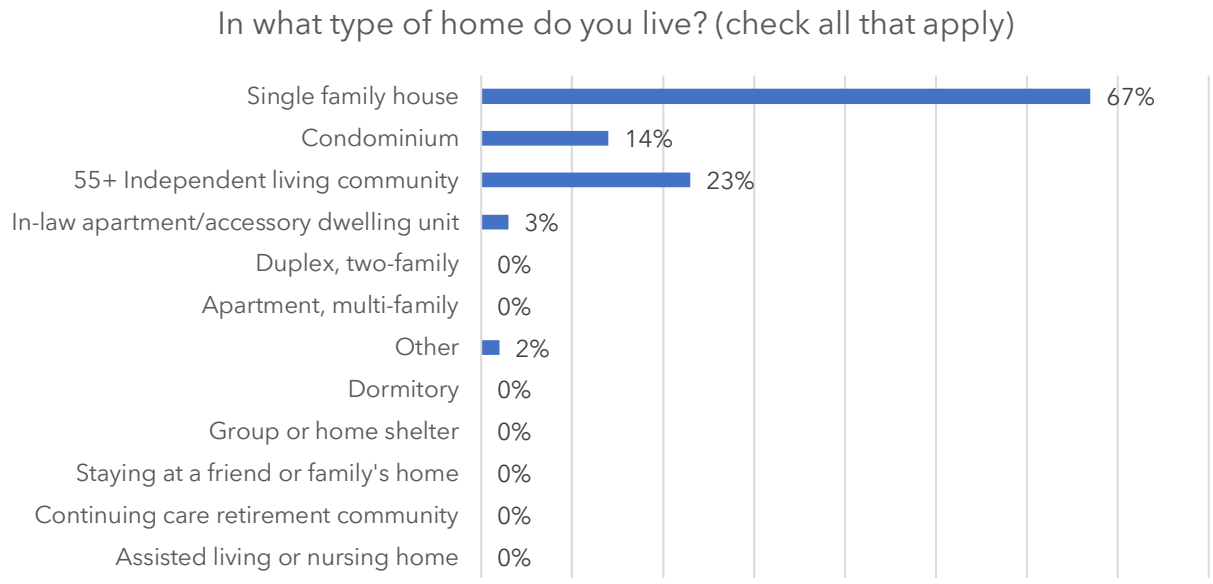
Stratham

Question 12: How important is it for you to be able to live independently in your own home as you grow into older adulthood?

The vast majority of survey respondents indicated that it's extremely or very important for them to remain in their own homes as they grow into older adulthood.



Question 9: In what type of home do you live? (Check all that apply)



Question 10: My current home meets or fits my needs regarding:

	Very well	OK	Not very well	Not at all
Design (e.g. single floor living, width of doors, few or no steps to get in)	57%	27%	12%	4%
Type of home (ex. Single family, apartment, condominium, other)	71%	28%	1%	0%
Location near places I want to go	58%	33%	8%	1%
Amount of routine maintenance (ex. Raking, snow shoveling)	34%	36%	26%	4%
Affordability within my budget	36%	50%	12%	2%
Sense of acceptance (if in an assisted living or other retirement community)	39%	43%	6%	12%

Most residents indicated that their current home fits their needs either very well, or ok.

Question 6: Thinking about your future, which of the following reasons would likely keep you in your community as you reach your 70s, 80s, and beyond? (Check all that apply)

Only 22% of survey respondents indicated that options for places to live is the biggest reason they would remain in Stratham.

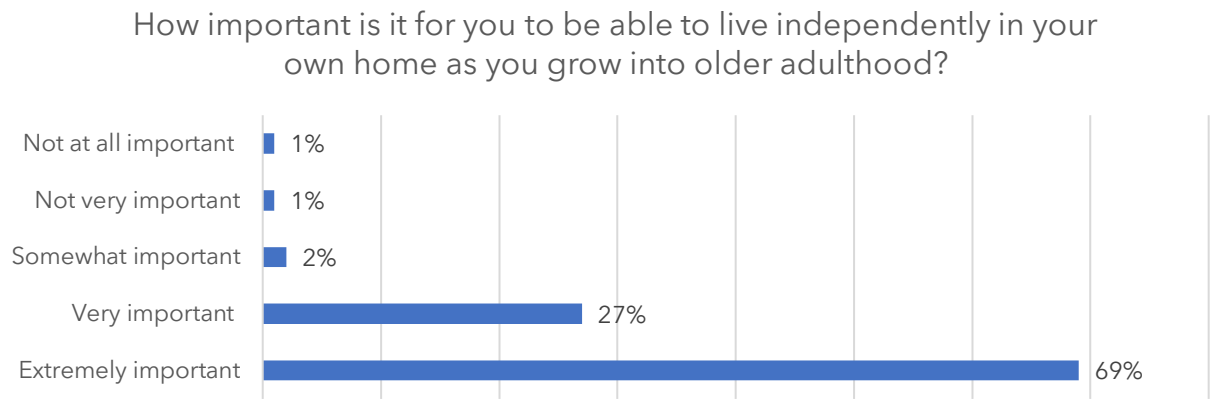
Question 11: If you have looked for a place to live in the past five years, or are considering another place to live in your community in the future, how would you rate the options available for you related to:

	Many Available	Some Available	Few Available	None Available	Not Applicable	Don't Know
Desired type of home (e.g. single family, apartment, condo, other)	2%	17%	40%	15%	16%	9%
Design (e.g. single floor living, width of doors, few or no steps to get in)	1%	18%	39%	13%	16%	13%
Location near places I want to go	5%	19%	38%	11%	15%	10%
Maintenance I'm willing to take on (e.g. lawn, raking, snow clearance)	5%	21%	38%	9%	17%	10%
Affordability within my budget	3%	15%	36%	23%	15%	7%
Sense of acceptance (if looking for an assisted living or other retirement community or neighborhood)	3%	19%	28%	8%	25%	18%

While responses varied across the board, most respondents indicated that there were few housing options available to them in each of the above categories.

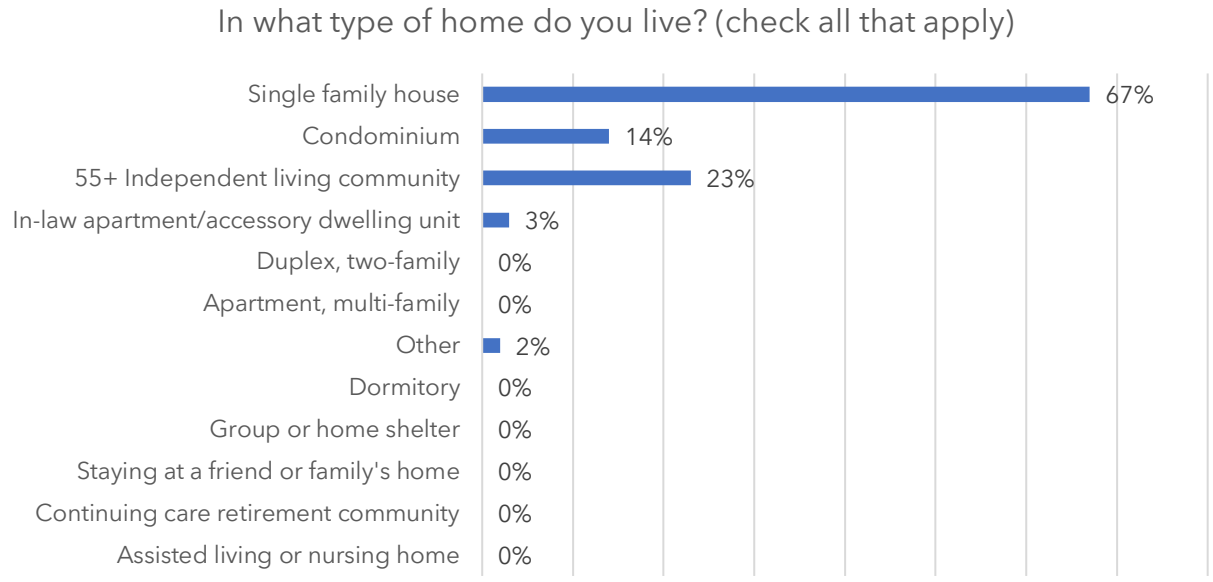
Hampstead

Question 12: How important is it for you to be able to live independently in your own home as you grow into older adulthood?



72% of respondents said it is "Extremely Important" to live independently in their own home as they grow older and 22.7% reported that it is "Very Important."

Question 9: In what type of home do you live? (Check all that apply)



Survey respondents lived in a variety of housing types, but the majority are in single family homes.

Question 10: My current home meets or fits my needs regarding:

	Very well	OK	Not very well	Not at all
Design (e.g. single floor living, width of doors, few or no steps to get in)	54%	36%	9%	2%
Type of home (ex. Single family, apartment, condominium, other)	68%	29%	3%	-
Location near places I want to go	43%	47%	7%	3%
Amount of routine maintenance (ex. Raking, snow shoveling)	28%	41%	23%	8%
Affordability within my budget	30%	53%	16%	1%
Sense of acceptance (if in an assisted living or other retirement community)	34%	49%	6%	11%

68% of respondents said that the type of home they lived in fit their needs very well and more than half of respondents were happy with their current home's design. On the other hand, only 30% said that their current home was very affordable and 31% of respondents said that the amount of routine maintenance required on their home did not meet their needs very well or at all.

Question 6: Thinking about your future, which of the following reasons would likely keep you in your community as you reach your 70s, 80s, and beyond? (Check all that apply)

Only 18% of survey respondents indicated that options for places to live is the biggest reason they would remain in Hampstead.

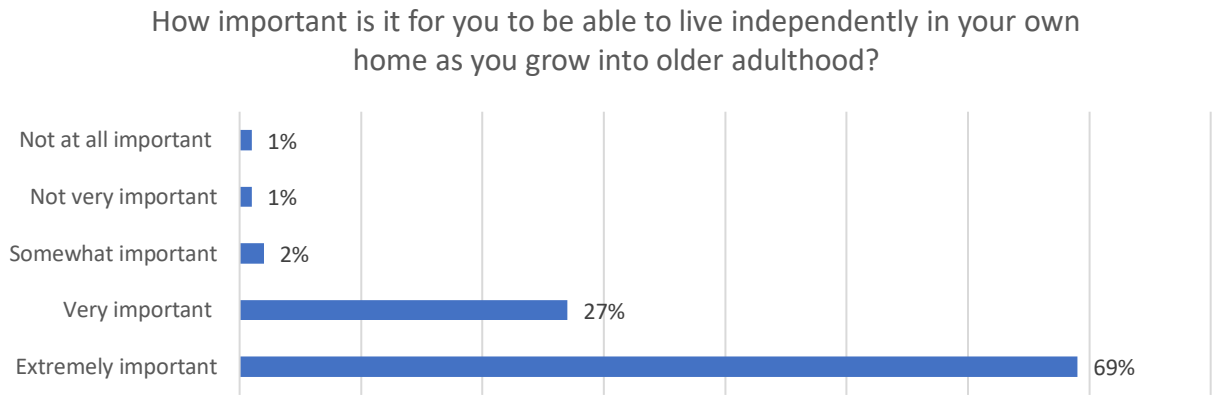
Question 11: If you have looked for a place to live in the past five years, or are considering another place to live in your community in the future, how would you rate the options available for you related to:

	Many Available	Some Available	Few Available	None Available	Not Applicable	Don't Know
Desired type of home (e.g. single family, apartment, condo, other)	5%	11%	42%	5%	23%	14%
Design (e.g. single floor living, width of doors, few or no steps to get in)	3%	21%	33%	5%	19%	19%
Location near places I want to go	6%	23%	31%	6%	21%	14%
Maintenance I'm willing to take on (e.g. lawn, raking, snow clearance)	5%	18%	33%	6%	21%	17%
Affordability within my budget	2%	19%	36%	13%	16%	13%
Sense of acceptance (if looking for an assisted living or other retirement community or neighborhood)	1%	16%	24%	7%	29%	23%

Likewise, 42% of survey respondents indicated that there were few houses available that met their needs with regard to type. More than 30% indicated there were few available that met their needs with regard to design, location, level of required maintenance, and affordability.

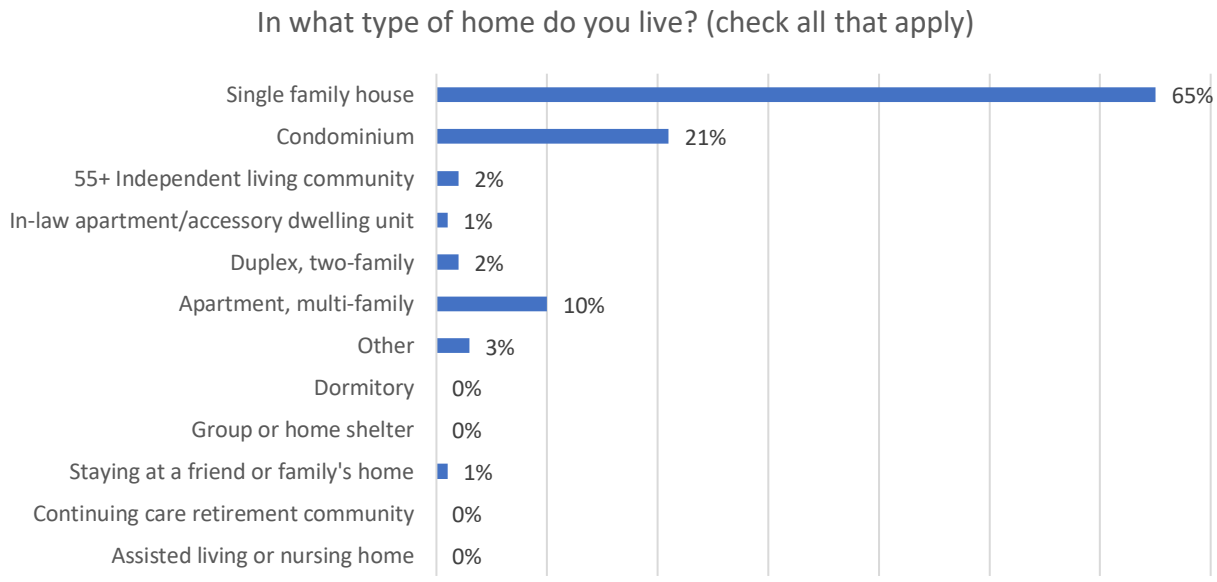
Hampton

Question 12: How important is it for you to be able to live independently in your own home as you grow into older adulthood?



68.5% of respondents said it is "Extremely Important" to live independently in their own home as they grow older and 27.4% reported that it is "Very Important."

Question 9: In what type of home do you live? (Check all that apply)



Survey respondents lived in a variety of housing types, however, the majority live in single-family homes.

Question 10: My current home meets or fits my needs regarding:

	Very well	OK	Not very well	Not at all
Design (e.g. single floor living, width of doors, few or no steps to get in)	48%	36%	14%	2%
Type of home (ex. Single family, apartment, condominium, other)	70%	27%	1%	2%
Location near places I want to go	73%	23%	2%	1%
Amount of routine maintenance (ex. Raking, snow shoveling)	27%	56%	13%	3%
Affordability within my budget	40%	49%	9%	3%
Sense of acceptance (if in an assisted living or other retirement community)	32%	47%	8%	14%

70% of respondents said that the type of home they lived in fit their needs very well and the majority of respondents were happy with their current home's design and location. On the other hand, only 40% said that their current home was very affordable.

Question 6: Thinking about your future, which of the following reasons would likely keep you in your community as you reach your 70s, 80s, and beyond? (Check all that apply)

Only 19% of survey respondents indicated that options for places to live is the biggest reason they would remain in Hampton.

Question 11: If you have looked for a place to live in the past five years, or are considering another place to live in your community in the future, how would you rate the options available for you related to:

	Many Available	Some Available	Few Available	None Available	Not Applicable	Don't Know
Desired type of home (e.g. single family, apartment, condo, other)	3%	13%	46%	11%	19%	9%
Design (e.g. single floor living, width of doors, few or no steps to get in)	4%	18%	39%	8%	18%	13%
Location near places I want to go	10%	23%	34%	8%	18%	13%
Maintenance I'm willing to take on (e.g. lawn, raking, snow clearance)	5%	22%	32%	5%	23%	13%
Affordability within my budget	2%	16%	35%	18%	17%	11%
Sense of acceptance (if looking for an assisted living or other retirement community or neighborhood)	1%	16%	24%	5%	30%	25%

Likewise, 46% of survey respondents indicated that there were few houses available that met their needs with regard to type. More than 30% indicated there were few available that met their needs with regard to design, location, level of required maintenance, and affordability.

Community Survey

Between February 14, 2022, and May 12, 2022, a total of 329 individuals took the Community Survey and provided 19,927 responses or comments to the survey questions. The survey was predominantly an online survey hosted on the RPC's webpage and distributed via municipalities' unofficial social media accounts, various town webpages and newsletters, announcements at multiple municipal board meetings, RPC commissioner meetings, and other stakeholder events. Paper surveys were made available upon request. This survey has representation from all 27 RPC communities though some may be more represented than others.

This survey was intended primarily for residents of the RPC region, however, individuals who are interested in living in the region or work in the region were also invited to provide their thoughts. The primary objective of this survey was to further understand the region's housing needs and perceptions.

Each of the 27 RPC communities were represented in the Community Survey. Exeter, Hampton, Portsmouth, and Raymond as the largest three communities in the RPC region, also had the largest amount of participation.

When analyzing community representation, we compared the proportion of survey responses from an individual community to the total proportion of regional population of that community. For example, Portsmouth responses represented 11% of the total survey responses, which is equivalent to the total proportion of regional population Portsmouth represents (11%). Similarly, Hampton responses made up 7% of total survey responses, while their population is equivalent to 8% of the region. Exeter had slightly higher representation with 12% of total survey responses, while their population makes up 8% of the region's population.

The two communities that had a large discrepancy of the number of survey responses received compared to the proportion of the region's population included Raymond, which made up 15% of the total survey responses, while their population only consists of 5% of the total region. Conversely, Salem accounted for 1% of the total survey responses, while their population comprises 15% of the total region.

Age, Employment, and Disability Status

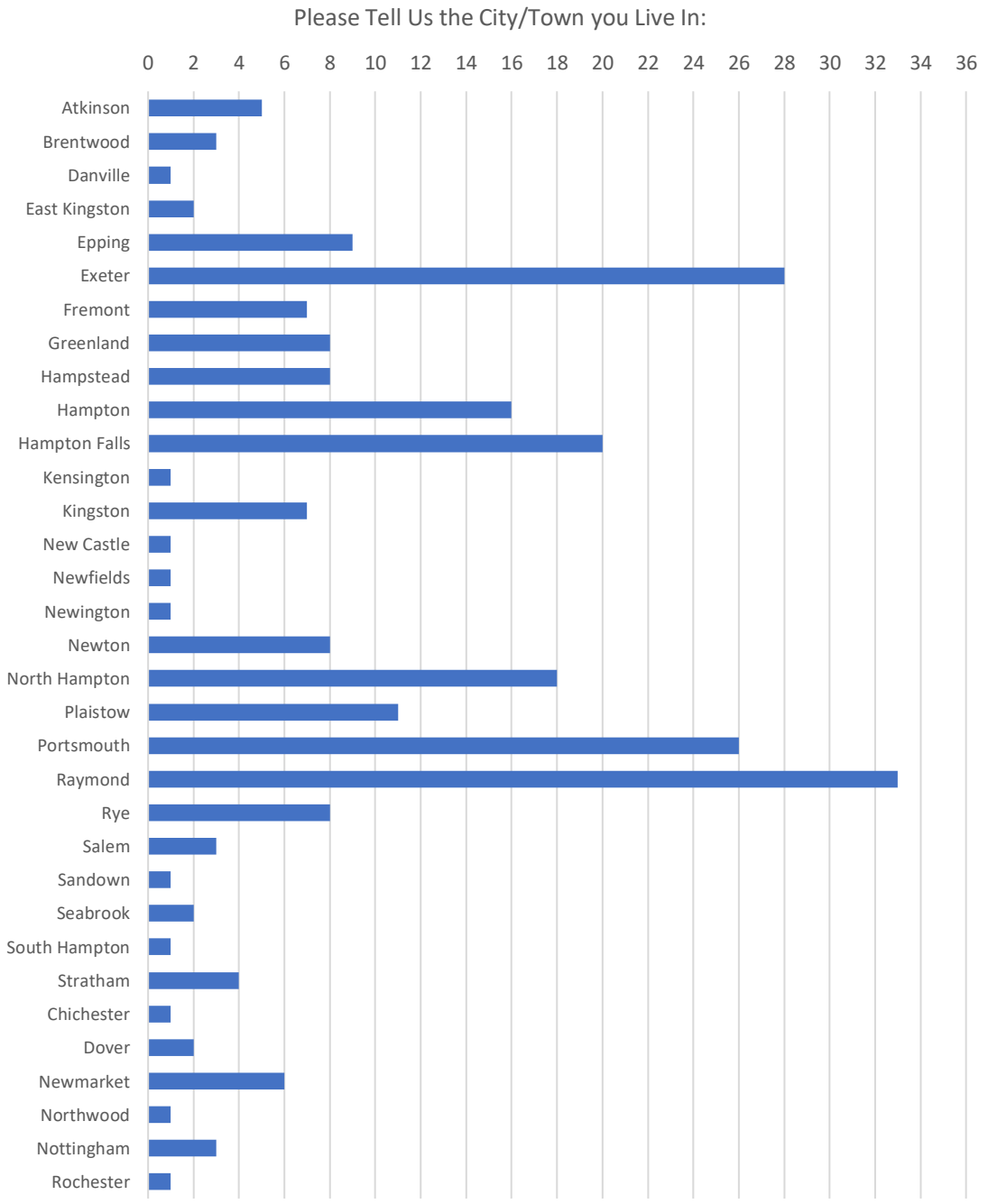
Survey participation breakdown by age group was dispersed evenly apart from the largest respondent group being between 55 and 64 (27%). Approximately 57% of respondents stated they are employed full time, with 22% being retired.

While 90% of respondents answered that they do not have a disability, 10% of respondents selected they have difficulty with either cognitive, ambulatory, independent living, hearing, vision, self-care and/or other, which is important to note as we begin to analyze the types of housing needed in our community.

Respondents' Age:	
25-34	13%
35-44	17%
45-54	18%
55-64	27%
65-74	19%
75 or older	4%
Other	2%

Housing Status

The Regional Housing Needs Assessment will provide information on current and future housing trends and needs. It is important to identify the type of housing situations survey respondents are currently living in or would like to be living in.



Current Housing Status:	
Own my home with a mortgage	47% (150 responses)
Own my home without a mortgage	26% (83 responses)
Rent my home	16% (50 responses)
Live with family or roommates who share cost	6% (18 responses)
Am a dependent (live with parents or other caretakers who pay for my housing)	3% (10 responses)
Other	3% (8 responses)
I do not currently have permanent housing	1% (4 responses)
Live in senior housing or assisted living (for seniors or disables persons)	<1% (1 response)
Live in a shelter, halfway house, or other temporary housing	0% (0 responses)

Majority of the respondents (73%) own their own home with or without a mortgage. Approximately 27% of respondents live in a different housing situation including renting, living with family or roommates or do not currently have permanent housing (1% or 4 respondents). Approximately 75% of survey respondents live in a single-family home. 77% of respondents are not looking for a new place to live, while 23% are actively looking for a new place to live.

Key Findings

The following outlines key survey findings. The survey was designed to assist the RPC and Regional Planning Commissions in understanding current housing supply, demand, and affordability and begin to identify what types of housing may be needed in the future.

Several key themes emerged from survey responses:

Demand:

- Approximately 23% of respondents are actively seeking a new place to live.
- Majority of respondents (76%) agree that their current housing meets their needs today, but 39% stated they disagree that their current housing will meet their needs for the next 10 years.

Affordability:

- A sizeable number of participants are paying more than 30% of their household income towards their housing costs, with 10% stating that their housing cost is more than 50% of their household income.
- Cost of available housing has a significant impact on 58% of respondents' ability to stay in the community.

Supply & Future Need:

- The majority of participants (83%) stated that there is a need for additional moderate-income housing units in their community. Approximately 63% of participants

"disagreed" or "strongly disagreed" that there is a need for additional high-end housing (luxury housing).

- Whether actively seeking new housing or not, the majority of respondents stated their preferred housing type as a single-family house.

Housing Preference

Types of Housing

Of those who are not actively seeking a new place to live, 14% moved within the last year, 27% within the last 1-5 years, and 38% have not moved in over 10 years. This is an important note, as majority of respondents (77%), are not currently seeking a new place to live and a significant portion of those who are not seeking a new place to live, have not moved in recent years.

When asked about ideal housing preference, those not seeking a new place to live, overwhelmingly selected that their preference is to live in a single-family home (85%). About 3% would prefer to be living in an Accessory Dwelling Unit, in-law apartment, or backyard cottage, and 3% would prefer to live in a multi-family. Approximately 5% selected that would prefer to be living in a townhouse or row house.

The following is the breakdown of the type of housing those who are actively seeking a new place to live (23% of respondents), would ideally live in today:

Respondents Actively Seeking New Housing	
Preferred Housing Type	**% of Respondents**
Single Family	65%
Multi Family (2-4 units)	5%
Multi Family (50-20 units)	2%
Multi Family (20+)	3%
Manufactured or Mobile	6%
Townhouse or Row House	5%
Supportive Services	6%
No Response	3%
ADU, In-law Apartment, backyard cottage	3%
Age Restricted Housing	3%

Housing Characteristics

Whether or not actively seeking housing, we asked all participants to identify the most important characteristics when choosing a neighborhood to live in. The two most important characteristics were predominantly safety and being within an affordable price range. Characteristics that were ranked as being a lower priority included proximity to public transportation and being located near where the respondent grew up.

	Very High	High	Neutral	Low	Very Low	N/A	I don't know
Close to Friends and Family	21%	36%	28%	8%	4%	2%	-
Close to Work	16%	38%	25%	4%	2%	15%	-
Close to Amenities (such as shopping, health care, downtown center, recreational activities, etc.)	18%	45%	29%	5%	2%	-	-
Close to Public Transportation	3%	9%	28%	15%	34%	10%	1%
In my affordability price range	46%	38%	10%	4%	1%	2%	-
Schools Systems	12%	20%	20%	7%	12%	28%	1%
Size of Unit	11%	50%	28%	6%	2%	3%	1%
Infrastructure and Utilities are available (sidewalks, water, sewer, internet, etc.)	22%	36%	24%	9%	8%	1%	-
Land Suitability (flood risk, soil type, etc.)	22%	42%	22%	7%	3%	2%	2%
Land Amenities (size, view, landscaping, etc.)	19%	45%	26%	6%	2%	1%	1%
Located near where I grew up	3%	8%	20%	14%	37%	16%	2%
Safety	40%	46%	10%	3%	1%	-	-
Presence of established village, downtown centers, and events	16%	39%	28%	7%	10%	1%	-
Proximity to outdoor recreation	16%	37%	32%	7%	23%	1%	-

Housing Need

Housing Costs & Challenges

According to HUD, for a household's housing cost to be considered "Affordable" the household must pay less than 30% of their total household income on housing cost (including mortgage/rent, utilities, insurance, and property taxes). While 50% of the participants of this survey responded that they pay less than 30% of their household's income towards housing costs, 42% of respondents stated that their housing costs where over 30% of their household's income, and therefore not considered "Affordable" by HUD standards.

When asked to rank the greatest housing-related challenges facing their community, 91% ranked "Cost of housing or rent" as the number one challenge. This was followed by the "availability of housing options (different types)" as the second greatest housing-related challenge.

Participants were asked to indicate the level of impact certain factors have on their ability to stay in the community. The most significant factor that impacts respondents' ability to stay in the community is "Cost of available housing" with 58% stating that this has a significant impact.

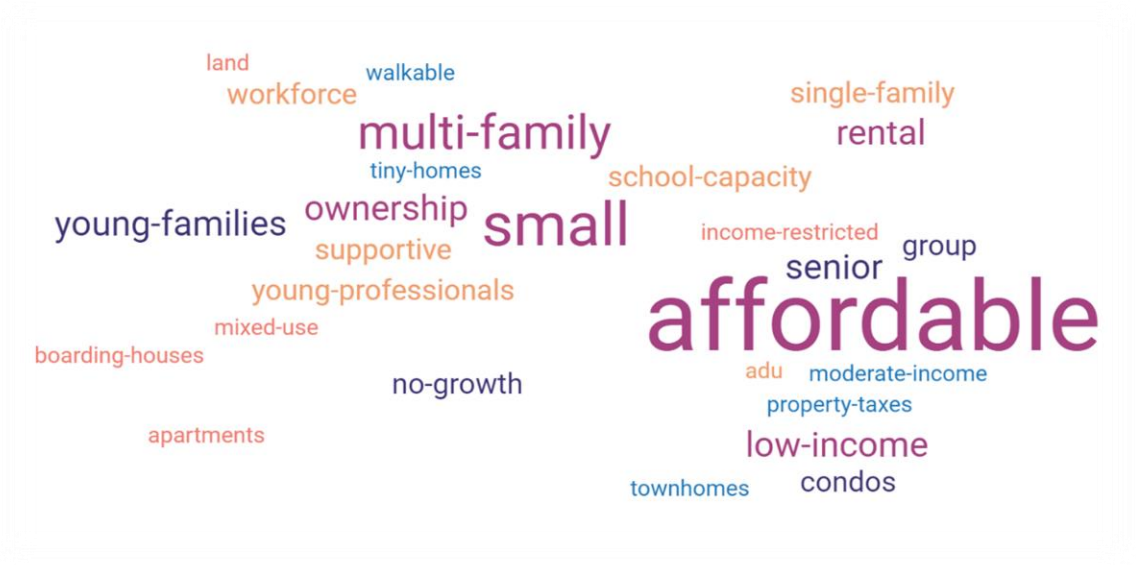
Types of Houses Needed

When asked about housing in their community and the need for additional units by unit type, 83% responded they either "strongly agree" or "agree" that moderate-income housing is needed. Approximately 67% answered that they "strongly agree" or "agree" that rental housing is needed. 63% "strongly agree" or "agree" that senior housing is needed and 62%""strongly agree" or "agree" that housing for people with physical disabilities is needed.

When asked about their current housing needs, 76% responded they "strongly agree" or "agree" that their current housing meets their needs today. When asked if their housing meets their anticipated needs for the next 10 years, 48% "strongly agree" or "agree", whereas 39% "strongly disagree" or "disagree".

Future Housing Goals and Desires

What types of housing are missing in you community?



Employer Survey

Between March 7, 2022 and April 15, 2022 a total of 197 businesses and employers took the Employer Survey and provided 5,196 responses or comments to the survey questions. The survey was predominantly an online survey hosted on the RPC's webpage and distributed directly via email to the businesses registered and in good standing with the New Hampshire Secretary of State. The survey had participation from businesses located in 22 of the 27 Rockingham Planning Commission municipalities plus a handful of communities outside RPC's region. This survey was intended primarily for employers located in Rockingham Planning Commission region; however, it has been noted that employers and businesses often operate in multiple municipalities which may extend beyond regional boundaries. The primary objective of this survey was to understand how housing challenges are impacting regional employers and businesses.

This survey is one of multiple public input sources used in the RPC Regional Housing Needs Assessment Update. Other sources include the following community and stakeholder surveys and in-person engagement.

- Community Survey
- Social Service Provider Survey
- NH Housing Rental Survey
- Developers Summary of Key Findings of statewide outreach
- Municipal Representative Questionnaire

This survey was intended primarily for employers located in RPC region; however, it has been noted that employers and businesses often operate in multiple municipalities which may extend beyond regional boundaries. The survey's primary objective was to understand how housing challenges are impacting regional employers and businesses. The survey asked questions to help the RPC understand the following questions:

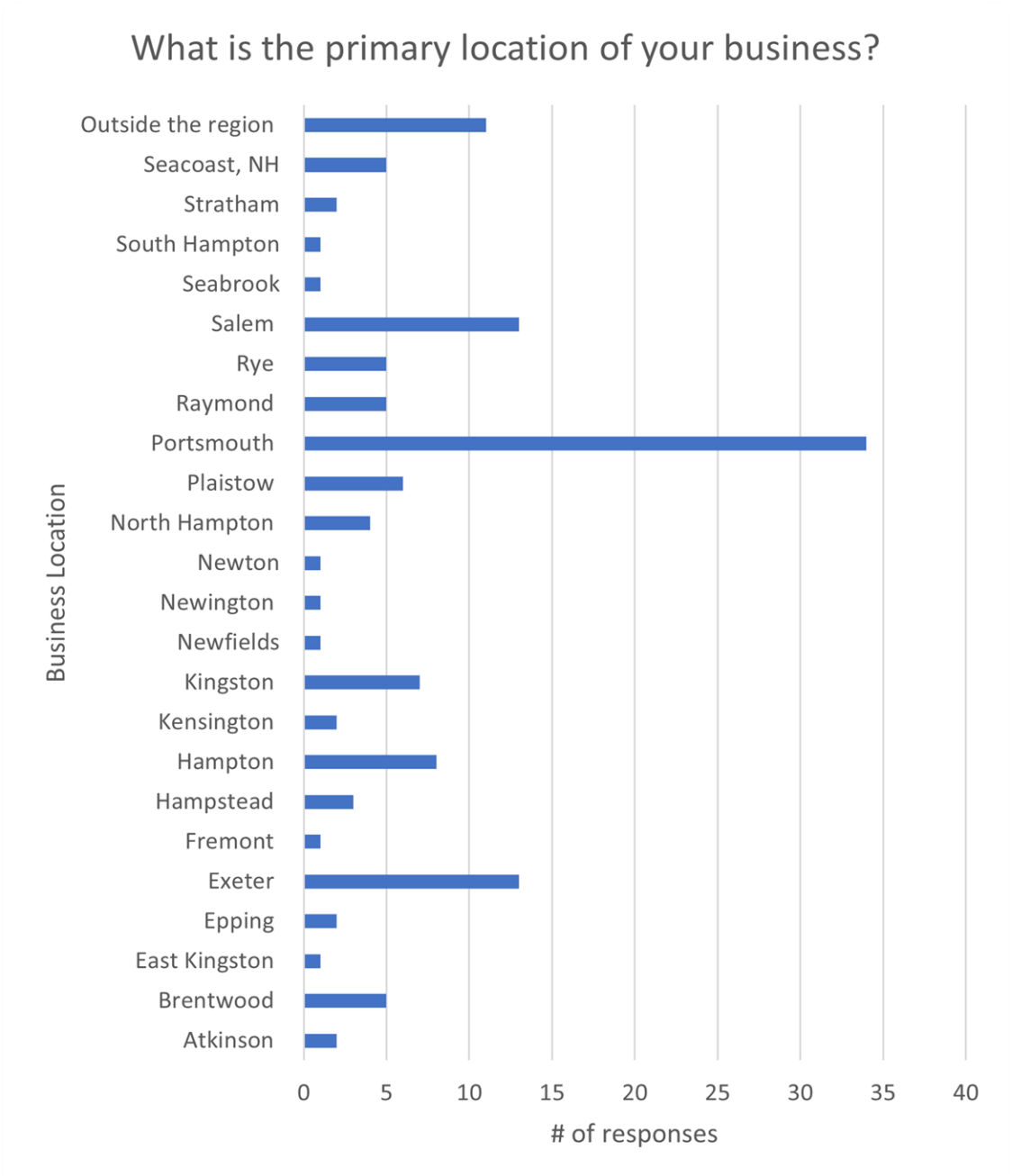
- How and if housing conditions stand in the way of employer attraction and retention?
- What types of housing solutions are most appealing to employers and employees?
- What housing solutions businesses would consider supporting in order to alleviate the current housing pressures on employees?

New Hampshire RSA 36:47(II) requires that "For the purpose of assisting municipalities in complying with RSA 674:2, III(*l*), each regional planning commission shall compile a regional housing needs assessment, which shall include an assessment of the regional need for housing for persons and families of all levels of income." The RPC is developing the Regional Housing Needs Assessment in coordination with the nine New Hampshire Regional Planning Commissions through a statewide effort.

Participants

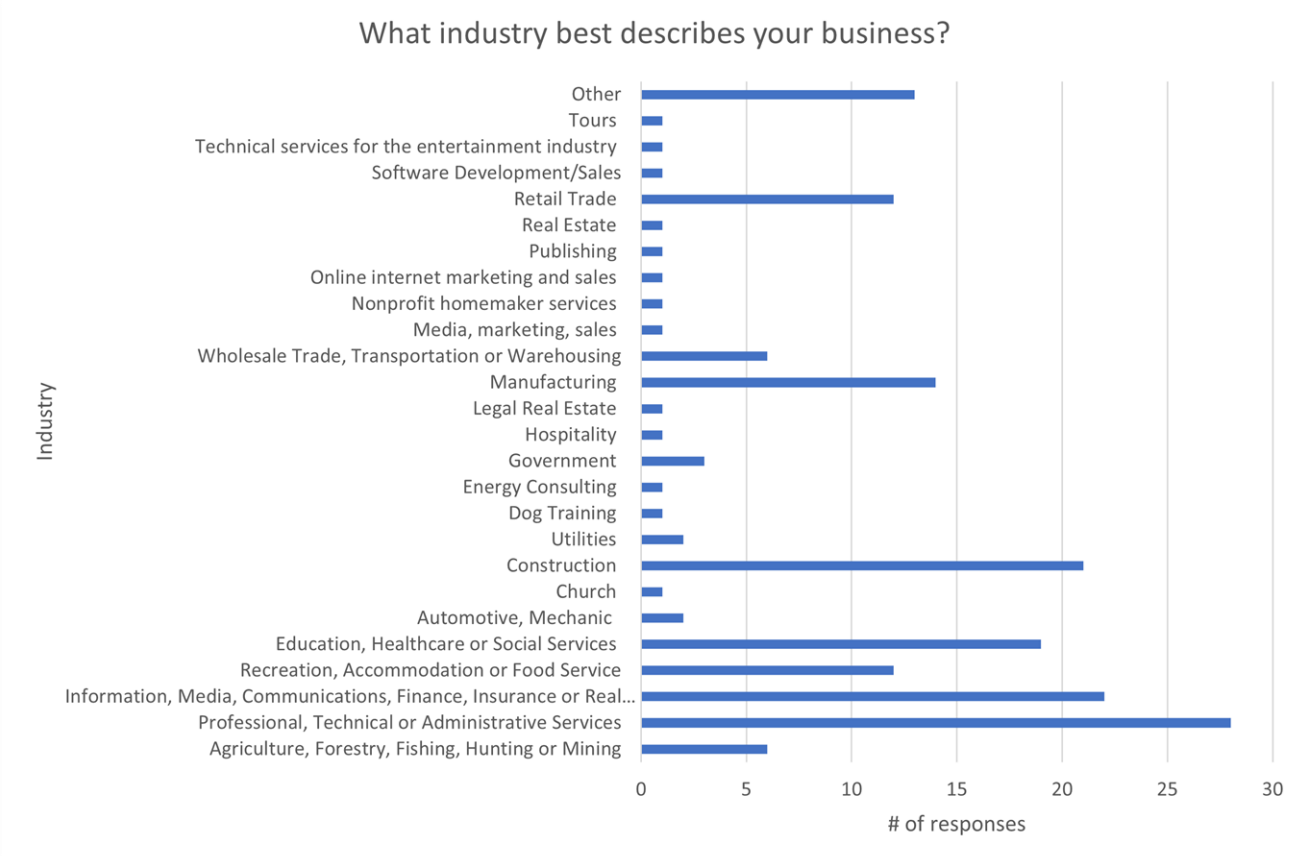
Business Location

Survey participation by location and by industry was dispersed among the region and various industry types. Portsmouth-based businesses had the largest representation in the region, likely due to the high concentration of employers and population. It is also noted that many businesses that participated stated they service multiple municipalities.



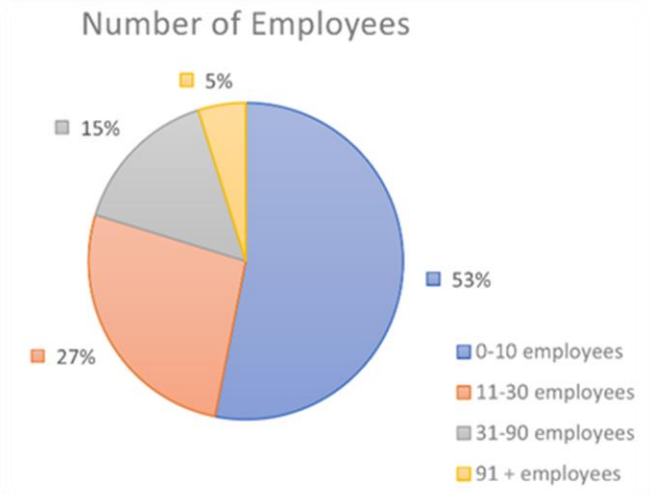
Industry

Of the businesses and employers that participated in the survey, "professional, technical or administrative services", "information, media, communications, insurance or real estate", "construction", and "education, healthcare or social services" were the industries with the highest representation in this survey.



Business Size

Over 50% of the businesses that participated in the survey have less than 10 employees. About 20% of participants have over 30 employees and 5% have 91 or more employees.



Earnings

Below includes a breakdown of the approximate earnings level of employees as reported by employers who participated in the survey. As show below, approximately 52% of respondents identified that 0%-25% of their employees earned between $0 - $24,999; 36% of respondents identified that 0%-25% of their employees earned between $25,000 - $49,999, and so on.

The largest income brackets employers identified for their employees were between $25,000 and $74,999.

In 2021, approximately what proportion of your full-time employees earned:

	0% - 25%	26% - 50%	51% - 75%	76% - 100%	N/A
$0 - $24,999	52%	4%	4%	17%	22%
$25,000 - $49,999	36%	28%	10%	13%	13%
$50,000 – $74,999	39%	28%	12%	7%	14%
$75,000 – $114,999	43%	17%	9%	12%	19%
$115,000 or higher	53%	12%	1%	15%	19%

Key Findings

The following outlines key survey findings. The survey was designed to assist the RPC and Regional Planning Commissions in understanding current housing supply, demand, and affordability and begin to identify what types of housing may be needed in the future.

Several key themes emerged from survey responses:

- While remote work has become more prevalent in recent years, of the employers who participated in this survey, 79% stated that less than 25% of employees work from home periodically and 75% of employers stated that less than 25% of employees work from home regularly.
- Over 50% (56%) of participants stated that a housing supply shortage impacts their ability to attract or keep workers though only 26% agreed that their company has a role in helping to address New Hampshire's housing issue.
- Employers are increasingly seeking unique and innovative solutions to address housing challenges (i.e., Housing assistance, addressing other challenges such as childcare, advocating for energy efficient building etc.).
- Many employers sited local zoning as a major hurdle for building and developing affordable housing that would meet the needs of their employees. Further, there was discussion in the open comments of the survey about an increased need for diverse types of housing such as smaller homes and lots, multi-family and condos that would suit the needs of younger or smaller families.
- Housing challenges are impacting both employees of low and moderate income.

Housing and Employees

Where do your employees live?

When asked where employees live in relation to their place of employment, 83% of employers stated that less than 50% of their employees live in the same neighborhood as their organization. 91% stated that less than 50% live in the same Town/City but not the same neighborhood as their organization.

Approximately 58% of employers stated that less than 50% live in a non-adjacent Town/City and approximately 41% stated that more than 50% live in a non-adjacent Town/City.

> "As a childcare provider, we would like to work with others who offer workforce housing and develop plans to co-locate childcare and housing together to create more options for both issues."
>
> - Employer Survey Respondent

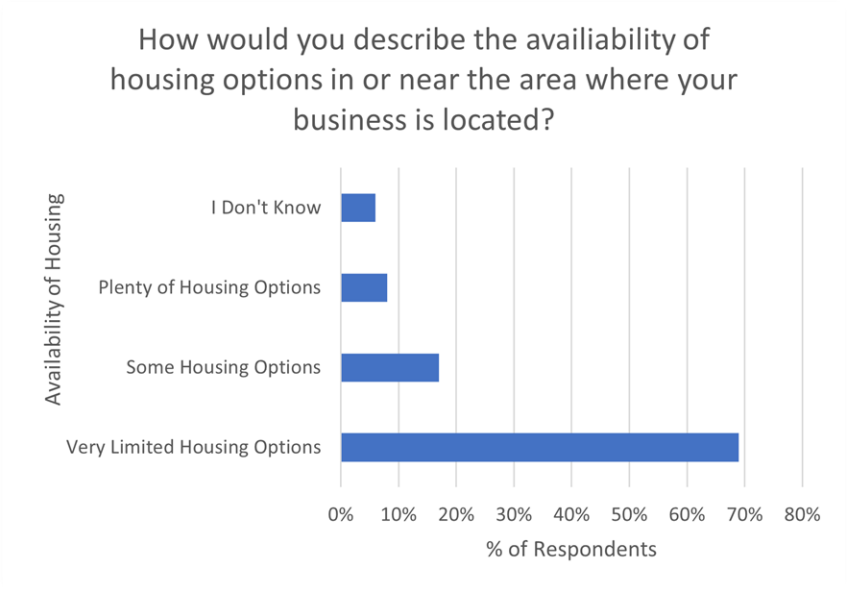
In recent years, remote work as become more popular and accessible due to the Covid19 Pandemic. Interestingly, of the employers who took this survey, 79% stated that less than 25% of employees work from home periodically and 75% of employers stated that less than 25% of employees work from home regularly.

Approximately what percentage of you employees live:

	0% - 25%	26% - 50%	51% - 75%	76% - 100%
In same neighborhood	76%	7%	2%	15%
In the same Town/City but not the same neighborhood	75%	16%	4%	4%
In an adjacent Town/City	51%	30%	12%	7%
In a non-adjacent Town/City	37%	21%	21%	20%
Employees work from home periodically	79%	6%	4%	11%
Employees work from home regularly	75%	5%	3%	17%

Housing Availability

When asked about the availability of housing options in or near the area where their business is located, 69% of employers responded they would describe the availability as having "very limited housing options". Approximately 8% stated that they would describe the availability as having "plenty of housing options".



Attracting and Retaining Workers

When asked of employers believe that a housing supply shortage impacts their ability to attract or keep workers, 56% stated yes and 41% stated no. When asked further on which factors impact employers' ability to attract or keep qualified workers, 54% of respondents selected the "Cost of housing (rental or purchase)" as a High Impact. "Proximity of housing to public transportation" and "Proximity of housing to amenities (e.g., parks, open space, schools)" where selected as mostly Low Impact on the ability to attract or keep qualified workers. Employers were almost evenly split on the impact of "Availability of housing (rental or purchase)" on the ability to attract or keep qualifies workers with 31% stating Low Impact, 34% stating Moderate Impact, and 35% stating High Impact.

> "It's no exaggeration to say that the availability of affordable housing is THE biggest constraint to maintaining viable small farming businesses and the rural character of NH towns."
>
> - Employer Survey Respondent

To what extents do you think the following factors impact your ability to attract or keep qualifies workers?

	Low Impact	Moderate Impact	High Impact
Availability of housing (rental or purchase)	31%	34%	35%
Cost of housing (rental or purchase)	24%	22%	54%
Quality of housing	49%	35%	15%
Proximity to the workplace	44%	33%	24%
Proximity of housing to public transportation	69%	20%	11%
Proximity of housing to amenities (e.g. parks, open space, schools)	73%	21%	6%

When asked how employers hear about housing challenges, 56% stated they hear from employees, 26% from job candidate(s), and 18% stated they have not heard about housing problems.

Housing Assistance

Employers were asked if they participate in any strategies specific to helping employees secure housing. The strategies provided in the question included:

- Down payment and/or closing cost assistance
- Rent Subsidy
- Secondary (Gap) Financing
- Homebuyer Education
- Moving Cost Assistance
- Cash Contributions
- Land Donation
- Construction Financing
- Low-income Housing Tax Credit Investments
- Employer Operated Housing

Of the strategies listed, 98-99% of respondents stated that they did not provide any employer assistance, except the following strategies were utilized by 4-7% of respondents:

- Homebuyer Education (7%)
- Moving Cost Assistance (6%)
- Cash Contributions (4%)

Though majority of employers do not currently provide assistance for employees seeking to secure housing, there was some interest in learning about details or providing certain strategies, most notable, Low-income Housing Tax Credit Investments and Employer Operated Housing.

When respondents were asked if they saw their company having a role in helping to address New Hampshire's housing issue as it related to employee attraction and retention 74% responded no, while 26% responded yes.

Municipal Officials Survey

Rockingham Planning Commission staff created a municipal survey to help inform the Regional Housing Needs Assessment. It was distributed electronically on April 7, 2022 to municipal planners, town administrators, town managers, administrative assistants, Planning Board members, and Select Board members. The survey remained opened for 4 months.

There were 24 participants representing the following entities:

- RPC Commissioner
- Planning or Zoning Staff
- Planning Board or Zoning Board Member
- Town Administrator
- Committee or Commission Member
- Council, Selectmen, Alderman
- Other

What is the state of housing in your community?

Survey respondents were asked "What has been your municipality's experience with housing development proposals? Have you had recent housing development proposals submitted to the planning board? Has the public been supportive of housing proposals?" Of the 13 respondents who answered this question, 11 had recent housing development proposals submitted to the planning board. 5 reported mixed levels of support from the public for housing proposals, 1 was unclear about the level of public support, and 5 reported that the public was generally supportive of housing proposals.

Respondents were also asked to identify the highest priority issues for their municipality to address. 67% of respondents said that natural resource preservation and preservation of rural character was their highest priority. Only 39% identified affordable and/or workforce housing as their highest priority.

	High Priority	Medium Priority	Low Priority	Not a Priority	Unsure
Economic Development	42%	42%	11%	5%	-
Workforce Development	16%	37%	26%	11%	11%
Natural Resource Preservation/Preservation of Rural Character	67%	33%	-	-	-
Affordable and/or Workforce Housing	39%	33%	22%	-	6%
Transportation/Infrastructure Improvements	24%	41%	35%	-	-

That said, not a single respondent strongly agreed with the statement "your municipality provides affordable home purchase choices." In fact, 41% of respondents disagreed with that statement and 18% strongly disagreed with it.

	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree	N/A	I do not know
Your municipality provides affordable home purchase choices	-	12%	29%	41%	18%	-	-
Your municipality provides adequate rental options	-	25%	12%	38%	19%	-	6%
Your municipality provides housing choices that attract work of all ages	-	28%	6%	50%	17%	-	-
Your municipality provides adequate housing options for aging seniors	-	41%	18%	29%	12%	-	-
Your municipality provides adequate housing choices near jobs and transit access	6%	28%	22%	17%	22%	6%	-

Respondents were slightly more optimistic about the state of affordable housing at the regional level, however, 50% still disagreed with the statement "your region provides affordable home purchase choices."

	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree	N/A	I do not know
Your region provides affordable home purchase choices	6%	12%	25%	50%	-	-	6%
Your region provides adequate rental options	6%	19%	31%	25%	-	-	19%
Your region provides housing choices that attract work of all ages	6%	38%	12%	25%	6%	-	12%
Your region provides adequate housing options for aging seniors	-	38%	31%	12%	6%	-	12%
Your region provides adequate housing choices near jobs and transit access	6%	29%	35%	24%	-	-	6%

What factors are influencing housing affordability and availability in your community?

When asked "what do you see as the primary factors impacting housing availability and affordability in your municipality?" the most common response was increased property values, followed by limited available land, and growing desirability of the community. Other responses included lack of infrastructure (such as water and sewer), limited housing options, and a desire to maintain community character. Likewise, when respondents were asked "what are the greatest constraints to your municipality achieving their housing goals?" the most common answers were lack of available buildable land, community willingness, increased property values, and lack of infrastructure.

Survey respondents were also asked whether there are land use or zoning constraints on affordable or workforce housing developments in their community. 5 out of the 15 respondents said there are not land use or zoning constraints on affordable or workforce housing development and 1 respondent was unsure. 9 respondents said there are land use or zoning constraints on affordable or workforce housing development. Of those 9 who responded yes, 3 reported constraints related to 2-acre minimum lot sizes and 3 reported constraints related to lack of sewer/water infrastructure. Other barriers that were identified later in the survey include concerns about traffic and reduced quality of life, cost of land and availability of buildable land, lack of support from elected officials and the public, lack of staff capacity, and workforce housing and age restricted zoning.

What impact is housing affordability and availability having on your community?

Survey respondents were asked "how has housing availability and affordability impacted your municipality?" The most common response was that it has impacted workforce availability. Open ended comments included:

- "I think there is a VERY limited number of workers available to service the communities that need their service. Not unusual to hear about folks driving 30-50 minutes to work at some fairly basic jobs."
- "Many employers are not able to meet their workforce needs. Many interested would-be residents are not able to afford housing in the community. Many households include older parents, or children in their 20s or 30s not by choice but because there are no alternative housing options for them at an affordable cost."
- "little opportunity for workforce or moderate income housing to support job opportunities"
- "I can't see how town workers- teachers, safety, other- can afford to live in this town. Also, I imagine that part of our employment issues (which existed prior to COVID) are due to a lack of housing that's affordable for a broad range of people. Home values are going up, and the shifting to remote work is bringing in people of means 'from away' (as old timers around here would say) driving low inventory prices up even more. I think climate migration is going to drive things up even more over time."
- "If you asked a current resident, they would probably say that it hasn't. However, young people that grew up in Newington can rarely afford to stay here because of the high cost and low inventory of housing. Because Newington has many service businesses, finding employees to fill these jobs is increasingly difficult."
- "There is a major issue with work force for our businesses due to the lack of housing for employees within a reasonable commute."
- "Another way housing availability and affordability has impacted Exeter is that those who work in Town or close by cannot afford to live near their work, so they are forced to move away, leaving their jobs at area businesses. Local businesses have had to cut their hours of business and/or close their doors due to workforce shortage."

Other responses included increased property values and a lack of housing inventory.

What programs have been successful?

Respondents were asked "what types of programs, policies, or strategies has your municipality implemented to address housing needs and has it been successful?" Two respondents reported their communities have tried density bonuses with limited success. One of these respondents noted that their community provides density bonuses for either workforce housing or community space; every applicant has offered community space but no applicant has offered workforce housing. They are now trying to remove or lessen the incentives for community space in order to increase the attractiveness of the workforce housing option. Other respondents mentioned permitting accessory dwelling units and working through their Master Plan to address housing needs. It is unclear how successful these measures have been.

New Hampshire Landlord and Property Manager Survey

Respondents were asked "what types of programs, policies, or strategies has your municipality implemented to address housing needs and has it been successful?" Two respondents reported their communities have tried density bonuses with limited success. One of these respondents noted that their community provides density bonuses for either workforce housing or community space; every applicant has offered community space but no applicant has offered workforce housing. They are now trying to remove or lessen the incentives for community space in order to increase the attractiveness of the workforce housing option. Other respondents mentioned permitting accessory dwelling units and working through their Master Plan to address housing needs. It is unclear how successful these measures have been.

Introduction

Planners worked with Nick Norman, Government Affairs for the Apartment Association of NH, to distribute a survey to the Association's membership in mid-October. An attempt was made after Thanksgiving to increase participation and the survey closed during the first week in December.

A total of 46 individuals responded to the survey. 43 respondents represented for-profit businesses and 3 represented non-profits. Respondents rented and/or leased an average of 122 housing units. 33% of respondents rented studio apartments, 70% rented 1-bedroom apartments, 87% rented 2-bedroom apartments, 65% rented 3-bedroom apartments, 20% rented 4 or more bedroom apartments, 30% rented single family homes, and 28% rented duplex units. Respondents were also asked to list the NH municipalities in which they currently rent or manage housing units. Municipalities represented from the RPC region included: Portsmouth (3 respondents), Salem (3), Epping (2), Stratham (1), Exeter (1), and Plaistow (1). 93% of respondents said that 76% to 100% of the units that they own or manage are available for long-term lease (6 months or more).

The following data comes from survey respondents.

Subsidies and Rental Assistance

74% of respondents reported that they do not own or manage any income-restricted housing units and 20% said yes. 61% of respondents said that they accept some type of rental housing subsidy for any of their housing units. 13% reported that they used to but no longer do, 15% said no, and 11% said no but they would be willing to look into doing so. Of those who have accepted subsidies, their tenants participated in the following programs: HUD housing choice vouchers (83%), NH Fuel Assistance (73%), Covid relief (67%), rent or eviction relief programs unrelated to Covid relief programs (27%), HUD project based vouchers (13%), and low income housing tax credits (13%). Most respondents who have not participated in subsidies stated that their reason for not doing so was that they were too complicated or restrictive. Other reasons given included concerns about problematic tenants, being unfamiliar with the programs, and impact on profits.

Opportunities for Expansion

Respondents were asked to indicate the current wait times for their properties, if they are currently keeping a waiting list. Of the 16 participants who answered this question, 12 had no waiting list, 1 had a 0-6 month waiting list, 1 had a 6-12 month waiting list, and 2 had

waiting lists greater than 2 years. When asked if they plan to acquire, build, or manage any new rental units in the next 5 years, 24% of respondents said yes and 54% said no. Overwhelmingly, respondents listed profitability, cost, and financing as key factors driving their decisions to grow their businesses.

35% of respondents said that finding adequately skilled labor to manage their property represented a major hardship, followed by utility costs (30%), restrictions on evictions (30%), and repair and maintenance costs (28%).

Realtor Survey

Planners worked with Dave Cummings, Communications Director for the NH Association of Realtors, to distribute a survey to the Association's membership during the last week of May 2022. A follow-up email was sent in mid-July to increase participation and the survey closed at the end of the month.

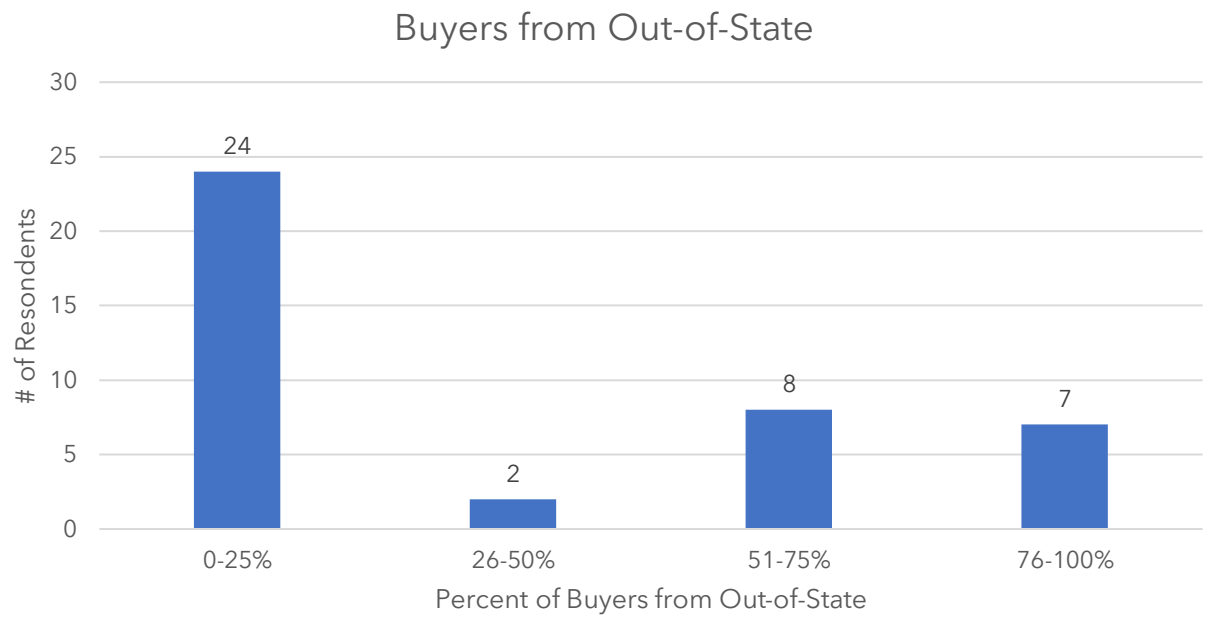
The following Real Estate Boards were represented in the survey:

- Capital Region Board
- Commercial Investment Board
- Contoocook Valley Board
- Granite State South Board
- Greater Claremont Board
- Greater Manchester Board
- Lakes Region Board
- Monadnock Region Board
- North Country Board
- Seacoast Board
- Strafford County Board
- Sunapee Region Board
- Upper Valley Board
- White Mountain Board

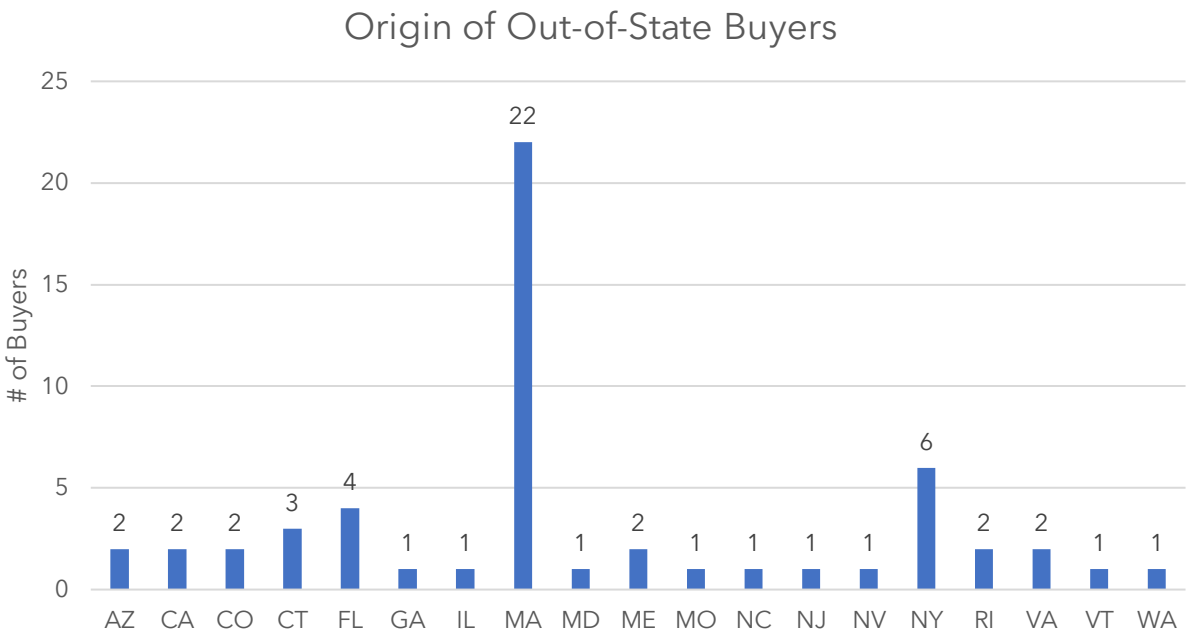
A total of 209 Realtors responded to the survey, including 41 representing the Seacoast Board. The Seacoast Board of Realtors serves Brentwood, East Kingston, Epping, Exeter, Greenland, Hampton, Hampton Falls, Kensington, Newcastle, Newfields, Newington, Newmarket, North Hampton, Nottingham, Portsmouth, Rye, Seabrook, South Hampton, and Stratham. The following data comes from survey respondents representing the Seacoast Board.

Out-of-State Buyers

Of the 41 respondents representing the Seacoast Board, 24 reported that 0-25% of their clients or sales came from out-of-state. 2 reported that 26-50% of buyers came from out-of-state, 8 reported that 51-75% of buyers came from out-of-state, and 7 reported that 76-100% of buyers came from out-of-state.



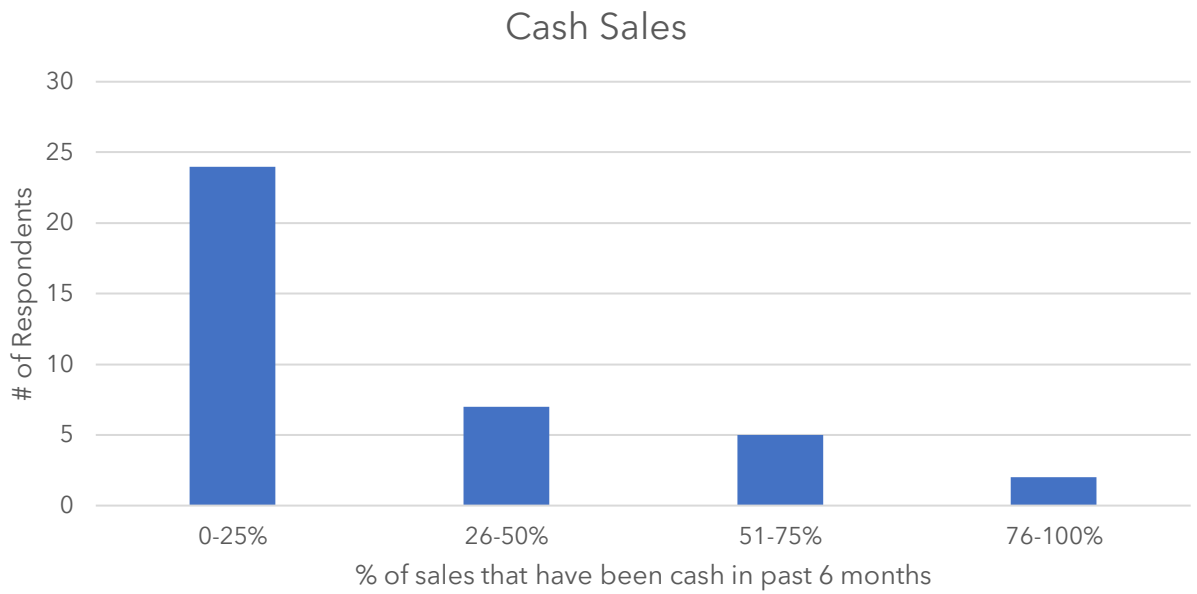
The majority of out-of-state buyers in the Seacoast Region came from Massachusetts, followed by New York and Florida.



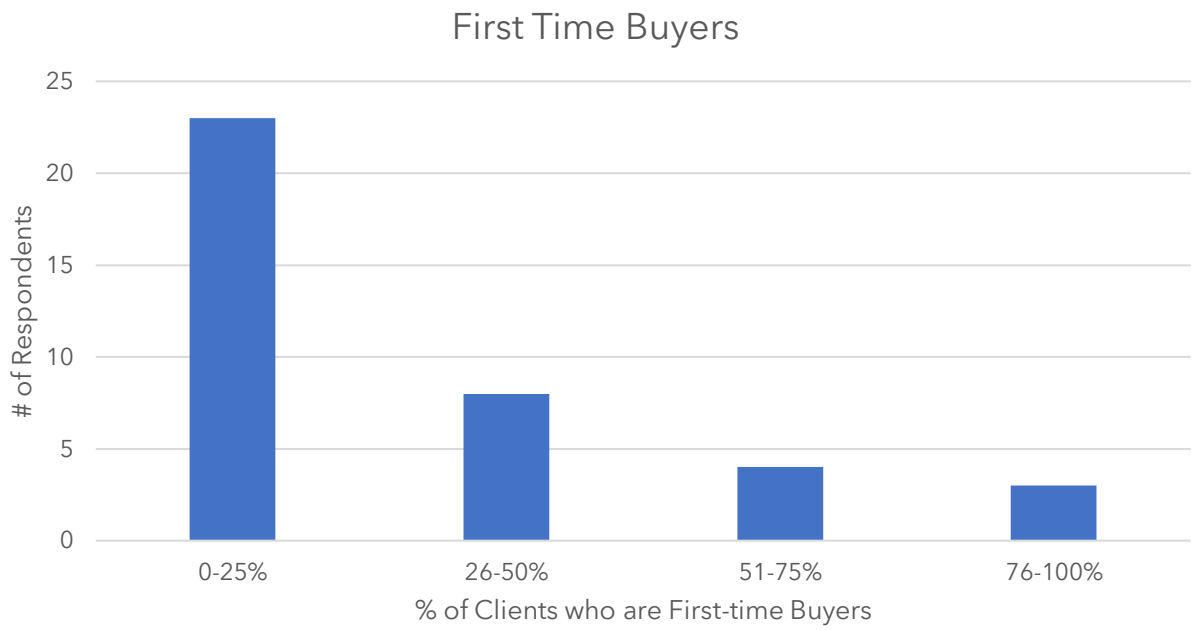
List Price vs Sale Price

14 respondents said that in the past 6 months, on average sales prices have been $10,001 to $20,000 over list prices. Another 10 respondents stated that on average sales prices have been $20,001 to $40,000 over list prices.

Cash Sales
24 respondents reported that in the past 6 months 0-25% of their sales had been cash. 7 reported 26-50% of their sales were cash, 5 reported 51-75% of their sales were cash, and 2 reported that 76-100% of their sales were cash in the past 6 months.



First Time Homebuyers
23 respondents reported that in the past 6 months 0-25% of their clients have been first-time buyers. 8 reported 26-50% of their clients were first-time buyers, 4 reported 51-75% of their clients were first-time buyers, and 3 reported that 76-100% of their clients were first-time buyers in the past 6 months.

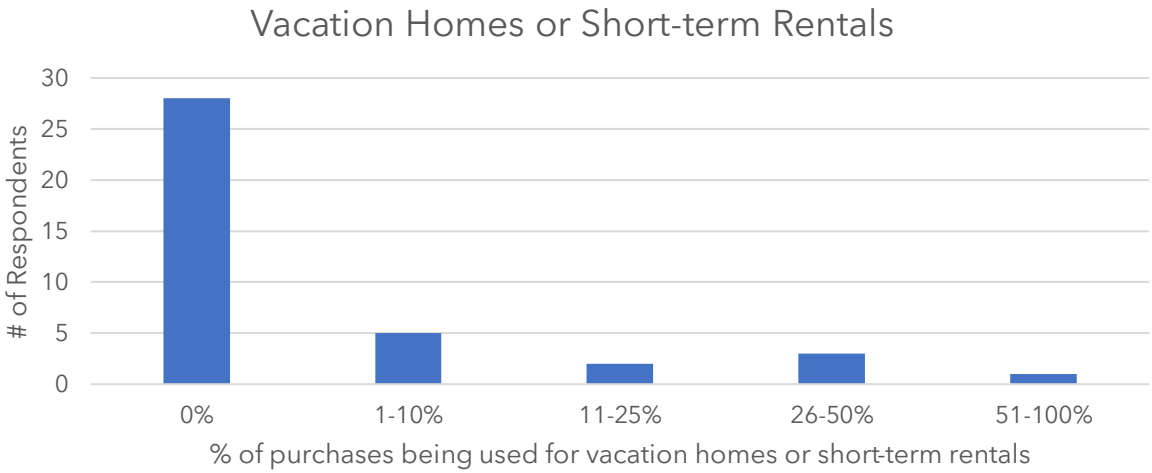


Number of Offers Made

19 respondents reported that on average 0 to 5 offers were made on properties they represented in the past 6 months. 14 respondents reported 6 to 10 offers were made on average, 3 respondents reported 11 to 15 offers were made, and no respondents reported more than 15 offers had been made on properties they represented in the past 6 months.

Vacation and Short-Term Rentals

28 respondents said that in the past 6 months, no homes they were involved in buying or selling were being used as vacation homes or short-term rentals. 5 respondents said that 1-10% of purchases were being used as vacation homes or short-term rentals, 2 respondents said that 11-25% of purchases were being used as vacation homes or short-term rentals, 3 respondents said that 26-50% of purchases were being used as vacation homes or short-term rentals, and 1 respondent said that 51-100% of purchases were being used as vacation homes or short-term rentals.



Social Service Survey

This survey was distributed statewide during the Spring of 2022 to social service providers as defined in the purpose of this report. The effort was coordinated with the New Hampshire Council on Housing Stability Housing and Homelessness Systems work group, New Hampshire Coalition to End Homelessness, nine Regional Planning Commissions, Department of Health and Human Services, and Community Development Finance Authority. The survey was shared with the three New Hampshire Continuums of Care membership lists via email. The survey was also shared by Regional Planning Commissions on social media and via direct request.

The survey garnered 72 respondents of an estimated 140 providers with sufficient data to consider as part of this analysis.

For the complete summary of this survey please visit: **https://tinyurl.com/4775unuc**

Appendix C – Quantitative Data

Table 1: Total Population

	2000	2010	2020
Municipality	**Population**	**Population**	**Population**
Atkinson	6,178	6,751	7,087
Brentwood	3,197	4,486	4,490
Danville	4,023	4,387	4,408
East Kingston	1,784	2,357	2,441
Epping	5,476	6,411	7,125
Exeter	14,058	14,306	16,049
Fremont	3,510	4,283	4,739
Greenland	3,208	3,549	4,067
Hampstead	8,297	8,523	8,998
Hampton	14,937	14,976	16,214
Hampton Falls	1,880	2,236	2,403
Kensington	1,893	2,124	2,095
Kingston	5,862	6,025	6,202
New Castle	1,010	968	1,000
Newfields	1,551	1,680	1,769
Newington	775	753	811
Newton	4,289	4,603	4,820
North Hampton	4,259	4,301	4,538
Plaistow	7,747	7,609	7,830
Portsmouth	20,784	21,233	21,956
Raymond	9,674	10,138	10,684
Rye	5,182	5,298	5,543
Salem	28,112	28,776	30,089
Sandown	5,143	5,986	6,548
Seabrook	7,934	8,693	8,401
South Hampton	844	814	894
Stratham	6,355	7,255	7,669
RPC Region	**117,962**	**188,521**	**198,870**

Source: Decennial Census 2000, 2010, 2020

Table 2.a.: Group Quarter Population - 2000

	2000								
Municipality	**I.P.[1]**	**C.F[2]**	**J.F.[3]**	**N.F.[4]**	**Other I.F.[5]**	**Non-I.P.[6]**	**C[7]**	**M[8]**	**Other Non-I.F.[9]**
Atkinson	0	0	0	0	0	4	0	0	4
Brentwood	469	214	0	255	0	0	0	0	0
Danville	0	0	0	0	0	3	0	0	3
East Kingston	0	0	0	0	0	0	0	0	0
Epping	0	0	0	0	0	8	0	0	8
Exeter	283	0	0	257	26	88	0	0	88
Fremont	31	0	0	31	0	0	0	0	0
Greenland	0	0	0	0	0	20	0	0	20
Hampstead	0	0	0	0	0	3	0	0	3
Hampton	101	0	0	97	4	68	0	0	68
Hampton Falls	0	0	0	0	0	0	0	0	0
Kensington	0	0	0	0	0	0	0	0	0
Kingston	0	0	0	0	0	0	0	0	0
New Castle	0	0	0	0	0	11	0	11	0
Newfields	0	0	0	0	0	0	0	0	0
Newington	0	0	0	0	0	26	0	0	26
Newton	0	0	0	0	0	0	0	0	0
North Hampton	0	0	0	0	0	0	0	0	0
Plaistow	0	0	0	0	0	11	0	0	11
Portsmouth	377	0	0	356	21	230	0	78	152
Raymond	0	0	0	0	0	10	0	0	10
Rye	48	0	0	48	0	30	0	0	30
Salem	107	0	0	107	0	34	0	0	34
Sandown	0	0	0	0	0	33	0	0	33
Seabrook	0	0	0	0	0	0	0	0	0
South Hampton	0	0	0	0	0	0	0	0	0
Stratham	0	0	0	0	0	0	0	0	0
RPC Region	**1,416**	**214**	**0**	**1,151**	**51**	**579**	**0**	**89**	**490**

Table 2.b.: Group Quarter Population - 2010

	2010								
Municipality	**I.P.[1]**	**C.F[2]**	**J.F.[3]**	**N.F.[4]**	**Other I.F.[5]**	**Non-I.P.[6]**	**C[7]**	**M[8]**	**Other Non-I.F.[9]**
Atkinson	0	0	0	0	0	0	0	0	0
Brentwood	507	287	0	220	0	0	0	0	0
Danville	0	0	0	0	0	3	0	0	3
East Kingston	0	0	0	0	0	0	0	0	0
Epping	0	0	0	0	0	2	0	0	2
Exeter	175	0	0	175	0	166	0	0	166
Fremont	48	0	0	48	0	0	0	0	0
Greenland	0	0	0	0	0	25	0	0	25
Hampstead	0	0	0	0	0	4	0	0	4
Hampton	105	0	0	105	0	483	0	454	29
Hampton Falls	0	0	0	0	0	0	0	0	0
Kensington	0	0	0	0	0	0	0	0	0
Kingston	0	0	0	0	0	0	0	0	0
New Castle	0	0	0	0	0	0	0	0	0
Newfields	0	0	0	0	0	0	0	0	0
Newington	0	0	0	0	0	14	0	0	14
Newton	0	0	0	0	0	0	0	0	0
North Hampton	0	0	0	0	0	4	0	0	4
Plaistow	0	0	0	0	0	5	0	0	5
Portsmouth	297	0	15	282	0	148	0	0	148
Raymond	0	0	0	0	0	9	0	0	9
Rye	33	0	0	33	0	2	0	0	2
Salem	95	0	0	95	0	12	0	0	12
Sandown	0	0	0	0	0	2	0	0	2
Seabrook	0	0	0	0	0	8	0	0	8
South Hampton	1	0	0	1	0	0	0	0	0
Stratham	0	0	0	0	0	0	0	0	0
RPC Region	**1,261**	**287**	**15**	**959**	**0**	**887**	**0**	**454**	**433**

Table 2.c.: Group Quarter Population - 2020

	2020								
Municipality	**I.P.[1]**	**C.F[2]**	**J.F.[3]**	**N.F.[4]**	**Other I.F.[5]**	**Non-I.P.[6]**	**C[7]**	**M[8]**	**Other Non-I.F.[9]**
Atkinson	0	0	0	0	0	0	0	0	0
Brentwood	317	163	0	154	0	0	0	0	0
Danville	0	0	0	0	0	8	0	0	8
East Kingston	0	0	0	0	0	0	0	0	0
Epping	0	0	0	0	0	2	0	0	2
Exeter	259	0	0	259	0	249	134	0	115
Fremont	46	0	0	46	0	0	0	0	0
Greenland	0	0	0	0	0	12	0	0	12
Hampstead	0	0	0	0	0	1	0	0	1
Hampton	121	0	0	121	0	10	0	0	10
Hampton Falls	0	0	0	0	0	0	0	0	0
Kensington	0	0	0	0	0	0	0	0	0
Kingston	0	0	0	0	0	0	0	0	0
New Castle	0	0	0	0	0	0	0	0	0
Newfields	0	0	0	0	0	0	0	0	0
Newington	0	0	0	0	0	0	0	0	0
Newton	0	0	0	0	0	0	0	0	0
North Hampton	0	0	0	0	0	5	0	0	5
Plaistow	0	0	0	0	0	11	0	0	11
Portsmouth	317	0	9	308	0	134	0	0	134
Raymond	0	0	0	0	0	13	0	0	13
Rye	138	0	0	138	0	0	0	0	0
Salem	145	0	0	145	0	49	0	0	49
Sandown	0	0	0	0	0	5	0	0	5
Seabrook	0	0	0	0	0	37	0	0	37
South Hampton	0	0	0	0	0	0	0	0	0
Stratham	0	0	0	0	0	0	0	0	0
RPC Region	**1,343**	**163**	**9**	**1,171**	**0**	**536**	**134**	**0**	**402**

Source: Decennial Census 2000, 2010 & 2020

Table 3.a.: Population by Race – 2000

	2000							
Municipality	**White**	**Black**	**Native**	**Asian**	**Hawaiian**	**Hispanic**	**Other**	**Two or More**
Atkinson	97.2%	0.3%	0.1%	1.1%	0.0%	2.8%	0.1%	0.6%
Brentwood	96.0%	0.6%	0.2%	0.9%	0.1%	4.0%	0.2%	0.7%
Danville	97.2%	0.4%	0.3%	0.3%	0.0%	2.8%	0.1%	0.7%
East Kingston	97.7%	0.1%	0.1%	0.3%	0.1%	2.3%	1.0%	0.4%
Epping	96.6%	0.2%	0.2%	0.4%	0.0%	3.4%	0.0%	1.6%
Exeter	96.6%	0.4%	0.1%	0.9%	0.0%	3.4%	0.1%	0.9%
Fremont	97.9%	0.1%	0.1%	0.3%	0.0%	2.1%	0.2%	0.7%
Greenland	97.2%	0.2%	0.0%	1.2%	0.0%	2.8%	0.1%	0.5%
Hampstead	97.8%	0.2%	0.1%	0.5%	0.0%	2.2%	0.1%	0.4%
Hampton	97.0%	0.4%	0.2%	0.9%	0.1%	3.0%	0.0%	0.6%
Hampton Falls	97.8%	0.1%	0.0%	0.7%	0.0%	2.2%	0.0%	0.7%
Kensington	98.3%	0.1%	0.2%	0.6%	0.0%	1.7%	0.0%	0.7%
Kingston	97.6%	0.2%	0.1%	0.4%	0.0%	2.4%	0.1%	0.8%
New Castle	97.3%	0.6%	0.0%	0.5%	0.0%	2.7%	0.0%	1.1%
Newfields	97.7%	0.1%	0.0%	0.8%	0.0%	2.3%	0.0%	0.8%
Newington	95.2%	1.0%	0.3%	1.0%	0.0%	4.8%	0.0%	0.6%
Newton	97.2%	0.4%	0.1%	0.1%	0.0%	2.8%	0.1%	0.7%
North Hampton	97.8%	0.3%	0.0%	0.6%	0.0%	2.2%	0.1%	0.4%
Plaistow	97.3%	0.2%	0.1%	0.5%	0.0%	2.7%	0.0%	0.6%
Portsmouth	92.7%	2.0%	0.2%	2.4%	0.0%	7.3%	0.1%	1.2%
Raymond	97.3%	0.5%	0.2%	0.2%	0.1%	2.7%	0.1%	0.9%
Rye	98.2%	0.1%	0.1%	0.5%	0.0%	1.8%	0.0%	0.5%
Salem	94.1%	0.5%	0.2%	2.3%	0.1%	5.9%	0.1%	0.9%
Sandown	98.2%	0.2%	0.1%	0.2%	0.0%	1.8%	0.1%	0.6%
Seabrook	96.9%	0.3%	0.2%	0.5%	0.0%	3.1%	0.3%	0.9%
South Hampton	97.6%	0.6%	0.0%	0.1%	0.5%	2.4%	0.0%	0.8%
Stratham	97.5%	0.2%	0.0%	0.8%	0.0%	2.5%	0.1%	0.8%
RPC Region	**96.2%**	**0.5%**	**0.1%**	**1.1%**	**0.03%**	**3.8%**	**0.1%**	**0.8%**

Table 3.b.: Population by Race – 2010

	2010							
Municipality	**White**	**Black**	**Native**	**Asian**	**Hawaiian**	**Hispanic**	**Other**	**Two or More**
Atkinson	96.5%	0.4%	0.0%	0.9%	0.0%	3.5%	0.0%	0.6%
Brentwood	95.4%	0.5%	0.1%	1.0%	0.1%	4.6%	0.2%	1.2%
Danville	95.6%	0.6%	0.2%	0.3%	0.0%	4.4%	0.1%	1.6%
East Kingston	97.3%	0.1%	0.0%	0.7%	0.0%	2.7%	0.1%	0.7%
Epping	95.1%	0.3%	0.2%	1.3%	0.0%	4.9%	0.0%	1.5%
Exeter	94.2%	0.5%	0.1%	2.0%	0.0%	5.8%	0.1%	1.5%
Fremont	96.8%	0.2%	0.1%	0.3%	0.0%	3.2%	0.1%	1.3%
Greenland	95.3%	0.6%	0.1%	1.7%	0.1%	4.7%	0.1%	1.2%
Hampstead	96.9%	0.2%	0.1%	0.8%	0.0%	3.1%	0.1%	0.9%
Hampton	95.1%	0.5%	0.2%	1.2%	0.1%	4.9%	0.1%	1.1%
Hampton Falls	97.5%	0.2%	0.0%	0.8%	0.0%	2.5%	0.0%	0.8%
Kensington	96.6%	0.3%	0.1%	0.9%	0.2%	3.4%	0.0%	0.7%
Kingston	96.1%	0.3%	0.3%	0.4%	0.1%	3.9%	0.1%	1.3%
New Castle	97.6%	0.1%	0.1%	0.7%	0.1%	2.4%	0.0%	0.8%
Newfields	96.8%	0.4%	0.1%	1.0%	0.0%	3.2%	0.0%	0.4%
Newington	96.1%	0.1%	0.1%	1.3%	0.0%	3.9%	0.3%	0.9%
Newton	96.7%	0.3%	0.2%	0.4%	0.0%	3.3%	0.1%	0.8%
North Hampton	96.3%	0.4%	0.1%	1.3%	0.0%	3.7%	0.1%	0.8%
Plaistow	95.8%	0.5%	0.1%	0.6%	0.0%	4.2%	0.1%	0.5%
Portsmouth	89.8%	1.6%	0.2%	3.5%	0.0%	10.2%	0.2%	2.0%
Raymond	96.2%	0.6%	0.1%	0.6%	0.0%	3.8%	0.0%	1.3%
Rye	96.8%	0.3%	0.0%	0.9%	0.0%	3.2%	0.1%	0.7%
Salem	90.2%	0.7%	0.1%	3.2%	0.0%	9.8%	0.2%	1.1%
Sandown	96.6%	0.2%	0.1%	0.3%	0.0%	3.4%	0.2%	0.9%
Seabrook	95.4%	0.5%	0.1%	1.0%	0.0%	4.6%	0.2%	1.2%
South Hampton	95.6%	0.7%	0.0%	0.5%	0.0%	4.4%	0.0%	1.6%
Stratham	95.3%	0.1%	0.1%	1.9%	0.1%	4.7%	0.0%	1.1%
RPC Region	**94.3%**	**0.6%**	**0.1%**	**1.6%**	**0.03%**	**5.7%**	**0.1%**	**1.2%**

Table 3.c.: Population by Race – 2020

	2020							
Municipality	**White**	**Black**	**Native**	**Asian**	**Hawaiian**	**Hispanic**	**Other**	**Two or More**
Atkinson	93.4%	0.4%	0.0%	1.4%	0.0%	2.8%	0.2%	1.9%
Brentwood	92.4%	0.6%	0.1%	1.5%	0.0%	1.8%	0.6%	3.1%
Danville	92.5%	0.6%	0.2%	0.6%	0.0%	2.4%	0.2%	3.4%
East Kingston	93.7%	0.2%	0.0%	0.3%	0.0%	2.1%	0.7%	2.9%
Epping	91.8%	0.4%	0.2%	1.2%	0.0%	1.8%	0.5%	4.2%
Exeter	89.8%	0.7%	0.1%	2.6%	0.0%	2.5%	0.3%	4.0%
Fremont	93.1%	0.4%	0.1%	0.4%	0.1%	2.3%	0.5%	3.2%
Greenland	91.2%	0.9%	0.0%	2.2%	0.1%	2.2%	0.3%	3.1%
Hampstead	92.3%	0.4%	0.1%	0.8%	0.0%	2.9%	0.4%	3.1%
Hampton	92.6%	0.3%	0.1%	1.3%	0.0%	2.4%	0.3%	2.9%
Hampton Falls	92.1%	0.5%	0.1%	1.8%	0.1%	1.5%	0.3%	3.5%
Kensington	93.2%	0.3%	0.0%	0.8%	0.0%	1.6%	0.4%	3.6%
Kingston	92.8%	0.5%	0.2%	0.4%	0.0%	2.4%	0.4%	3.3%
New Castle	94.2%	0.3%	0.0%	0.9%	0.0%	2.7%	0.0%	1.9%
Newfields	93.3%	0.1%	0.1%	1.3%	0.0%	1.6%	0.4%	3.3%
Newington	91.0%	1.2%	0.0%	2.1%	0.0%	1.4%	0.5%	3.8%
Newton	91.5%	0.6%	0.1%	0.7%	0.0%	3.1%	0.5%	3.5%
North Hampton	92.7%	0.4%	0.2%	1.8%	0.0%	1.7%	0.4%	2.9%
Plaistow	90.9%	0.7%	0.1%	0.9%	0.0%	4.2%	0.4%	2.8%
Portsmouth	86.9%	1.0%	0.2%	4.6%	0.0%	3.4%	0.4%	3.5%
Raymond	91.8%	0.5%	0.2%	0.7%	0.0%	2.3%	0.2%	4.2%
Rye	93.9%	0.2%	0.0%	0.7%	0.0%	2.0%	0.8%	2.4%
Salem	85.5%	1.0%	0.1%	3.5%	0.0%	6.5%	0.4%	3.0%
Sandown	92.5%	0.3%	0.1%	0.5%	0.1%	2.8%	0.5%	3.1%
Seabrook	91.5%	0.8%	0.2%	0.9%	0.0%	2.3%	0.3%	4.0%
South Hampton	91.6%	0.6%	0.0%	1.3%	0.0%	2.3%	0.7%	3.5%
Stratham	90.8%	0.2%	0.1%	3.1%	0.0%	2.2%	0.4%	3.3%
RPC Region	**90.4%**	**0.6%**	**0.1%**	**2.0%**	**0.02%**	**3.2%**	**0.4%**	**3.3%**

Source: Decennial Census 2000, 2010 & 2020

Table 4.a.: Population by Age – 2010*

	2010					
Municipality	**Population**	**Average Age**	**Age 5 and Under**	**Age 18 and Under**	**Age 65 and Over**	**Age 85 and Over**
Atkinson	6,715	47.5	4.9%	23.9%	23.0%	2.4%
Brentwood	4,299	40.4	4.0%	27.1%	15.9%	3.3%
Danville	4,362	40	3.5%	29.5%	13.6%	1.3%
East Kingston	2,304	45	7.2%	23.5%	20.1%	0.4%
Epping	6,298	39.3	5.8%	23.1%	14.2%	1.5%
Exeter	14,394	46.6	4.8%	20.2%	27.5%	3.8%
Fremont	4,183	38.5	6.7%	27.6%	11.7%	0.8%
Greenland	3,514	42.3	6.1%	27.0%	15.3%	2.1%
Hampstead	8,558	43.4	4.4%	24.6%	17.2%	0.6%
Hampton	15,484	46.3	9.9%	28.3%	16.7%	1.7%
Hampton Falls	2,347	41.8	4.3%	18.5%	24.8%	2.1%
Kensington	2,153	43.7	4.5%	25.9%	14.5%	1.1%
Kingston	6,048	40.4	6.1%	24.0%	15.1%	0.9%
New Castle	772	55.1	2.2%	13.2%	44.3%	6.3%
Newfields	1,803	39.1	4.9%	34.6%	10.8%	0.8%
Newington	721	50	2.1%	13.5%	31.6%	1.5%
Newton	4,588	40.1	5.9%	24.4%	12.9%	1.9%
North Hampton	4,332	42.5	5.6%	22.9%	22.1%	2.4%
Plaistow	7,702	43.2	4.9%	25.7%	16.6%	1.1%
Portsmouth	20,963	38.5	4.7%	16.6%	19.9%	2.5%
Raymond	10,142	40.4	7.3%	23.2%	11.5%	0.8%
Rye	5,324	49.1	5.4%	18.9%	25.8%	3.9%
Salem	28,899	42.3	5.1%	22.6%	19.6%	1.7%
Sandown	5,879	36.8	7.7%	28.4%	10.0%	0.3%
Seabrook	8,622	46.7	4.1%	18.1%	30.3%	2.2%
South Hampton	725	45.8	3.4%	17.1%	18.3%	2.2%
Stratham	7,161	42.1	4.2%	27.2%	14.0%	1.2%
RPC Region	**188,292**	**43.2**	**5.2%**	**22.5%**	**19.3%**	**1.9%**

*Additional age ranges available upon request

Table 4.b.: Population by Age – 2015*

	2015					
Municipality	**Population**	**Average Age**	**Age 5 and Under**	**Age 18 and Under**	**Age 65 and Over**	**Age 85 and Over**
Atkinson	6,796	47.5	3.0%	19.7%	27.1%	1.1%
Brentwood	4,649	42.8	3.5%	25.4%	14.8%	2.2%
Danville	4,446	41.5	4.2%	25.8%	15.3%	1.0%
East Kingston	2,575	44.1	4.8%	23.8%	26.4%	0.7%
Epping	6,666	41.7	8.6%	21.7%	20.8%	1.2%
Exeter	14,483	43.9	4.4%	22.5%	26.8%	3.0%
Fremont	4,441	43.9	6.0%	20.6%	19.8%	1.6%
Greenland	3,724	45.4	6.8%	23.5%	23.9%	2.8%
Hampstead	8,552	46.4	3.9%	20.1%	21.7%	1.1%
Hampton	2,313	44.9	3.8%	22.4%	23.1%	1.0%
Hampton Falls	15,132	49.7	2.7%	17.8%	30.3%	2.2%
Kensington	2,021	47.2	4.8%	22.0%	16.1%	1.9%
Kingston	6,077	46	6.0%	18.9%	20.0%	2.0%
New Castle	974	57.2	2.1%	11.0%	54.3%	8.7%
Newfields	1,618	41.8	7.5%	28.2%	12.4%	0.9%
Newington	737	53.7	2.3%	9.9%	31.5%	0.0%
Newton	4,752	38.8	7.3%	24.8%	13.8%	0.6%
North Hampton	4,361	49	6.2%	19.4%	28.8%	1.1%
Plaistow	7,601	42.5	4.8%	21.9%	18.8%	1.2%
Portsmouth	21,426	41.2	5.2%	15.3%	24.1%	3.0%
Raymond	10,236	39	6.0%	23.3%	17.0%	0.6%
Rye	5,341	54.5	1.9%	13.3%	40.7%	5.4%
Salem	28,853	43.5	3.6%	19.7%	22.3%	2.2%
Sandown	6,176	40.8	6.7%	23.3%	13.4%	1.0%
Seabrook	8,771	49	4.3%	15.8%	30.8%	2.3%
South Hampton	812	49.5	5.0%	17.2%	26.8%	1.2%
Stratham	7,320	44.5	5.4%	24.1%	17.5%	1.2%
RPC Region	**190,853**	**45.6**	**4.7%**	**20.1%**	**23.2%**	**2.0%**

*Additional age ranges available upon request

Table 4.c.: Population by Age – 2020*

	2015					
Municipality	**Population**	**Average Age**	**Age 5 and Under**	**Age 18 and Under**	**Age 65 and Over**	**Age 85 and Over**
Atkinson	7,014	51.9	3.7%	17.0%	32.2%	1.9%
Brentwood	4,596	42.1	6.5%	25.5%	18.5%	2.3%
Danville	4,538	42.8	3.9%	24.0%	16.4%	0.7%
East Kingston	2,192	52.8	2.0%	17.5%	32.5%	0.6%
Epping	6,989	46.9	5.8%	19.5%	32.1%	1.2%
Exeter	15,179	47.6	3.0%	17.2%	32.6%	5.6%
Fremont	4,709	44	5.2%	22.5%	23.0%	1.7%
Greenland	4,058	46.5	2.8%	22.5%	26.2%	1.1%
Hampstead	8,607	44	5.3%	22.1%	30.3%	0.8%
Hampton	2,231	46.4	2.0%	19.7%	22.1%	3.3%
Hampton Falls	15,938	50.3	2.4%	15.0%	35.2%	2.3%
Kensington	2,011	46.6	7.2%	19.5%	26.6%	3.2%
Kingston	6,330	47.5	2.8%	15.6%	26.9%	2.1%
New Castle	863	56.8	3.1%	21.0%	45.9%	5.1%
Newfields	1,984	47.2	1.9%	20.0%	18.4%	0.8%
Newington	1,006	51.5	2.1%	12.4%	36.2%	5.7%
Newton	4,930	44.7	3.4%	17.6%	20.1%	0.9%
North Hampton	4,477	50.2	1.5%	19.5%	35.5%	1.9%
Plaistow	7,724	44.2	4.5%	18.6%	27.7%	2.7%
Portsmouth	21,418	41.5	3.6%	15.6%	28.4%	2.1%
Raymond	10,457	40.5	6.8%	23.1%	18.9%	0.9%
Rye	5,478	55.6	4.9%	16.7%	43.2%	3.2%
Salem	29,633	45.1	4.6%	16.9%	28.2%	3.2%
Sandown	6,453	40.2	6.5%	22.9%	15.1%	1.6%
Seabrook	8,843	49.7	1.9%	14.6%	38.6%	1.0%
South Hampton	929	44.8	5.4%	21.4%	21.6%	1.5%
Stratham	7,466	48.2	3.9%	21.6%	25.4%	2.4%
RPC Region	**196,053**	**47.0**	**4.0%**	**18.4%**	**28.5%**	**2.3%**

Source: American Community Survey 5-Year Estimate, 2006-2010, 2011-2015 & 2016-2020

*Additional age ranges available upon request

Table 5: Occupied Housing Units

	2010		2020	
Municipality	**Total Units**	**Occupied**	**Total Units**	**Occupied**
Atkinson	2,788	95.6%	3,002	96.0%
Brentwood	1,350	97.7%	1,496	97.3%
Danville	1,684	93.2%	1,717	97.6%
East Kingston	907	95.0%	943	96.0%
Epping	2,723	90.6%	2,985	93.6%
Exeter	6,496	94.1%	7,459	93.9%
Fremont	1,573	95.9%	1,810	98.1%
Greenland	1,443	95.1%	1,648	96.5%
Hampstead	3,727	91.1%	3,860	94.5%
Hampton	9,921	92.7%	10,153	94.2%
Hampton Falls	900	69.2%	977	74.9%
Kensington	806	94.4%	804	95.9%
Kingston	2,480	92.3%	2,592	95.3%
New Castle	537	83.6%	525	87.4%
Newfields	591	97.3%	622	98.7%
Newington	322	90.7%	353	94.6%
Newton	1,751	95.2%	1,946	95.7%
North Hampton	1,914	92.0%	2,032	92.6%
Plaistow	3,016	96.5%	3,196	97.1%
Portsmouth	10,625	94.2%	11,161	93.9%
Raymond	4,254	92.3%	4,500	95.2%
Rye	2,852	79.0%	2,906	80.7%
Salem	11,810	94.4%	12,681	95.3%
Sandown	2,214	93.6%	2,483	95.9%
Seabrook	4,544	81.6%	4,436	83.1%
South Hampton	504	62.5%	340	95.6%
Stratham	2,864	95.9%	3,017	97.4%
RPC Region	**84,596**	**89.7%**	**89,644**	**91.7%**

Source: Decennial Census 2010 & 2020

Table 6.a.: Household (HH) Size - 2010

	2010				
Municipality	**Occupied Housing Units**	**1-Person HH**	**2-Person HH**	**3-Person HH**	**4 or more-Person HH**
Atkinson	2,634	24.5%	37.4%	12.4%	25.7%
Brentwood	1,186	7.2%	33.8%	13.9%	45.1%
Danville	1,460	17.9%	26.8%	18.4%	36.8%
East Kingston	859	14.1%	40.5%	16.6%	28.8%
Epping	2,450	24.4%	30.9%	17.7%	27.0%
Exeter	6,305	32.8%	36.5%	12.3%	18.4%
Fremont	1,514	18.2%	35.5%	16.4%	29.9%
Greenland	1,290	20.4%	35.9%	15.7%	28.0%
Hampstead	3,261	26.2%	31.6%	15.1%	27.1%
Hampton	7,065	14.5%	37.9%	19.4%	28.2%
Hampton Falls	829	30.5%	42.8%	13.1%	13.6%
Kensington	775	13.0%	35.5%	22.2%	29.3%
Kingston	2,243	21.1%	30.9%	21.5%	26.4%
New Castle	408	40.9%	37.5%	13.2%	8.3%
Newfields	578	12.8%	24.6%	19.2%	43.4%
Newington	302	17.9%	47.4%	18.9%	15.9%
Newton	1,763	15.1%	41.3%	19.7%	23.8%
North Hampton	1,714	19.3%	40.3%	18.0%	22.4%
Plaistow	2,940	22.8%	36.3%	18.3%	22.7%
Portsmouth	9,927	37.8%	35.1%	14.4%	12.7%
Raymond	4,014	25.0%	37.3%	15.2%	22.5%
Rye	2,339	26.6%	41.0%	17.4%	15.0%
Salem	11,202	22.6%	34.1%	19.0%	24.2%
Sandown	1,955	10.2%	34.3%	19.8%	35.7%
Seabrook	3,976	29.9%	42.7%	14.0%	13.4%
South Hampton	305	30.5%	33.4%	18.7%	17.4%
Stratham	2,636	17.0%	37.2%	16.1%	29.8%
RPC Region	**75,930**	**25.6%**	**36.4%**	**16.1%**	**21.9%**

Table 6.b.: Household (HH) Size - 2015

	2015				
Municipality	**Occupied Housing Units**	**1-Person HH**	**2-Person HH**	**3-Person HH**	**4 or more-Person HH**
Atkinson	2,630	20.9%	42.5%	12.4%	21.2%
Brentwood	1,475	16.1%	36.3%	10.0%	37.5%
Danville	1,548	17.4%	28.0%	19.2%	35.3%
East Kingston	897	15.3%	31.8%	25.3%	27.6%
Epping	2,596	18.2%	39.7%	17.9%	24.2%
Exeter	6,257	30.8%	37.6%	14.5%	17.1%
Fremont	1,643	14.1%	39.8%	19.6%	26.5%
Greenland	1,405	12.8%	41.5%	19.0%	26.7%
Hampstead	3,496	25.3%	36.0%	18.5%	20.3%
Hampton	6,809	20.8%	38.8%	18.4%	22.0%
Hampton Falls	923	30.4%	40.9%	14.3%	14.4%
Kensington	746	15.0%	39.8%	24.1%	21.0%
Kingston	2,502	19.7%	43.4%	15.7%	21.1%
New Castle	468	23.3%	53.6%	14.1%	9.0%
Newfields	562	13.3%	37.0%	15.3%	34.3%
Newington	305	21.6%	45.9%	17.7%	14.8%
Newton	1,792	21.1%	29.2%	22.3%	27.4%
North Hampton	1,729	16.6%	42.6%	22.5%	18.3%
Plaistow	2,838	16.5%	36.2%	20.9%	26.4%
Portsmouth	10,262	39.4%	35.0%	15.0%	10.6%
Raymond	3,926	17.2%	41.4%	14.9%	26.5%
Rye	2,415	26.6%	41.8%	20.2%	11.3%
Salem	11,110	23.4%	33.4%	18.6%	24.5%
Sandown	2,238	12.7%	36.2%	25.4%	25.6%
Seabrook	3,823	29.3%	37.9%	13.7%	19.1%
South Hampton	303	18.8%	36.0%	18.8%	26.4%
Stratham	2,818	21.9%	33.0%	16.9%	28.1%
RPC Region	**77,516**	**24.7%**	**37.3%**	**17.0%**	**20.8%**

Table 6.c.: Household (HH) Size - 2020

	2020				
Municipality	**Occupied Housing Units**	**1-Person HH**	**2-Person HH**	**3-Person HH**	**4 or more-Person HH**
Atkinson	2,838	19.7%	39.7%	18.2%	22.4%
Brentwood	1,541	14.1%	38.4%	13.4%	34.1%
Danville	1,717	13.3%	34.4%	26.4%	25.9%
East Kingston	812	19.7%	33.9%	26.4%	20.1%
Epping	2,730	18.4%	40.8%	15.4%	25.3%
Exeter	6,693	35.8%	34.4%	12.6%	17.3%
Fremont	1,686	11.6%	39.9%	16.9%	31.6%
Greenland	1,576	21.5%	38.8%	12.5%	27.2%
Hampstead	3,559	28.0%	36.5%	14.9%	20.5%
Hampton	7,058	14.4%	40.3%	16.0%	29.3%
Hampton Falls	829	30.9%	41.2%	11.9%	16.0%
Kensington	723	12.4%	45.8%	14.9%	26.8%
Kingston	2,747	36.5%	24.6%	15.2%	23.7%
New Castle	418	35.4%	39.2%	11.0%	14.4%
Newfields	617	8.4%	31.0%	20.1%	40.5%
Newington	423	12.5%	50.4%	16.1%	21.0%
Newton	1,763	18.0%	36.5%	16.6%	28.9%
North Hampton	1,906	27.4%	36.9%	13.8%	21.9%
Plaistow	3,311	30.0%	36.2%	13.8%	20.1%
Portsmouth	10,097	38.0%	40.0%	10.4%	11.7%
Raymond	4,115	20.0%	43.1%	12.9%	24.0%
Rye	2,304	22.3%	45.6%	9.4%	22.7%
Salem	11,885	24.3%	35.6%	17.9%	22.3%
Sandown	2,261	11.7%	30.5%	31.1%	26.7%
Seabrook	3,870	26.0%	40.4%	17.8%	15.8%
South Hampton	332	19.0%	29.5%	19.6%	31.9%
Stratham	2,886	16.8%	38.3%	19.8%	25.1%
RPC Region	**80,697**	**26.0%**	**37.8%**	**15.3%**	**20.9%**

Source: American Community Survey 5-Year Estimate, 2006-2010, 2011-2015 & 2016-2020

Table 7: Family versus Non-Family Households (HH)

Municipality	2010		2015		2020	
	Family HH	Non-Family HH	Family HH	Non-Family HH	Family HH	Non-Family HH
Atkinson	72.4%	27.6%	77.4%	22.6%	72.6%	27.4%
Brentwood	88.7%	11.3%	81.4%	18.6%	84.0%	16.0%
Danville	75.8%	24.2%	77.5%	22.5%	78.9%	21.1%
East Kingston	79.9%	20.1%	82.2%	17.8%	74.5%	25.5%
Epping	71.2%	28.8%	77.9%	22.1%	76.6%	23.4%
Exeter	61.2%	38.8%	60.2%	39.8%	53.7%	46.3%
Fremont	79.3%	20.7%	82.5%	17.5%	81.0%	19.0%
Greenland	70.7%	29.3%	78.9%	21.1%	68.0%	32.0%
Hampstead	69.2%	30.8%	70.6%	29.4%	65.7%	34.3%
Hampton	62.1%	37.9%	65.2%	34.8%	60.0%	40.0%
Hampton Falls	80.6%	19.4%	70.9%	29.1%	78.2%	21.8%
Kensington	81.9%	18.1%	76.5%	23.5%	81.2%	18.8%
Kingston	72.7%	27.3%	73.2%	26.8%	57.7%	42.3%
New Castle	55.4%	44.6%	71.2%	28.8%	59.1%	40.9%
Newfields	84.9%	15.1%	83.5%	16.5%	88.8%	11.2%
Newington	68.9%	31.1%	73.4%	26.6%	78.7%	21.3%
Newton	79.3%	20.7%	71.5%	28.5%	75.6%	24.4%
North Hampton	71.6%	28.4%	78.7%	21.3%	69.7%	30.3%
Plaistow	72.8%	27.2%	79.4%	20.6%	64.2%	35.8%
Portsmouth	47.4%	52.6%	47.1%	52.9%	49.5%	50.5%
Raymond	67.2%	32.8%	71.6%	28.4%	67.9%	32.1%
Rye	66.7%	33.3%	62.5%	37.5%	68.3%	31.7%
Salem	71.3%	28.7%	71.2%	28.8%	69.8%	30.2%
Sandown	86.9%	13.1%	76.1%	23.9%	79.5%	20.5%
Seabrook	63.8%	36.2%	61.6%	38.4%	66.0%	34.0%
South Hampton	63.9%	36.1%	74.9%	25.1%	79.2%	20.8%
Stratham	77.8%	22.2%	77.0%	23.0%	78.8%	21.2%
RPC Region	**66.9%**	**33.1%**	**66.4%**	**33.6%**	**64.7%**	**35.3%**

Source: American Community Survey 5-Year Estimate, 2006-2010, 2011-2015 & 2016-2020

Table 8: Housing Units by Tenure*

Municipality	2010			2020		
	Total Units	Owner Occupied	Renter Occupied	Total Units	Owner Occupied	Renter Occupied
Atkinson	2,746	83.6%	12.3%	3,029	86.9%	6.8%
Brentwood	1,186	94.9%	5.1%	1,631	86.0%	8.5%
Danville	1,582	84.6%	7.7%	1,769	85.3%	11.8%
East Kingston	893	89.4%	6.8%	842	88.0%	8.4%
Epping	2,808	70.8%	16.5%	3,021	77.9%	12.4%
Exeter	6,759	65.0%	28.3%	7,210	63.9%	28.9%
Fremont	1,599	83.1%	11.6%	1,768	89.3%	6.1%
Greenland	1,313	84.5%	13.8%	1,649	78.7%	16.9%
Hampstead	3,568	79.5%	11.9%	3,678	75.2%	21.5%
Hampton	9,708	50.6%	22.2%	9,454	55.4%	19.2%
Hampton Falls	867	85.8%	9.8%	872	85.7%	9.4%
Kensington	799	92.0%	5.0%	768	83.5%	10.7%
Kingston	2,375	83.2%	11.2%	2,975	75.1%	17.2%
New Castle	482	69.9%	14.7%	568	66.5%	7.0%
Newfields	589	91.7%	6.5%	627	94.4%	4.0%
Newington	326	70.6%	22.1%	439	77.0%	19.4%
Newton	1,840	81.6%	14.2%	1,808	84.4%	13.1%
North Hampton	1,815	77.5%	17.0%	2,094	80.9%	10.1%
Plaistow	3,047	79.3%	17.2%	3,382	79.3%	18.6%
Portsmouth	10,647	49.3%	43.9%	10,676	47.6%	47.0%
Raymond	4,297	79.1%	14.3%	4,356	73.0%	21.5%
Rye	2,856	67.5%	14.4%	3,026	66.2%	10.0%
Salem	12,056	73.1%	19.9%	12,532	73.8%	21.0%
Sandown	1,981	86.4%	12.3%	2,337	83.1%	13.6%
Seabrook	4,640	60.1%	25.6%	4,714	58.3%	23.8%
South Hampton	329	78.4%	14.3%	391	77.5%	7.4%
Stratham	2,784	88.3%	6.4%	2,970	89.2%	7.9%
RPC Region	**83,892**	**69.9%**	**20.6%**	**88,586**	**70.1%**	**21.0%**

Source: American Community Survey 5-Year Estimate, 2006-2010 & 2016-2020

Table 9: Average Household Size (HH) by Housing Tenure

	2010		2015		2020	
Municipality	**Owner**	**Renter**	**Owner**	**Renter**	**Owner**	**Renter**
Atkinson	2.73	1.33	2.7	1.36	2.54	1.55
Brentwood	3.25	3.07	2.83	3.32	2.85	2.22
Danville	3.15	1.2	2.96	2.25	2.64	2.67
East Kingston	2.71	2.28	2.92	2.36	2.77	1.92
Epping	2.79	1.62	2.61	2.27	2.54	2.66
Exeter	2.43	1.75	2.42	1.9	2.48	1.59
Fremont	2.61	3.88	2.67	2.65	2.8	2.22
Greenland	2.8	1.66	2.67	2.31	2.57	2.54
Hampstead	2.78	1.59	2.56	1.9	2.53	1.99
Hampton	2.34	1.81	2.3	1.95	2.31	1.81
Hampton Falls	2.83	2.82	2.66	1.64	2.73	2.37
Kensington	2.82	2.03	2.67	3.01	2.81	2.54
Kingston	2.73	2.42	2.52	1.99	2.52	1.38
New Castle	1.85	2.07	2.02	2.39	2.03	2.43
Newfields	3.23	1.55	3	1.79	3.23	2.8
Newington	2.46	2.15	2.55	1.72	2.49	1.73
Newton	2.7	2.06	2.81	2.17	2.88	2.27
North Hampton	2.56	2.38	2.6	1.62	2.42	1.6
Plaistow	2.71	2.2	2.71	2.54	2.33	2.34
Portsmouth	2.28	1.82	2.19	1.79	2.37	1.77
Raymond	2.61	2.09	2.64	2.51	2.59	2.36
Rye	2.33	2.03	2.28	1.72	2.44	1.76
Salem	2.7	2.09	2.74	2.06	2.6	2.06
Sandown	3.05	2.72	2.78	2.51	2.96	2.17
Seabrook	2.27	1.93	2.48	1.96	2.35	2.12
South Hampton	2.47	1.85	2.7	2.57	2.87	2.03
Stratham	2.78	1.78	2.61	2.43	2.68	1.48
RPC Region	**2.67**	**2.08**	**2.62**	**2.17**	**2.61**	**2.09**

Source: American Community Survey 5-Year Estimate, 2006-2010, 2011-2015 & 2016-2020

Table 10: Employment by Industry*

Industry	2005 Count	2010 Count	2015 Count	2019 Count
Agriculture, Forestry, Fishing and Hunting	78	90	88	100
Mining, Quarrying, and Oil and Gas Extraction	19	21	37	39
Utilities	1,243	1,216	1,077	1,080
Construction	3,181	3,990	3,500	3,335
Manufacturing	9,279	9,407	9,578	10,051
Wholesale Trade	5,426	5,686	5,861	5,834
Retail Trade	23,393	23,898	21,452	21,651
Information	3,214	3,326	3,171	3,113
Finance and Insurance	2,513	2,256	2,747	2,746
Real Estate and Rental and Leasing	4,906	4,979	4,579	4,983
Professional, Scientific, and Technical Services	1,202	1,188	947	1,110
Management of Companies and Enterprises	6,702	7,268	6,695	7,663
Administration & Support, Waste Management and Remediation	1,958	1,763	1,617	1,511
Educational Services	6,772	7,215	7,107	7,039
Health Care and Social Assistance	8,401	8,413	7,988	8,079
Arts, Entertainment, and Recreation	11,895	12,170	12,103	11,990
Accommodation and Food Services	2,086	1,983	2,132	2,012
Other Services (excluding Public Administration)	8,872	9,460	9,578	9,923
Public Administration	2,692	2,709	2,720	2,837
RPC Region	**107,923**	**107,253**	**112,567**	**120,125**

Source: United States Census Bureau – OnTheMap, 2022

Table 11: Labor Force*

	2000	2005	2010	2015	2020
Municipality	**Count**	**Count**	**Count**	**Count**	**Count**
Atkinson	3,710	3,747	3,748	3,850	4,063
Brentwood	1,495	1,682	2,397	2,585	2,530
Danville	2,358	2,468	2,575	2,649	2,744
East Kingston	1,028	1,222	1,290	1,353	1,338
Epping	3,336	3,490	3,773	4,072	4,242
Exeter	7,763	7,741	7,897	8,225	8,689
Fremont	2,132	2,309	2,506	2,714	2,778
Greenland	1,810	2,022	2,039	2,265	2,410
Hampstead	4,647	4,684	4,865	4,991	4,973
Hampton	8,424	9,291	8,478	8,809	9,354
Hampton Falls	1,046	1,074	1,325	1,404	1,449
Kensington	1,080	1,108	1,248	1,281	1,246
Kingston	3,412	3,459	3,467	3,588	3,747
New Castle	478	518	520	540	534
Newfields	856	828	1,004	1,036	1,061
Newington	476	507	471	489	525
Newton	2,614	2,583	2,937	3,169	3,189
North Hampton	2,428	2,755	2,452	2,561	2,625
Plaistow	4,488	4,301	4,057	4,142	4,245
Portsmouth	12,542	13,233	13,049	13,512	13,725
Raymond	5,652	6,033	5,803	5,956	6,318
Rye	2,521	2,694	3,195	3,340	3,401
Salem	16,389	17,459	17,355	17,685	18,632
Sandown	2,926	3,115	3,795	4,089	4,217
Seabrook	4,701	4,772	4,860	5,006	5,078
South Hampton	479	483	482	499	512
Stratham	3,366	3,962	4,216	4,404	4,528
RPC Region	**102,157**	**107,540**	**109,804**	**114,214**	**118,153**

Source: New Hampshire Employment Security, 2022

Table 12: Unemployment Rate*

	2000	2005	2010	2015	2020
Municipality	**Count**	**Count**	**Count**	**Count**	**Count**
Atkinson	4.0%	4.9%	6.6%	3.9%	8.2%
Brentwood	2.4%	4.3%	5.0%	2.7%	5.6%
Danville	2.8%	4.9%	7.2%	4.0%	8.4%
East Kingston	2.1%	4.0%	5.2%	3.3%	6.3%
Epping	2.5%	3.7%	6.8%	3.7%	6.7%
Exeter	2.4%	3.8%	5.6%	3.2%	6.2%
Fremont	2.6%	4.3%	6.9%	3.6%	6.8%
Greenland	2.2%	3.2%	5.5%	2.9%	5.5%
Hampstead	2.9%	4.5%	6.5%	4.0%	7.3%
Hampton	3.0%	4.2%	6.7%	4.0%	7.9%
Hampton Falls	2.5%	3.7%	4.5%	3.4%	5.7%
Kensington	2.9%	4.0%	5.2%	2.8%	6.1%
Kingston	3.4%	5.1%	7.2%	4.5%	8.1%
New Castle	2.7%	3.1%	3.8%	2.0%	3.7%
Newfields	2.0%	2.5%	5.2%	2.8%	5.3%
Newington	1.9%	2.6%	5.7%	2.5%	4.6%
Newton	3.3%	5.0%	6.3%	3.8%	7.2%
North Hampton	2.4%	3.3%	5.4%	2.7%	5.9%
Plaistow	3.6%	5.2%	7.6%	5.1%	9.9%
Portsmouth	2.5%	3.2%	5.1%	2.5%	6.3%
Raymond	3.1%	4.3%	7.2%	3.8%	7.0%
Rye	3.1%	3.5%	4.6%	2.8%	5.2%
Salem	4.0%	5.6%	7.3%	4.3%	8.5%
Sandown	2.6%	4.5%	6.2%	4.3%	7.4%
Seabrook	4.4%	6.2%	8.0%	5.3%	10.0%
South Hampton	2.3%	4.6%	4.4%	3.8%	8.6%
Stratham	2.6%	3.1%	4.5%	2.6%	5.0%
RPC Region	**2.8%**	**4.1%**	**5.9%**	**3.5%**	**6.8%**

Source: New Hampshire Employment Security, 2022

Table 13: Regional Commute Flows

	2014	2019
Commuter Flow	**Count**	**Count**
Residents Commuting Out of Region	59,851	62,190
Residents Commuting within the Region	41,918	45,431
Workers Commuting into the Region	67,661	74,222

Source: United States Census Bureau – OnTheMap, 2022

Table 14: Average Travel Time to Work

	Average Commute Time		
Municipality	**2010**	**2015**	**2020**
Atkinson	29.5	28.7	30.3
Brentwood	26.5	30.6	31.4
Danville	32.2	34.8	39.2
East Kingston	31.1	31.6	30.0
Epping	34.0	32.1	32.8
Exeter	25.2	25.5	23.1
Fremont	30.1	35.1	37.0
Greenland	25.6	31.1	22.1
Hampstead	34.1	30.4	38.4
Hampton	26.1	24.0	34.1
Hampton Falls	26.1	27.5	26.0
Kensington	30.5	27.5	27.7
Kingston	30.4	33.7	37.1
New Castle	-	-	-
Newfields	25.4	27.5	26.4
Newington	-	25.9	25.0
Newton	32.3	33.9	37.0
North Hampton	25.0	25.5	28.9
Plaistow	30.4	33.8	31.5
Portsmouth	20.1	20.3	23.0
Raymond	34.7	35.3	33.1
Rye	29.9	26.3	22.4
Salem	26.3	27.2	28.8
Sandown	34.6	34.3	34.6
Seabrook	23.0	25.4	25.7
South Hampton	29.4	33.0	33.8
Stratham	24.1	29.6	26.5
RPC Region	**28.7**	**29.6**	**30.2**

Source: American Community Survey 5-Year Estimate, 2006-2010, 2011-2015 & 2016-2020

Table 15.a.: School Enrollment*

Municipality	2016				
	Total	K-Readiness	Elementary (1-5)	Middle (6-8)	High (9-12)
Atkinson	784	39	270	202	273
Brentwood	815	54	258	212	291
Danville	637	43	215	137	242
East Kingston	397	30	125	102	140
Epping	951	33	385	239	294
Exeter	2,183	142	829	516	696
Fremont	632	49	223	151	209
Greenland	560	37	229	132	162
Hampstead	1,240	36	430	354	420
Hampton	1,617	111	586	406	514
Hampton Falls	338	23	128	93	94
Kensington	318	19	86	80	133
Kingston	799	55	279	199	266
New Castle	84	6	36	12	30
Newfields	290	20	106	79	85
Newington	62	4	25	14	19
Newton	640	40	221	166	213
North Hampton	519	29	193	161	136
Plaistow	1,054	75	374	260	345
Portsmouth	2,190	163	816	510	701
Raymond	1,343	94	500	313	436
Rye	606	39	241	146	180
Salem	3,535	91	1,366	913	1,165
Sandown	980	54	362	230	334
Seabrook	984	66	388	222	308
South Hampton	69	6	39	24	0
Stratham	1,268	81	471	335	381
RPC Region	**24,895**	**1,439**	**9,181**	**6,208**	**8,067**

Table 15.b.: School Enrollment*

	2021				
Municipality	**Total**	**K-Readiness**	**Elementary (1-5)**	**Middle (6-8)**	**High (9-12)**
Atkinson	721	27	306	167	221
Brentwood	657	41	236	139	241
Danville	571	18	245	122	186
East Kingston	318	30	109	67	112
Epping	849	64	344	186	255
Exeter	1,929	118	701	456	654
Fremont	551	43	196	126	186
Greenland	547	43	217	133	154
Hampstead	1,110	19	432	273	386
Hampton	1,446	97	490	336	523
Hampton Falls	298	13	111	61	113
Kensington	260	18	110	57	75
Kingston	658	52	243	161	202
New Castle	54	2	17	13	22
Newfields	249	21	95	56	77
Newington	74	8	34	15	17
Newton	562	45	214	115	188
North Hampton	438	28	166	93	151
Plaistow	951	39	362	225	325
Portsmouth	2,103	160	779	480	684
Raymond	1,206	89	455	285	377
Rye	541	36	199	133	173
Salem	3,570	255	1,325	822	1,168
Sandown	914	32	343	224	315
Seabrook	949	57	343	235	314
South Hampton	86	12	47	27	0
Stratham	1,141	81	435	235	390
RPC Region	**22,753**	**1,448**	**8,554**	**5,242**	**7,509**

Source: New Hampshire Department of Education, 2022

Table 16: Net Migration

	2010 to 2019		2010 to 2020	
Municipality	**Births**	**Deaths**	**Population Change**	**Net Migration**
Atkinson	405	527	336	458
Brentwood	273	676	4	407
Danville	360	278	21	-61
East Kingston	163	163	84	84
Epping	808	498	714	404
Exeter	1,174	1,858	1,743	2,427
Fremont	424	403	456	435
Greenland	416	239	518	341
Hampstead	605	450	475	320
Hampton	1,049	1,574	167	692
Hampton Falls	154	168	784	798
Kensington	154	116	-29	-67
Kingston	443	447	177	181
New Castle	34	108	32	106
Newfields	119	84	89	54
Newington	38	59	58	79
Newton	488	263	217	-8
North Hampton	258	380	237	359
Plaistow	707	547	221	61
Portsmouth	2,004	2,168	1,177	1,341
Raymond	1,134	746	546	158
Rye	288	639	245	596
Salem	2,375	2,646	1,313	1,584
Sandown	627	364	562	299
Seabrook	720	1,021	-292	9
South Hampton	55	54	80	79
Stratham	579	388	414	223
RPC Region	**15,854**	**16,864**	**10,349**	**11,359**

Source: Decennial Census 2010 & 2020; New Hampshire Department of State 2010-2019

Table 17: Concentration of Poverty*

Municipality	2016		2018		2020	
	Population	Individuals in Poverty	Population	Individuals in Poverty	Population	Individuals in Poverty
Atkinson	6,829	1.8%	6,882	1.7%	6,966	2.1%
Brentwood	4,345	8.3%	4,413	2.5%	4,313	1.1%
Danville	4,427	3.3%	4,515	2.1%	4,538	10.9%
East Kingston	2,395	3.5%	2,434	5.6%	2,185	16.2%
Epping	6,725	6.3%	6,945	8.9%	6,973	7.0%
Exeter	14,389	7.4%	14,731	5.5%	14,990	5.9%
Fremont	4,434	3.0%	4,600	2.6%	4,657	1.9%
Greenland	3,772	1.5%	3,953	4.7%	4,058	5.2%
Hampstead	8,516	4.0%	8,583	6.5%	8,583	4.3%
Hampton	15,083	5.0%	15,361	4.9%	15,391	4.4%
Hampton Falls	2,377	4.0%	2,358	3.5%	2,231	2.3%
Kensington	2,151	4.7%	2,317	4.0%	2,002	2.6%
Kingston	6,069	6.8%	6,210	6.3%	6,330	7.4%
New Castle	935	1.2%	780	0.9%	863	1.2%
Newfields	1,526	1.9%	1,670	3.0%	1,984	1.0%
Newington	839	4.6%	798	4.4%	1,006	4.0%
Newton	4,787	5.0%	4,886	4.3%	4,930	3.9%
North Hampton	4,384	5.3%	4,444	5.2%	4,466	3.7%
Plaistow	7,602	4.7%	7,615	3.9%	7,670	3.5%
Portsmouth	20,596	6.1%	20,911	6.1%	20,995	6.6%
Raymond	10,222	8.5%	10,368	8.1%	10,404	7.6%
Rye	5,309	5.1%	5,377	3.6%	5,423	4.1%
Salem	28,681	4.1%	28,962	4.4%	29,427	3.2%
Sandown	6,231	4.6%	6,350	2.3%	6,453	6.8%
Seabrook	8,761	9.3%	8,822	4.9%	8,823	5.6%
South Hampton	804	3.0%	775	5.3%	924	2.9%
Stratham	7,341	0.3%	7,418	1.1%	7,466	2.4%
RPC Region	**189,530**	**5.1%**	**192,478**	**4.8%**	**194,051**	**4.9%**

Source: American Community Survey 5-Year Estimates 2012-2016, 2014-2018 & 2016-2020

Table 18: Homeless Population

			Sub-Populations Served			
	Year	NH	Single Adults	Persons in Families	Chronically Homeless	Veterans
People Experiencing Homelessness	**2021**	4,682	0	1,245	889	365
People Experiencing Homelessness	**2020**	8,958	3,078	1,578	597	400
Sheltered ES Homeless	**2021**	877				
Overall Homeless	**2020**	1,675				
Overall Homeless	**2019**	1,396				
Overall Homeless	**2018**	1,450				
Overall Homeless	**2017**	1,456				
Overall Homeless	**2016**	1,366				
Overall Homeless	**2015**	1,445				
Overall Homeless	**2010**	1,574				
Overall Homelessness (Jan. PIT Count)	**2021**	1,491				
Overall Homelessness (Jan. PIT Count)	**2020**	1,675				
Overall Homelessness (Jan. PIT Count)	**2019**	1,382				
Overall Homelessness (Jan. PIT Count)	**2018**	1,450				
Overall Homelessness Total)	**2020**	4,656				

Source: New Hampshire Council on Housing Stability and New Hampshire Coalition to End Homelessness

Table 19: Households with No Vehicle

	2010		2015		2020	
Municipality	**Occupied Housing Units**	**Housing Units with No Vehicle**	**Occupied Housing Units**	**Housing Units with No Vehicle**	**Occupied Housing Units**	**Housing Units with No Vehicle**
Atkinson	2,634	5.0%	2,630	1.2%	2,838	0.6%
Brentwood	1,186	2.5%	1,475	3.5%	1,541	1.3%
Danville	1,460	1.6%	1,548	2.0%	1,717	0.6%
East Kingston	859	2.7%	897	1.3%	812	0.5%
Epping	2,450	4.7%	2,596	2.3%	2,730	0.9%
Exeter	6,305	6.6%	6,257	5.4%	6,693	6.3%
Fremont	1,514	3.8%	1,643	1.9%	1,686	0.5%
Greenland	1,290	0.0%	1,405	1.7%	1,576	0.0%
Hampstead	3,261	1.8%	3,496	1.2%	3,559	3.6%
Hampton	7,065	2.3%	6,809	0.5%	7,058	0.2%
Hampton Falls	829	3.9%	923	2.2%	829	2.4%
Kensington	775	1.0%	746	1.5%	723	2.9%
Kingston	2,243	0.8%	2,502	2.0%	2,747	2.5%
New Castle	408	4.9%	468	2.8%	418	1.7%
Newfields	578	2.8%	562	0.5%	617	1.1%
Newington	302	1.0%	305	2.6%	423	10.4%
Newton	1,763	1.4%	1,792	0.9%	1,763	3.1%
North Hampton	1,714	2.8%	1,729	2.9%	1,906	2.5%
Plaistow	2,940	1.2%	2,838	2.0%	3,311	2.4%
Portsmouth	9,927	5.7%	10,262	5.5%	10,097	7.5%
Raymond	4,014	3.7%	3,926	2.8%	4,115	3.8%
Rye	2,339	4.5%	2,415	2.6%	2,304	2.3%
Salem	11,202	3.4%	11,110	3.2%	11,885	3.2%
Sandown	1,955	2.3%	2,238	1.3%	2,261	0.9%
Seabrook	3,976	4.8%	3,823	6.4%	3,870	2.9%
South Hampton	305	0.0%	303	0.0%	332	1.5%
Stratham	2,636	0.6%	2,818	1.6%	2,886	1.0%
RPC Region	**75,930**	**3.7%**	**77,516**	**3.1%**	**80,697**	**3.3%**

Source: American Community Survey 5-Year Estimate 2006-2010, 2011-2015 & 2016-2020

Table 20.a.: Poverty by Race – 2015

	2015							
Municipality	**Population**	**White**	**Black**	**Native**	**Asian**	**Hawaiian**	**Hispanic**	**Other**
Atkinson	6,796	216	0	0	0	0	0	0
Brentwood	4,649	364	12	0	10	0	20	0
Danville	4,446	136	0	0	1	0	0	0
East Kingston	2,575	81	0	0	0	0	0	0
Epping	6,666	311	0	0	0	0	0	0
Exeter	14,483	863	73	43	12	0	73	0
Fremont	4,441	72	0	0	0	0	8	8
Greenland	3,724	125	0	0	0	0	0	0
Hampstead	8,552	462	0	0	9	0	0	0
Hampton	15,132	101	0	0	7	0	0	9
Hampton Falls	2,313	872	0	0	0	0	33	0
Kensington	2,021	72	0	0	0	0	6	6
Kingston	6,077	291	0	0	0	0	0	0
New Castle	974	6	0	0	4	0	0	0
Newfields	1,618	20	2	0	0	0	0	5
Newington	737	31	0	0	0	0	0	0
Newton	4,752	267	8	0	0	0	99	0
North Hampton	4,361	153	0	0	38	0	15	6
Plaistow	7,601	256	0	0	0	0	0	0
Portsmouth	21,426	1200	40	0	18	0	87	13
Raymond	10,236	708	0	0	0	0	92	0
Rye	5,341	257	0	0	0	0	12	0
Salem	28,853	1199	15	0	102	0	167	0
Sandown	6,176	386	0	0	0	0	0	0
Seabrook	8,771	912	0	0	0	0	106	106
South Hampton	812	23	0	0	0	0	0	0
Stratham	7,320	39	3	0	0	0	1	0
RPC Region	**190,853**	**9,423**	**153**	**43**	**201**	**0**	**719**	**153**

Table 20.b.: Poverty by Race – 2020

	2020							
Municipality	**Population**	**White**	**Black**	**Native**	**Asian**	**Hawaiian**	**Hispanic**	**Other**
Atkinson	7,014	128	0	0	0	0	0	0
Brentwood	4,596	34	2	0	0	0	2	1
Danville	4,538	495	0	0	0	0	0	0
East Kingston	2,192	355	0	0	0	0	0	0
Epping	6,989	458	0	0	0	0	58	0
Exeter	15,179	859	0	0	0	0	18	18
Fremont	4,709	90	0	0	0	0	0	0
Greenland	4,058	184	0	0	0	0	21	11
Hampstead	8,607	349	0	0	0	0	26	0
Hampton	15,938	51	0	0	0	0	0	0
Hampton Falls	2,231	676	2	0	0	0	82	4
Kensington	2,011	52	0	0	0	0	3	0
Kingston	6,330	433	0	0	0	0	0	0
New Castle	863	10	0	0	0	0	0	0
Newfields	1,984	7	6	0	7	0	0	0
Newington	1,006	40	0	0	0	0	0	0
Newton	4,930	175	0	0	19	0	0	0
North Hampton	4,477	149	0	0	0	0	9	0
Plaistow	7,724	230	3	0	0	0	1	0
Portsmouth	21,418	1,170	44	0	131	0	98	23
Raymond	10,457	793	0	0	0	0	71	0
Rye	5,478	224	0		0	0	0	0
Salem	29,633	856	1	0	50	0	153	23
Sandown	6,453	442	0	0	0	0	0	0
Seabrook	8,843	412	0	0	4	0	0	0
South Hampton	929	27	0	0	0	0	0	0
Stratham	7,466	160	2	0	19	0	26	0
RPC Region	**196,053**	**8,859**	**60**	**0**	**230**	**0**	**568**	**80**

Source: American Community Survey 5-Year Estimate, 2011-2015 & 2016-2020

Table 21.a.: Families that Rent by Household (HH) Size for the RPC Region – 2010*

	Household Size							
2010	**1**	**2**	**3**	**4**	**5**	**6**	**7+**	**Total**
Total households	19,427	27,658	12,217	11,286	3,785	1,159	398	75,930
Own	60%	80%	81%	89%	90%	92%	100%	
Rent	40%	20%	19%	11%	10%	8%	0%	
Family	0.00	83%	95%	99%	100%	99%	100%	
Non-Family	100%	17%	5%	1%	0%	1%	0%	
Families that rent	0	4,571	2,205	1,280	372	90	0	8,518

Table 21.b.: Families that Rent by Household (HH) Size for the RPC Region – 2015*

	Household Size							
2015	**1**	**2**	**3**	**4**	**5**	**6**	**7+**	**Total**
Total households	19,183	28,907	13,217	10,787	4,107	955	0	77,156
Own	60%	80%	78%	84%	89%	84%	96%	
Rent	40%	20%	22%	16%	11%	16%	4%	
Family	0.00	84%	95%	98%	100%	100%	99%	
Non-Family	100%	16%	5%	2%	0%	0%	1%	
Families that rent	0	4,746	2,768	1,658	442	156	0	9,770

Table 21.c.: Families that Rent by Household (HH) Size for the RPC Region – 2020*

	Household Size							
2015	**1**	**2**	**3**	**4**	**5**	**6**	**7+**	**Total**
Total households	20,952	30,492	12,364	11,769	3,595	1,091	434	80,697
Own	61%	79%	83%	90%	85%	89%	93%	
Rent	39%	21%	17%	10%	15%	11%	7%	
Family	0.00	81%	97%	98%	99%	99%	100%	
Non-Family	100%	19%	3%	2%	1%	1%	0%	
Families that rent	0	5,223	1,993	1,184	515	116	30	9,062

Source: American Community Survey 5-Year Estimate, 2006-2010, 2011-201 & 2016-2020

Table 22: Single Parents*

Municipality	2010		2015		2020	
	Parent Population	Single Parents	Parent Population	Single Parents	Parent Population	Single Parents
Atkinson	785	1.8%	767	17.2%	663	11.0%
Brentwood	585	11.3%	631	6.3%	646	9.8%
Danville	700	13.6%	674	20.0%	751	49.9%
East Kingston	314	16.6%	351	25.1%	238	10.5%
Epping	855	15.7%	873	26.9%	806	15.6%
Exeter	1,741	17.5%	1,825	44.1%	1,583	21.4%
Fremont	596	21.5%	555	17.1%	625	19.4%
Greenland	461	8.0%	514	10.9%	515	18.8%
Hampstead	1,072	13.4%	993	27.4%	975	36.9%
Hampton	1,658	30.8%	1,438	23.8%	1,493	21.3%
Hampton Falls	347	16.4%	301	25.9%	266	15.4%
Kensington	305	15.7%	232	20.7%	230	20.0%
Kingston	771	24.3%	673	37.6%	711	34.6%
New Castle	72	13.9%	65	35.4%	99	15.2%
Newfields	332	10.8%	267	12.7%	237	14.3%
Newington	61	24.6%	54	25.9%	97	7.2%
Newton	688	27.6%	737	44.5%	528	7.8%
North Hampton	579	20.2%	471	17.6%	505	20.4%
Plaistow	962	24.6%	953	28.6%	883	43.9%
Portsmouth	2,018	27.5%	2,126	27.0%	1,932	31.7%
Raymond	1,212	25.4%	1,328	32.7%	1,185	33.2%
Rye	621	16.6%	415	14.2%	561	15.7%
Salem	3,805	22.2%	3,492	24.3%	3,163	24.2%
Sandown	992	20.2%	871	25.5%	958	30.9%
Seabrook	887	47.0%	910	23.4%	713	31.3%
South Hampton	67	20.9%	96	13.5%	101	19.8%
Stratham	1,093	16.1%	869	13.8%	1,007	8.2%
RPC Region	**23,579**	**21.2%**	**22,481**	**25.9%**	**21,471**	**24.7%**

Source: American Community Survey 5-Year Estimate, 2006-2010, 2011-2015 & 2016-2020

Table 23: Living Alone*

	2010		2015		2020	
Municipality	**Population**	**Non-Family Living Alone**	**Population**	**Non-Family Living Alone**	**Population**	**Non-Family Living Alone**
Atkinson	6,715	9.6%	6,796	8.1%	7,014	8.0%
Brentwood	4,299	2.0%	4,649	5.1%	4,596	4.7%
Danville	4,362	6.0%	4,446	6.1%	4,538	5.0%
East Kingston	2,304	5.3%	2,575	5.3%	2,192	7.3%
Epping	6,298	9.5%	6,666	7.1%	6,989	7.2%
Exeter	14,394	14.4%	14,483	13.3%	15,179	15.8%
Fremont	4,183	6.6%	4,441	5.2%	4,709	4.2%
Greenland	3,514	7.5%	3,724	4.8%	4,058	8.4%
Hampstead	8,558	10.0%	8,552	10.3%	8,607	11.6%
Hampton	15,484	5.1%	15,132	8.3%	15,938	5.3%
Hampton Falls	2,347	13.9%	2,313	13.7%	2,231	13.7%
Kensington	2,153	4.7%	2,021	5.5%	2,011	4.5%
Kingston	6,048	7.8%	6,077	8.1%	6,330	15.8%
New Castle	772	21.6%	974	11.2%	863	17.1%
Newfields	1,803	4.1%	1,618	4.6%	1,984	2.6%
Newington	721	7.5%	737	9.0%	1,006	5.3%
Newton	4,588	5.8%	4,752	8.0%	4,930	6.4%
North Hampton	4,332	7.6%	4,361	6.6%	4,477	11.7%
Plaistow	7,702	8.7%	7,601	6.1%	7,724	12.9%
Portsmouth	20,963	17.9%	21,426	18.9%	21,418	17.9%
Raymond	10,142	9.9%	10,236	6.6%	10,457	7.9%
Rye	5,324	11.7%	5,341	12.0%	5,478	9.4%
Salem	28,899	8.8%	28,853	9.0%	29,633	9.7%
Sandown	5,879	3.4%	6,176	4.6%	6,453	4.1%
Seabrook	8,622	13.8%	8,771	12.8%	8,843	11.4%
South Hampton	725	12.8%	812	7.0%	929	6.8%
Stratham	7,161	6.2%	7,320	8.4%	7,466	6.5%
RPC Region	**188,292**	**10.3%**	**190,853**	**10.1%**	**196,053**	**10.7%**

Source: American Community Survey 5-Year Estimate, 2006-2010, 2011-2015 & 2016-2020

Table 24: Individuals in Poverty

	2015		2020	
Municipality	**Population**	**Population in Poverty**	**Population**	**Population in Poverty**
Atkinson	6,796	3.2%	7,014	2.1%
Brentwood	4,649	8.3%	4,596	1.0%
Danville	4,446	3.1%	4,538	10.9%
East Kingston	2,575	3.1%	2,192	16.2%
Epping	6,666	6.3%	6,989	7.0%
Exeter	14,483	6.9%	15,179	5.8%
Fremont	4,441	1.8%	4,709	1.9%
Greenland	3,724	3.4%	4,058	5.2%
Hampstead	8,552	5.5%	8,607	4.3%
Hampton	15,132	5.8%	15,938	4.3%
Hampton Falls	2,313	4.7%	2,231	2.3%
Kensington	2,021	4.6%	2,011	2.6%
Kingston	6,077	4.8%	6,330	7.4%
New Castle	974	1.0%	863	1.2%
Newfields	1,618	1.7%	1,984	1.0%
Newington	737	4.5%	1,006	4.0%
Newton	4,752	6.1%	4,930	3.9%
North Hampton	4,361	4.5%	4,477	3.7%
Plaistow	7,601	3.4%	7,724	3.5%
Portsmouth	21,426	6.3%	21,418	6.5%
Raymond	10,236	6.9%	10,457	7.6%
Rye	5,341	4.8%	5,478	4.1%
Salem	28,853	4.7%	29,633	3.1%
Sandown	6,176	6.5%	6,453	6.8%
Seabrook	8,771	11.7%	8,843	5.6%
South Hampton	812	2.8%	929	2.9%
Stratham	7,320	0.6%	7,466	2.4%
RPC Region	**190,853**	**5.4%**	**196,053**	**4.9%**

Source: American Community Survey 5-Year Estimate, 2011-2015 & 2016-2020

Table 25: Families in Poverty

Municipality	2010		2015		2020	
	Total Families	Families in Poverty	Total Families	Families in Poverty	Total Families	Families in Poverty
Atkinson	785	1.8%	767	2.3%	663	0.0%
Brentwood	585	2.2%	631	8.2%	646	0.0%
Danville	700	1.4%	674	3.7%	751	19.3%
East Kingston	314	7.6%	351	0.0%	238	3.4%
Epping	855	8.1%	873	6.0%	806	8.9%
Exeter	1,741	2.3%	1,825	8.0%	1,583	2.6%
Fremont	596	5.9%	555	0.0%	625	0.0%
Greenland	461	3.3%	514	2.9%	515	8.7%
Hampstead	1,072	0.0%	993	11.9%	975	4.1%
Hampton	1,658	12.2%	1,438	9.4%	1,493	4.6%
Hampton Falls	347	5.8%	301	3.7%	266	6.0%
Kensington	305	1.0%	232	1.7%	230	1.7%
Kingston	771	4.3%	673	7.7%	711	8.3%
New Castle	72	13.9%	65	0.0%	99	0.0%
Newfields	332	0.0%	267	0.7%	237	0.8%
Newington	61	4.9%	54	3.7%	97	6.2%
Newton	688	7.8%	737	8.5%	528	3.0%
North Hampton	579	0.0%	471	4.9%	505	1.2%
Plaistow	962	4.3%	953	4.8%	883	0.2%
Portsmouth	2,018	4.6%	2,126	6.3%	1,932	9.8%
Raymond	1,212	3.8%	1,328	7.2%	1,185	10.4%
Rye	621	2.3%	415	2.4%	561	3.0%
Salem	3,805	1.5%	3,492	5.3%	3,163	4.7%
Sandown	992	8.5%	871	6.9%	958	19.2%
Seabrook	887	9.2%	910	19.1%	713	4.1%
South Hampton	67	3.0%	96	6.3%	101	2.0%
Stratham	1,093	1.4%	869	0.0%	1,007	0.0%
RPC Region	**23,579**	**4.2%**	**22,481**	**6.4%**	**21,471**	**5.7%**

Source: American Community Survey 5-Year Estimate, 2006-2010, 2011-2015 & 2016-2020

Table 26: Limited English Proficiency

	2020			
Town	**Population**	**English Only**	**Not LEP**	**LEP**
Atkinson	7,014	92.7%	2.8%	0.8%
Brentwood	4,596	90.3%	3.1%	0.2%
Danville	4,538	92.8%	2.8%	0.4%
East Kingston	2,192	96.3%	1.1%	0.7%
Epping	6,989	92.1%	1.0%	1.1%
Exeter	15,179	90.0%	5.7%	1.3%
Fremont	4,709	92.6%	1.2%	1.0%
Greenland	4,058	89.5%	6.2%	1.6%
Hampstead	8,607	91.4%	2.6%	0.7%
Hampton	15,938	93.7%	3.1%	0.8%
Hampton Falls	2,231	87.7%	10.3%	0.0%
Kensington	2,011	85.2%	2.7%	5.0%
Kingston	6,330	94.6%	2.4%	0.2%
New Castle	863	94.0%	2.2%	0.7%
Newfields	1,984	96.2%	1.8%	0.1%
Newington	1,006	91.8%	5.3%	0.8%
Newton	4,930	92.9%	3.2%	0.4%
North Hampton	4,477	85.7%	10.9%	2.0%
Plaistow	7,724	92.3%	2.4%	0.8%
Portsmouth	21,418	87.2%	8.0%	1.2%
Raymond	10,457	87.1%	5.7%	0.4%
Rye	5,478	92.5%	2.1%	0.6%
Salem	29,633	84.9%	7.0%	3.5%
Sandown	6,453	92.0%	1.1%	0.5%
Seabrook	8,843	95.1%	1.6%	1.4%
South Hampton	929	93.6%	1.0%	0.0%
Stratham	7,466	89.3%	5.0%	1.8%
RPC Region	**196,053**	**90.1%**	**4.5%**	**1.3%**

Source: American Community Survey 5-Year Estimate, 2016-2020

Table 27: Very Low-Income Households

	2009-2013			2014-2018		
Municipality	**Occupied Housing Units**	**Owner-Occupied Very Low Income**	**Renter-Occupied Very Low Income**	**Occupied Housing Units**	**Owner-Occupied Very Low Income**	**Renter-Occupied Very Low Income**
Atkinson	2,555	4.7%	36.6%	2,735	2.2%	25.6%
Brentwood	1,315	2.7%	27.5%	1,555	4.6%	0.0%
Danville	1,545	4.5%	20.0%	1,610	6.1%	8.7%
East Kingston	895	5.6%	21.1%	880	3.6%	11.4%
Epping	2,545	5.5%	20.5%	2,580	7.9%	15.5%
Exeter	6,145	5.9%	22.7%	6,485	6.4%	16.0%
Fremont	1,565	4.0%	5.4%	1,725	4.0%	8.9%
Greenland	1,435	3.8%	0.0%	1,465	6.9%	1.7%
Hampstead	3,435	7.3%	4.6%	3,565	7.2%	11.0%
Hampton	6,710	4.8%	27.7%	7,135	6.7%	16.4%
Hampton Falls	900	2.6%	0.0%	900	4.9%	0.0%
Kensington	785	2.7%	0.0%	835	4.7%	17.6%
Kingston	2,395	5.2%	23.0%	2,415	3.7%	16.2%
New Castle	455	1.1%	5.0%	390	3.1%	0.0%
Newfields	575	1.9%	0.0%	565	2.9%	7.3%
Newington	320	1.7%	4.7%	330	1.6%	14.3%
Newton	1,745	3.2%	21.7%	1,795	3.9%	23.7%
North Hampton	1,775	4.4%	10.0%	1,715	4.9%	8.6%
Plaistow	2,810	1.8%	10.8%	3,040	7.3%	6.8%
Portsmouth	10,155	6.2%	17.6%	10,000	4.2%	18.7%
Raymond	3,945	6.5%	15.0%	4,105	8.8%	25.3%
Rye	2,245	7.3%	7.5%	2,325	3.0%	2.1%
Salem	11,145	6.4%	13.4%	11,415	4.8%	21.5%
Sandown	2,060	1.9%	30.8%	2,230	0.7%	37.1%
Seabrook	3,905	11.3%	37.8%	3,870	11.8%	18.6%
South Hampton	290	4.0%	44.4%	300	5.8%	10.0%
Stratham	2,680	3.2%	0.0%	2,810	1.8%	0.0%
RPC Region	**76,330**	**5.3%**	**19.2%**	**78,775**	**5.4%**	**16.7%**

Source: HUD Office of Policy Development and Research (PD&R) CHAS (Comprehensive Housing Affordability Strategy), 2022

Table 28: Recent Immigration

	New Hampshire		Rockingham County	
Town	**Total**	**Entered 2010 or later**	**Total**	**Entered 2010 or later**
Foreign-born population	82,622	22,091	14,798	2,696
Citizenship				
Naturalized citizen	47,012	3,225	9,589	345
Not a citizen	35,610	18,866	5,209	2,351
World Region of Birth				
Europe	19,829	2,496	4,913	634
Asia	30,405	11,421	5,298	1,251
Africa	6,279	2,695	592	97
Oceania	496	133	74	19
Latin America	17,103	4,750	2,678	590
Northern America	8,510	596	1,243	108

Source: DHHS Office of Health Equity - Refugee Program, 2022

Table 29: Refugees

Municipality	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	Total
Manchester	115	136	130	132	189	153	73	150	39	49	1,166
Laconia	3	0	0	0	0	0	0	0	0	0	3
Concord	206	199	189	178	188	97	57	53	9	11	1,187
Keene	0	0	0	0	0	3	0	0	0	0	3
Exeter	0	0	1	0	0	0	0	0	0	0	1
Nashua	41	90	53	140	140	108	32	45	10	4	663
Dover	0	0	0	0	1	0	0	0	0	5	6
Total	365	425	373	450	518	361	162	248	58	69	3,029

Source: DHHS Office of Health Equity - Refugee Program, 2022

Table 30: Young People Moving Out of Parent's House

	New Hampshire			Rockingham County		
Age of Applicant	**2018**	**2019**	**2020**	**2018**	**2019**	**2020**
<25	803	855	938	152	174	161
25-34	6,328	6,411	7,109	1,557	1,591	1,819
35-44	4,762	4,964	5,379	1,206	1,244	1,269
45-54	3,948	3,991	3,977	1,006	970	969
55-64	2,943	3,045	3,062	777	760	787
65-74	1,157	1,226	1,264	298	312	338
>74	216	212	228	60	47	62
Total	**20,157**	**20,704**	**21,957**	**5,056**	**5,098**	**5,405**

Source: Home Mortgage Disclosure Act Data, 2022

Table 31: Grandparents who care for Grandchildren

Municipality	2010		2015		2020	
	Grandparents Living with Grandchildren	Responsible for the Grandchildren	Grandparents Living with Grandchildren	Responsible for the Grandchildren	Grandparents Living with Grandchildren	Responsible for the Grandchildren
Atkinson	43	0.0%	123	27.6%	67	38.8%
Brentwood	71	0.0%	92	91.3%	177	5.1%
Danville	193	0.0%	147	22.4%	144	75.0%
East Kingston	42	26.2%	29	27.6%	48	29.2%
Epping	39	41.0%	140	57.9%	70	0.0%
Exeter	167	22.8%	103	26.2%	64	25.0%
Fremont	82	25.6%	57	40.4%	59	0.0%
Greenland	27	0.0%	19	0.0%	40	0.0%
Hampstead	97	0.0%	37	35.1%	66	28.8%
Hampton	42	0.0%	153	32.7%	162	17.9%
Hampton Falls	23	0.0%	15	33.3%	28	14.3%
Kensington	39	15.4%	25	44.0%	25	12.0%
Kingston	90	0.0%	108	15.7%	244	19.7%
New Castle	5	100.0%	6	50.0%	0	-
Newfields	14	0.0%	32	6.3%	40	22.5%
Newington	0	-	6	0.0%	16	6.3%
Newton	13	0.0%	98	7.1%	125	6.4%
North Hampton	79	67.1%	0	-	29	82.8%
Plaistow	67	32.8%	118	50.8%	88	67.0%
Portsmouth	160	8.8%	191	37.7%	233	20.6%
Raymond	172	18.0%	224	11.6%	143	32.9%
Rye	44	0.0%	22	0.0%	122	0.0%
Salem	504	16.1%	491	3.3%	756	35.3%
Sandown	230	37.4%	217	0.0%	162	11.1%
Seabrook	127	34.6%	296	56.4%	185	14.1%
South Hampton	19	0.0%	3	0.0%	12	8.3%
Stratham	81	0.0%	18	0.0%	91	38.5%
RPC Region	**2,470**	**17.3%**	**2,770**	**26.7%**	**3,196**	**25.6%**

Source: American Community Survey 5-Year Estimate, 2006-2010, 2011-2015 & 2016-2020

Table 32: Persons with Disabilities

	2015		2020	
Municipality	**Population**	**Disabled**	**Population**	**Disabled**
Atkinson	6,796	8.8%	7,014	12.5%
Brentwood	4,649	6.7%	4,596	7.0%
Danville	4,446	13.3%	4,538	7.8%
East Kingston	2,575	8.4%	2,192	9.2%
Epping	6,666	11.4%	6,989	15.2%
Exeter	14,483	12.7%	15,179	13.8%
Fremont	4,441	8.6%	4,709	6.9%
Greenland	3,724	10.7%	4,058	6.7%
Hampstead	8,552	6.9%	8,607	12.9%
Hampton	15,132	7.4%	15,938	8.3%
Hampton Falls	2,313	11.4%	2,231	10.7%
Kensington	2,021	10.3%	2,011	10.0%
Kingston	6,077	9.0%	6,330	14.6%
New Castle	974	11.5%	863	8.2%
Newfields	1,618	7.1%	1,984	7.0%
Newington	737	11.8%	1,006	10.1%
Newton	4,752	6.8%	4,930	8.1%
North Hampton	4,361	10.7%	4,477	10.5%
Plaistow	7,601	11.9%	7,724	13.7%
Portsmouth	21,426	11.3%	21,418	9.9%
Raymond	10,236	11.3%	10,457	10.4%
Rye	5,341	11.3%	5,478	10.9%
Salem	28,853	9.9%	29,633	10.1%
Sandown	6,176	8.7%	6,453	10.8%
Seabrook	8,771	17.8%	8,843	16.3%
South Hampton	812	8.4%	929	8.4%
Stratham	7,320	11.4%	7,466	8.1%
RPC Region	**190,853**	**10.6%**	**196,053**	**10.9%**

Source: American Community Survey 5-Year Estimate, 2011-2015 & 2016-2020

Table 33.a.: Any Mental Illness in the Past Year by Age Group, Average Percentages

	2018/2019/2020								
	18-25			26+			18+		
Region	Estimate	95% CI (Lower)	95% CI (Upper)	Estimate	95% CI (Lower)	95% CI (Upper)	Estimate	95% CI (Lower)	95% CI (Upper)
Total U.S.	28.75%	28.05%	29.46%	18.91%	18.52%	19.30%	20.24%	19.88%	20.60%
NH	33.21%	29.50%	37.14%	22.43%	19.86%	25.24%	23.82%	21.45%	26.36%
Southeast NH	31.59%	25.96%	37.81%	20.58%	16.86%	24.87%	21.79%	18.19%	25.88%

Table 33.b.: Substance use disorder in the Past Year by Age Group, Percentages

	2020								
	18-25			26+			18+		
Region	Estimate	95% CI (Lower)	95% CI (Upper)	Estimate	95% CI (Lower)	95% CI (Upper)	Estimate	95% CI (Lower)	95% CI (Upper)
Total U.S.	24.39%	22.79%	26.07%	13.97%	13.22%	14.74%	15.35%	14.65%	16.08%
NH	25.60%	22.75%	28.67%	14.35%	12.97%	15.85%	15.81%	14.53%	17.17%
Southeast NH	29.10%	22.94%	36.13%	15.24%	11.92%	19.28%	17.00%	13.85%	20.68%

Table 33.c.: Mental Health and Substance Abuse Beds and Utilization Rate

	2020					
	24-Hour Hospital Inpatient			24-Hour Residential		
Region	% Use Rate	# of Beds	% Beds	% Use Rate	# of Beds	% Beds
Total U.S.	90.3%	85,948	65.7%	93.4%	46,828	35.3%
NH	80.1%	287	53.3%	148.2%	251	53.3%

Table 33.d.: Mental Health and Substance Abuse Facility Types

	2020							
	Number of Facilities							
Region	Psychiatric Hospital	General Hospital	Residential Treatment Centers	Veteran Medical Center	Community Health Center	Day Treatment Facility	Outpatient Facility	Multi-setting Facility
Total U.S.	668	967	1,462	552	2,548	429	4,941	369
NH	2	5	12	6	25	1	10	9

Source: SAMHSA, Center for Behavioral Health Statistics and Quality, 2022

Table 34.a.: Number of Units in Housing Structure – 2010*

	2010							
Municipality	**Households with Units**	**1 Detached Unit**	**1 Attached Unit**	**2-4 Units**	**5-9 Units**	**10-19 Units**	**20+ Units**	**Multi-Family Housing**
Atkinson	2,746	65.9%	18.5%	9.7%	0.5%	4.8%	0.6%	0.0%
Brentwood	1,186	87.9%	6.9%	0.0%	0.0%	0.0%	0.6%	4.6%
Danville	1,582	74.2%	3.4%	4.9%	0.0%	0.0%	0.0%	16.9%
East Kingston	893	79.5%	8.2%	3.5%	0.0%	0.0%	0.0%	8.8%
Epping	2,808	69.4%	3.3%	8.3%	5.9%	3.2%	0.0%	9.9%
Exeter	6,759	43.9%	5.1%	13.6%	5.9%	2.6%	12.3%	16.6%
Fremont	1,599	83.5%	5.9%	5.4%	1.4%	0.8%	0.0%	3.0%
Greenland	1,313	75.4%	14.8%	9.8%	0.0%	0.0%	0.0%	0.0%
Hampstead	3,568	67.4%	8.8%	6.3%	2.7%	5.8%	1.6%	7.4%
Hampton	9,708	52.9%	8.0%	15.5%	7.3%	5.9%	7.7%	2.8%
Hampton Falls	867	95.3%	0.3%	2.0%	1.0%	0.0%	0.0%	1.4%
Kensington	799	92.0%	2.3%	2.3%	0.0%	0.0%	0.0%	3.5%
Kingston	2,375	76.8%	8.9%	7.7%	3.0%	0.0%	0.5%	2.6%
New Castle	482	87.3%	4.1%	4.1%	2.1%	2.3%	0.0%	0.0%
Newfields	589	90.3%	4.1%	3.4%	0.0%	0.0%	0.0%	2.2%
Newington	326	79.4%	3.4%	17.2%	0.0%	0.0%	0.0%	0.0%
Newton	1,840	82.0%	0.0%	3.0%	3.8%	2.1%	2.9%	6.1%
North Hampton	1,815	73.2%	0.6%	4.5%	0.9%	5.5%	0.0%	15.4%
Plaistow	3,047	55.0%	20.7%	18.2%	0.3%	5.7%	0.0%	0.0%
Portsmouth	10,647	41.6%	7.7%	16.8%	14.5%	6.0%	11.4%	2.0%
Raymond	4,297	59.7%	5.5%	8.1%	3.1%	2.8%	3.2%	17.5%
Rye	2,856	79.8%	3.8%	9.1%	3.5%	0.4%	1.3%	2.0%
Salem	12,056	66.3%	2.9%	5.6%	3.3%	7.0%	8.0%	7.0%
Sandown	1,981	86.1%	2.7%	6.6%	0.5%	0.8%	0.7%	2.7%
Seabrook	4,640	41.6%	4.4%	14.1%	3.4%	0.9%	11.9%	23.7%
South Hampton	329	91.2%	4.6%	0.0%	0.0%	0.0%	0.0%	4.3%
Stratham	2,784	75.7%	18.0%	1.6%	3.8%	0.0%	0.0%	0.9%
RPC Region	**83,892**	**61.9%**	**6.8%**	**10.0%**	**4.8%**	**3.8%**	**5.5%**	**7.1%**

Table 34.b.: Number of Units in Housing Structure – 2015*

Municipality	2015							
	Households with Units	1 Detached Unit	1 Attached Unit	2-4 Units	5-9 Units	10-19 Units	20+ Units	Multi-Family Housing
Atkinson	2,757	73.4%	14.2%	8.2%	0.7%	3.4%	0.0%	0.0%
Brentwood	1,475	86.0%	6.2%	3.1%	0.0%	0.0%	3.1%	3.3%
Danville	1,596	75.1%	3.3%	1.6%	0.0%	0.4%	0.0%	19.0%
East Kingston	947	87.8%	6.9%	1.0%	0.0%	0.0%	0.0%	3.7%
Epping	2,874	76.8%	5.1%	3.9%	0.6%	0.6%	2.4%	10.5%
Exeter	6,395	45.7%	6.0%	13.4%	4.4%	3.3%	7.8%	14.2%
Fremont	1,643	86.0%	3.3%	8.1%	0.0%	0.0%	0.0%	2.6%
Greenland	1,450	77.2%	13.2%	5.1%	2.8%	0.0%	0.0%	1.7%
Hampstead	3,685	67.1%	8.5%	9.6%	3.1%	6.1%	1.0%	5.0%
Hampton	9,676	57.5%	10.1%	10.6%	5.3%	6.6%	11.6%	2.3%
Hampton Falls	950	86.9%	5.6%	6.8%	0.0%	0.0%	0.0%	0.6%
Kensington	834	96.8%	0.8%	0.7%	0.0%	0.0%	0.0%	1.7%
Kingston	2,746	79.0%	4.4%	5.6%	7.3%	0.0%	0.0%	3.7%
New Castle	551	86.2%	3.8%	9.3%	0.0%	0.7%	0.0%	0.0%
Newfields	569	87.9%	4.4%	7.2%	0.5%	0.0%	0.0%	0.0%
Newington	328	78.4%	6.7%	8.5%	0.0%	0.0%	0.0%	6.4%
Newton	1,867	78.4%	2.3%	7.9%	1.7%	5.2%	0.0%	4.4%
North Hampton	1,869	81.8%	0.0%	1.7%	0.5%	0.0%	0.0%	16.0%
Plaistow	3,034	63.7%	11.3%	18.8%	3.7%	2.1%	0.0%	0.3%
Portsmouth	10,782	40.1%	9.3%	19.2%	11.5%	6.9%	12.1%	2.7%
Raymond	4,133	63.9%	6.5%	7.5%	4.3%	0.6%	5.8%	14.0%
Rye	2,977	79.6%	2.3%	3.4%	1.1%	3.9%	1.5%	8.9%
Salem	11,733	68.3%	4.1%	5.9%	2.5%	4.7%	19.3%	4.5%
Sandown	2,367	85.8%	1.4%	7.5%	1.9%	1.4%	0.0%	2.2%
Seabrook	4,598	47.1%	8.4%	6.4%	1.8%	3.8%	14.0%	21.7%
South Hampton	445	83.4%	0.9%	0.9%	0.0%	0.0%	0.0%	14.8%
Stratham	2,860	76.1%	14.2%	2.2%	3.0%	0.0%	1.0%	2.6%
RPC Region	**85,141**	**64.7%**	**7.0%**	**9.0%**	**3.9%**	**3.5%**	**7.4%**	**6.4%**

Table 34.c.: Number of Units in Housing Structure – 2020*

	2020							
Municipality	**Households with Units**	**1 Detached Unit**	**1 Attached Unit**	**2-4 Units**	**5-9 Units**	**10-19 Units**	**20+ Units**	**Multi-Family Housing**
Atkinson	3,029	69.4%	15.7%	12.9%	0.0%	2.0%	0.0%	0.0%
Brentwood	1,631	77.1%	14.0%	1.5%	0.6%	0.0%	2.5%	5.6%
Danville	1,769	79.1%	6.4%	2.2%	0.0%	0.0%	0.0%	12.2%
East Kingston	842	87.5%	10.6%	1.2%	0.0%	0.0%	0.0%	0.7%
Epping	3,021	75.1%	5.3%	5.4%	2.4%	0.0%	2.5%	10.5%
Exeter	7,210	43.2%	5.1%	10.9%	6.3%	3.9%	15.0%	13.1%
Fremont	1,768	82.2%	10.0%	4.3%	1.2%	0.0%	0.0%	2.2%
Greenland	1,649	74.3%	15.6%	5.9%	1.5%	1.3%	0.0%	1.4%
Hampstead	3,678	64.4%	7.6%	4.0%	4.8%	8.3%	1.3%	10.0%
Hampton Falls	9,454	56.3%	9.0%	14.9%	6.1%	4.8%	9.8%	1.3%
Hampton	872	84.9%	3.9%	8.6%	0.0%	0.0%	1.6%	1.8%
Kensington	768	92.2%	1.2%	2.6%	0.0%	0.0%	0.0%	4.0%
Kingston	2,975	73.2%	10.4%	2.9%	10.1%	0.0%	1.1%	3.0%
New Castle	568	86.4%	0.0%	10.2%	0.0%	0.7%	0.0%	2.6%
Newfields	627	93.5%	2.9%	2.4%	0.0%	0.8%	0.0%	0.5%
Newington	439	81.1%	13.9%	3.4%	0.0%	1.6%	0.0%	0.0%
Newton	1,808	85.4%	1.5%	7.1%	0.8%	1.4%	0.9%	3.2%
North Hampton	2,094	76.9%	3.2%	5.6%	0.4%	0.0%	0.9%	13.5%
Plaistow	3,382	67.0%	13.4%	8.4%	5.4%	2.6%	2.5%	1.9%
Portsmouth	10,676	40.8%	6.3%	20.4%	12.3%	5.6%	14.7%	2.5%
Raymond	4,356	63.2%	9.3%	7.5%	5.5%	1.1%	6.9%	9.8%
Rye	3,026	83.8%	2.2%	5.8%	1.1%	2.1%	0.0%	4.5%
Salem	12,532	67.7%	2.9%	5.0%	2.1%	4.3%	18.2%	6.0%
Sandown	2,337	84.3%	3.2%	10.6%	0.0%	1.0%	1.7%	0.1%
Seabrook	4,714	47.1%	6.9%	9.9%	0.8%	2.9%	11.6%	22.9%
South Hampton	391	85.4%	0.0%	3.6%	0.0%	0.0%	0.0%	11.0%
Stratham	2,970	78.0%	11.3%	4.1%	3.3%	0.0%	1.1%	2.2%
RPC Region	**88,586**	**64.0%**	**7.0%**	**9.1%**	**4.3%**	**3.0%**	**8.0%**	**6.2%**

Source: American Community Survey 5-Year Estimate, 2006-2010, 2011-2015 & 2016-2020

Table 35.a.: Bedrooms per Units - 2010

	2010							
Municipality	**Population**	**Housing Units**	**0 Bedrooms**	**1 Bedroom**	**2 Bedrooms**	**3 Bedrooms**	**4 Bedrooms**	**5+ Bedrooms**
Atkinson	6,646	2,701	1.5%	10.0%	26.4%	32.5%	23.1%	6.5%
Brentwood	3,852	1,017	0.0%	4.0%	16.4%	41.7%	30.5%	7.3%
Danville	4,357	1,525	0.0%	9.1%	27.5%	46.2%	15.1%	2.1%
East Kingston	2,318	871	0.0%	6.7%	32.0%	36.5%	20.2%	4.6%
Epping	6,228	2,649	0.5%	11.8%	28.0%	44.0%	14.9%	0.9%
Exeter	14,783	6,563	1.5%	14.9%	32.1%	31.0%	18.4%	2.2%
Fremont	4,083	1,522	0.8%	6.2%	29.8%	49.2%	12.1%	1.9%
Greenland	3,406	1,297	0.0%	0.8%	23.1%	43.1%	21.6%	11.3%
Hampstead	8,879	3,590	0.0%	11.4%	30.6%	36.9%	17.1%	4.0%
Hampton	15,399	9,624	3.3%	12.9%	32.8%	31.0%	16.1%	3.9%
Hampton Falls	2,342	859	1.0%	2.0%	13.1%	39.9%	36.3%	7.6%
Kensington	2,119	772	0.4%	2.1%	15.8%	52.2%	21.4%	8.1%
Kingston	6,233	2,501	0.0%	7.7%	29.3%	41.8%	17.9%	3.3%
New Castle	727	442	0.0%	3.1%	22.4%	47.7%	24.5%	2.3%
Newfields	1,836	587	0.0%	8.0%	7.5%	39.0%	41.3%	4.2%
Newington	691	312	0.0%	7.1%	24.5%	36.8%	25.8%	5.8%
Newton	4,523	1,755	0.7%	7.0%	25.0%	55.1%	10.1%	2.2%
North Hampton	4,542	1,873	2.0%	8.1%	18.7%	40.6%	26.1%	4.6%
Plaistow	7,665	2,939	0.0%	9.8%	31.5%	40.4%	16.6%	1.7%
Portsmouth	20,557	9,997	2.3%	19.5%	37.5%	25.8%	11.4%	3.5%
Raymond	10,181	4,292	1.5%	8.2%	35.2%	43.4%	9.9%	1.8%
Rye	5,177	2,782	2.1%	4.7%	25.5%	40.4%	21.4%	5.9%
Salem	29,423	11,728	0.7%	10.7%	30.0%	39.2%	17.3%	2.2%
Sandown	5,822	1,928	0.5%	3.5%	33.0%	49.0%	11.4%	2.7%
Seabrook	8,494	4,565	0.8%	11.0%	40.9%	34.3%	9.6%	3.5%
South Hampton	798	326	0.0%	7.9%	18.5%	43.5%	23.7%	6.4%
Stratham	7,214	2,822	0.0%	5.1%	27.0%	36.8%	26.9%	4.2%
RPC Region	**188,295**	**81,839**	**1.3%**	**10.8%**	**30.7%**	**36.9%**	**16.8%**	**3.4%**

Table 35.b.: Bedrooms per Units – 2015

	2015							
Municipality	**Population**	**Housing Units**	**0 Bedrooms**	**1 Bedroom**	**2 Bedrooms**	**3 Bedrooms**	**4 Bedrooms**	**5+ Bedrooms**
Atkinson	6,796	2,757	3.4%	6.6%	26.5%	41.8%	19.9%	1.8%
Brentwood	4,649	1,475	2.6%	4.7%	17.2%	42.0%	28.7%	4.8%
Danville	4,446	1,596	0.5%	10.0%	21.9%	50.3%	13.8%	3.6%
East Kingston	2,575	947	0.0%	5.1%	25.9%	39.4%	27.9%	1.8%
Epping	6,666	2,874	0.0%	4.0%	24.7%	57.4%	12.2%	1.6%
Exeter	14,483	6,395	1.0%	15.9%	37.6%	30.8%	13.2%	1.6%
Fremont	4,441	1,643	0.0%	4.4%	18.3%	60.0%	13.6%	3.7%
Greenland	3,724	1,450	0.0%	4.7%	16.9%	41.9%	29.8%	6.7%
Hampstead	8,552	3,685	0.6%	12.6%	28.4%	36.9%	20.8%	0.6%
Hampton	15,132	9,676	4.0%	9.6%	35.8%	30.1%	16.7%	3.9%
Hampton Falls	2,313	950	1.7%	9.8%	15.5%	37.9%	28.1%	7.1%
Kensington	2,021	834	0.4%	2.5%	14.5%	45.3%	31.2%	6.1%
Kingston	6,077	2,746	1.3%	10.6%	24.3%	46.7%	15.1%	2.1%
New Castle	974	551	2.4%	4.0%	10.9%	53.4%	21.6%	7.8%
Newfields	1,618	569	0.0%	3.7%	12.7%	42.4%	31.1%	10.2%
Newington	737	328	0.9%	1.8%	26.8%	38.4%	27.1%	4.9%
Newton	4,752	1,867	0.0%	4.3%	26.9%	57.4%	8.7%	2.6%
North Hampton	4,361	1,869	0.6%	4.8%	18.4%	40.0%	25.7%	10.5%
Plaistow	7,601	3,034	0.6%	6.9%	33.6%	45.0%	11.7%	2.3%
Portsmouth	21,426	10,782	2.7%	19.9%	35.3%	27.5%	12.1%	2.5%
Raymond	10,236	4,133	1.6%	3.8%	35.9%	49.2%	8.3%	1.2%
Rye	5,341	2,977	0.5%	9.8%	21.1%	42.5%	18.6%	7.5%
Salem	28,853	11,733	1.3%	8.6%	29.3%	40.6%	16.9%	3.3%
Sandown	6,176	2,367	0.0%	6.0%	26.2%	50.0%	14.1%	3.6%
Seabrook	8,771	4,598	1.8%	16.8%	28.2%	37.6%	13.7%	2.0%
South Hampton	812	445	7.2%	2.2%	14.6%	43.1%	28.1%	4.7%
Stratham	7,320	2,860	0.8%	5.1%	24.5%	43.0%	23.8%	2.7%
RPC Region	**190,853**	**85,141**	**1.6%**	**10.1%**	**29.1%**	**39.5%**	**16.4%**	**3.2%**

Source: American Community Survey 5-Year Estimate, 2011-2015

Table 35.c.: Bedrooms per Units – 2020

Municipality	2020							
	Population	Housing Units	0 Bedrooms	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms
Atkinson	7,014	3,029	0.4%	3.6%	19.2%	51.8%	24.4%	0.5%
Brentwood	4,596	1,631	1.7%	2.3%	24.4%	41.7%	25.8%	4.1%
Danville	4,538	1,769	0.0%	5.5%	28.0%	56.1%	9.1%	1.4%
East Kingston	2,192	842	0.0%	4.9%	33.6%	34.9%	24.7%	1.9%
Epping	6,989	3,021	0.0%	4.4%	29.0%	45.1%	17.7%	3.8%
Exeter	15,179	7,210	2.1%	18.0%	33.7%	30.5%	12.8%	3.0%
Fremont	4,709	1,768	0.0%	2.9%	29.0%	57.3%	9.6%	1.2%
Greenland	4,058	1,649	1.3%	2.9%	24.9%	37.8%	28.1%	4.9%
Hampstead	8,607	3,678	0.2%	13.6%	35.5%	30.0%	18.3%	2.5%
Hampton	15,938	9,454	4.1%	11.4%	33.0%	31.3%	16.0%	4.2%
Hampton Falls	2,231	872	2.4%	1.4%	11.6%	39.9%	35.9%	8.8%
Kensington	2,011	768	0.0%	2.0%	17.2%	53.0%	24.0%	3.9%
Kingston	6,330	2,975	0.0%	19.2%	19.6%	42.5%	10.6%	8.1%
New Castle	863	568	3.9%	3.5%	24.1%	35.6%	32.4%	0.5%
Newfields	1,984	627	0.0%	0.2%	8.8%	48.8%	38.0%	4.3%
Newington	1,006	439	1.1%	2.7%	18.9%	35.5%	37.4%	4.3%
Newton	4,930	1,808	0.0%	7.9%	19.9%	52.5%	18.3%	1.4%
North Hampton	4,477	2,094	3.2%	6.0%	21.7%	39.1%	23.6%	6.4%
Plaistow	7,724	3,382	2.0%	7.5%	33.2%	40.1%	16.1%	1.1%
Portsmouth	21,418	10,676	3.5%	18.7%	39.7%	21.7%	13.2%	3.1%
Raymond	10,457	4,356	0.7%	10.4%	33.7%	46.2%	7.4%	1.7%
Rye	5,478	3,026	0.4%	7.0%	21.9%	40.3%	24.7%	5.7%
Salem	29,633	12,532	2.0%	8.2%	27.8%	43.8%	14.9%	3.3%
Sandown	6,453	2,337	0.0%	3.0%	35.0%	47.1%	13.4%	1.6%
Seabrook	8,843	4,714	1.4%	11.9%	34.3%	37.4%	7.9%	7.1%
South Hampton	929	391	0.0%	6.1%	29.9%	38.9%	20.5%	4.6%
Stratham	7,466	2,970	0.0%	7.0%	19.6%	38.0%	32.1%	3.3%
RPC Region	**196,053**	**88,586**	**1.7%**	**10.3%**	**29.8%**	**38.1%**	**16.5%**	**3.5%**

Source: American Community Survey 5-Year Estimate, 2006-2010, 2011-2015 & 2016-2020

Table 36: Total Housing Units

	2010		2020	
Municipality	**Population**	**Total Units**	**Population**	**Total Units**
Atkinson	6,715	2,788	7,014	3,002
Brentwood	4,299	1,350	4,596	1,496
Danville	4,362	1,684	4,538	1,717
East Kingston	2,304	907	2,192	943
Epping	6,298	2,723	6,989	2,985
Exeter	14,394	6,496	15,179	7,459
Fremont	4,183	1,573	4,709	1,810
Greenland	3,514	1,443	4,058	1,648
Hampstead	8,558	3,727	8,607	3,860
Hampton	15,484	9,921	15,938	10,153
Hampton Falls	2,347	900	2,231	977
Kensington	2,153	806	2,011	804
Kingston	6,048	2,480	6,330	2,592
New Castle	772	537	863	525
Newfields	1,803	591	1,984	622
Newington	721	322	1,006	353
Newton	4,588	1,751	4,930	1,946
North Hampton	4,332	1,914	4,477	2,032
Plaistow	7,702	3,016	7,724	3,196
Portsmouth	20,963	10,625	21,418	11,161
Raymond	10,142	4,254	10,457	4,500
Rye	5,324	2,852	5,478	2,906
Salem	28,899	11,810	29,633	12,681
Sandown	5,879	2,214	6,453	2,483
Seabrook	8,622	4,544	8,843	4,436
South Hampton	725	504	929	340
Stratham	7,161	2,864	7,466	3,017
RPC Region	**188,292**	**84,596**	**196,053**	**89,644**

Source: Decennial Census 2010 & 2020

Table 37: Seasonal Housing

	2010		2015		2020	
Municipality	**Total Housing Units**	**Seasonal Housing**	**Total Housing Units**	**Seasonal Housing**	**Total Housing Units**	**Seasonal Housing**
Atkinson	2,746	1.2%	2,757	1.2%	3,029	4.0%
Brentwood	1,186	0.0%	1,475	0.0%	1,631	1.5%
Danville	1,582	2.6%	1,596	0.0%	1,769	2.9%
East Kingston	893	0.0%	947	1.9%	842	1.8%
Epping	2,808	5.2%	2,874	2.8%	3,021	4.4%
Exeter	6,759	0.8%	6,395	0.4%	7,210	0.3%
Fremont	1,599	0.0%	1,643	0.0%	1,768	0.0%
Greenland	1,313	0.0%	1,450	0.0%	1,649	1.5%
Hampstead	3,568	5.9%	3,685	3.7%	3,678	2.4%
Hampton	9,708	19.2%	9,676	23.7%	9,454	21.7%
Hampton Falls	867	0.0%	950	1.2%	872	0.0%
Kensington	799	1.6%	834	2.2%	768	0.5%
Kingston	2,375	4.3%	2,746	6.6%	2,975	2.2%
New Castle	482	6.4%	551	11.8%	568	20.1%
Newfields	589	1.9%	569	0.0%	627	0.0%
Newington	326	6.4%	328	2.7%	439	2.5%
Newton	1,840	1.7%	1,867	2.8%	1,808	1.2%
North Hampton	1,815	0.0%	1,869	5.9%	2,094	4.9%
Plaistow	3,047	0.0%	3,034	0.0%	3,382	0.0%
Portsmouth	10,647	1.2%	10,782	1.9%	10,676	1.3%
Raymond	4,297	2.3%	4,133	1.7%	4,356	2.3%
Rye	2,856	12.7%	2,977	14.5%	3,026	20.4%
Salem	12,056	1.6%	11,733	2.4%	12,532	1.1%
Sandown	1,981	0.7%	2,367	2.5%	2,337	2.4%
Seabrook	4,640	4.4%	4,598	11.2%	4,714	10.6%
South Hampton	329	7.3%	445	27.9%	391	12.3%
Stratham	2,784	0.4%	2,860	0.0%	2,970	1.2%
RPC Region	**83,892**	**4.3%**	**85,141**	**5.5%**	**88,586**	**5.1%**

Source: American Community Survey 5-Year Estimate, 2006-2010, 2011-2015 & 2016-2020

Table 38: Children Per Unit Type - 2020

	Children Per Unit by Type										
Region	**Total**	**Mobile Home or Trailer**	**One-Family Detached**	**One-Family Attached**	**2 Apartments**	**3-4 Apartments**	**5-9 Apartments**	**10-19 Apartments**	**20-49 Apartments**	**50+ Apartments**	**Boat, RV, Van, etc.**
NH	0.42	0.23	0.5	0.37	0.35	0.4	0.32	0.24	0.2	0.07	1.15
RPC	0.42	0.21	0.53	0.19	0.19	0.19	0.32	0.14	0.12	0.12	1.33

Source: American Community Survey 5-Year Estimate, 2016-2020

Table 39: Months to Absorb*

Year	Months to Absorb	Absorption Rate		
		Under $300,000	Under $400,000	Under $500,000
2010	1.58	0.92	1.17	1.31
2011	1.59	0.98	1.22	1.35
2012	1.25	0.75	0.95	1.03
2013	0.87	0.52	0.64	0.70
2014	0.75	0.41	0.53	0.60
2015	0.68	0.33	0.46	0.51
2016	0.48	0.16	0.25	0.31
2017	0.36	0.11	0.18	0.22
2018	0.36	0.10	0.17	0.22
2019	0.36	0.10	0.16	0.21
2020	0.24	0.07	0.09	0.13
2021	0.12	0.04	0.04	0.05
2022	0.09	0.03	0.03	0.04
RPC Average	**0.67**	**0.35**	**0.45**	**0.52**

Source: New Hampshire Housing, 2022

Table 40: Vacancy Rate for the RPC Region

Year	Total Rental Units	Vacancy Rate
2012	18,213	3.27%
2013	18,572	3.65%
2014	18,694	1.93%
2015	18,635	2.11%
2016	18,741	1.57%
2017	18,807	1.33%
2018	18,495	0.75%
2019	18,251	0.48%
2020	18,577	0.90%
2021	18,849	0.79%
2022	-	0.56%

Source: American Community Survey 5-Year Estimate Data Profiles, 2012-2021 Total Housing Units & New Hampshire Housing Vacancy Rates, 2022

Table 41: Housing Units per Acre

	2020		
Municipality	**Housing Units**	**Buildable Land (Acres)**	**Houses per Acre**
Atkinson	3,002	5,689.49	0.53
Brentwood	1,496	7,770.59	0.19
Danville	1,717	6,819.69	0.25
East Kingston	943	5,199.83	0.18
Epping	2,985	13,288.76	0.22
Exeter	7,459	8,260.21	0.90
Fremont	1,810	9,940.83	0.18
Greenland	1,648	5,230.99	0.32
Hampstead	3,860	6,914.90	0.56
Hampton	10,153	7,347.54	1.38
Hampton Falls	977	6,633.78	0.15
Kensington	804	5,888.28	0.14
Kingston	2,592	9,976.20	0.26
New Castle	525	417.47	1.26
Newfields	622	3,259.22	0.19
Newington	353	3,679.08	0.10
Newton	1,946	5,553.36	0.35
North Hampton	2,032	7,135.51	0.28
Plaistow	3,196	5,862.53	0.55
Portsmouth	11,161	8,571.55	1.30
Raymond	4,500	18,798.49	0.24
Rye	2,906	6,392.49	0.45
Salem	12,681	14,347.84	0.88
Sandown	2,483	7,863.38	0.32
Seabrook	4,436	5,162.66	0.86
South Hampton	340	4,654.71	0.07
Stratham	3,017	7,906.79	0.38
RPC Region	**89,644**	**198,566.17**	**0.46**

Source: Decennial Census 2020 & NHGranit, 2022

Table 42: Building Permits - 2015 to 2020*

Municipality	2015	2016	2017	2018	2019	2020
Atkinson	18	33	48	68	20	57
Brentwood	1	2	10	18	32	44
Danville	0	11	6	13	25	30
East Kingston	0	4	5	3	3	4
Epping	25	33	20	19	46	43
Exeter	140	122	93	31	7	52
Fremont	28	14	5	8	7	15
Greenland	15	60	36	9	5	10
Hampstead	17	8	17	9	10	25
Hampton	91	8	15	7	44	66
Hampton Falls	0	25	2	51	5	4
Kensington	3	2	0	10	7	5
Kingston	16	27	35	9	8	22
New Castle	0	0	0	2	2	1
Newfields	4	4	3	3	2	3
Newington	10	4	2	2	4	1
Newton	18	14	4	2	12	11
North Hampton	9	9	9	8	1	4
Plaistow	34	13	6	9	7	12
Portsmouth	40	179	88	142	110	57
Raymond	21	6	21	58	38	64
Rye	24	0	3	3	18	7
Salem	64	46	211	194	361	139
Sandown	8	0	57	18	14	10
Seabrook	12	11	6	15	14	13
South Hampton	1	2	5	2	1	2
Stratham	18	16	21	36	52	47
RPC Region	**617**	**653**	**728**	**749**	**855**	**748**

Source: New Hampshire Office of Planning and Development, 2022

Table 43.a.: Construction of Housing Structure – 2010

	Year of Construction								
Municipality	**Pre- World War II**	**1940s**	**1950s**	**1960s**	**1970s**	**1980s**	**1990s**	**2000s**	**2010 or later**
Atkinson	12.8%	7.7%	3.3%	5.2%	8.1%	30.6%	21.6%	19.2%	8.5%
Brentwood	5.1%	20.2%	0.8%	3.0%	4.6%	10.2%	19.0%	15.3%	26.8%
Danville	8.4%	11.4%	1.3%	1.4%	3.4%	18.4%	28.9%	31.2%	12.3%
East Kingston	7.1%	19.0%	4.4%	2.6%	7.0%	10.6%	17.1%	19.0%	24.3%
Epping	18.9%	26.2%	3.6%	4.2%	1.3%	20.5%	25.8%	15.1%	18.0%
Exeter	30.3%	28.5%	2.8%	8.7%	7.8%	17.7%	19.5%	9.8%	12.4%
Fremont	12.2%	14.7%	3.4%	8.1%	8.7%	4.1%	19.3%	21.1%	26.2%
Greenland	14.0%	15.8%	0.9%	6.3%	13.4%	22.0%	21.0%	14.9%	7.4%
Hampstead	13.0%	9.1%	1.5%	5.1%	9.6%	9.1%	30.1%	21.0%	23.9%
Hampton	30.5%	20.9%	8.0%	17.6%	17.5%	21.1%	27.9%	15.9%	8.6%
Hampton Falls	10.3%	17.7%	0.4%	12.2%	17.0%	11.3%	18.5%	17.4%	10.1%
Kensington	5.2%	19.7%	4.1%	6.3%	8.1%	19.6%	19.7%	14.6%	10.8%
Kingston	11.9%	21.7%	3.4%	10.2%	9.4%	9.5%	24.6%	12.1%	15.0%
New Castle	17.4%	44.4%	10.5%	9.8%	6.9%	3.4%	15.2%	22.3%	5.6%
Newfields	6.6%	27.7%	0.0%	10.9%	2.4%	3.5%	9.3%	38.4%	9.7%
Newington	23.8%	37.4%	5.6%	9.6%	6.3%	9.9%	14.2%	18.2%	6.6%
Newton	14.8%	16.3%	3.6%	6.7%	14.7%	23.1%	11.7%	16.4%	11.8%
North Hampton	18.0%	13.7%	3.3%	7.1%	14.3%	25.4%	17.6%	15.8%	8.7%
Plaistow	17.8%	15.1%	2.1%	10.8%	10.6%	22.6%	24.6%	12.8%	5.0%
Portsmouth	47.1%	40.7%	8.0%	11.9%	6.7%	10.2%	16.7%	8.6%	4.5%
Raymond	15.3%	10.3%	2.4%	5.3%	9.2%	23.3%	29.7%	9.3%	17.5%
Rye	17.5%	31.7%	6.6%	15.1%	11.3%	19.7%	16.1%	12.8%	8.8%
Salem	21.4%	8.6%	5.2%	12.0%	23.2%	21.4%	15.8%	10.5%	10.9%
Sandown	12.4%	3.8%	2.7%	1.3%	8.6%	16.7%	30.9%	16.8%	20.6%
Seabrook	29.9%	6.9%	4.5%	12.4%	12.9%	30.4%	11.6%	21.3%	16.7%
South Hampton	15.4%	33.4%	2.0%	20.3%	10.5%	18.4%	7.9%	10.2%	5.2%
Stratham	6.8%	3.2%	0.0%	2.0%	4.8%	19.3%	34.9%	22.5%	18.9%
RPC Region	**22.8%**	**18.8%**	**4.4%**	**9.6%**	**11.6%**	**18.4%**	**21.1%**	**14.4%**	**12.2%**

Table 43.b.: Construction of Housing Structure – 2015

	Year of Construction								
Municipality	**Pre- World War II**	**1940s**	**1950s**	**1960s**	**1970s**	**1980s**	**1990s**	**2000s**	**2010 or later**
Atkinson	4.9%	1.8%	11.2%	7.1%	25.6%	20.5%	19.8%	13.5%	0.5%
Brentwood	11.3%	0.7%	4.7%	5.0%	12.1%	14.8%	20.0%	29.0%	2.3%
Danville	8.5%	1.0%	1.9%	0.9%	4.8%	35.2%	28.4%	18.6%	3.7%
East Kingston	8.9%	1.0%	2.6%	7.2%	11.3%	14.9%	22.1%	36.0%	1.6%
Epping	12.1%	3.0%	3.2%	7.9%	15.8%	22.9%	17.1%	23.0%	5.7%
Exeter	23.2%	7.4%	8.0%	6.0%	12.2%	17.9%	11.6%	13.4%	2.6%
Fremont	11.9%	2.3%	2.2%	5.2%	10.0%	23.2%	22.9%	19.3%	3.1%
Greenland	13.6%	1.7%	12.7%	7.6%	14.1%	23.5%	11.0%	14.4%	4.7%
Hampstead	11.2%	2.4%	4.6%	7.3%	11.9%	30.4%	19.5%	17.6%	0.5%
Hampton	21.0%	11.8%	17.9%	14.2%	18.1%	27.1%	16.5%	14.5%	1.1%
Hampton Falls	27.5%	1.0%	7.2%	7.9%	13.1%	15.2%	12.0%	17.4%	1.6%
Kensington	22.9%	6.2%	6.6%	7.5%	19.0%	13.3%	15.3%	20.5%	0.5%
Kingston	13.1%	4.4%	12.9%	14.5%	19.0%	29.5%	8.6%	7.4%	0.4%
New Castle	41.9%	4.1%	9.6%	5.1%	6.8%	12.4%	25.6%	12.2%	0.0%
Newfields	21.9%	0.0%	8.4%	1.6%	8.0%	11.9%	32.6%	16.4%	0.5%
Newington	18.4%	6.9%	7.9%	10.8%	20.7%	17.7%	18.0%	7.2%	0.0%
Newton	13.2%	4.0%	8.8%	7.2%	26.7%	6.8%	23.5%	11.2%	2.7%
North Hampton	13.5%	2.1%	9.3%	14.6%	12.0%	21.9%	15.2%	18.8%	0.8%
Plaistow	15.1%	1.4%	9.4%	20.9%	18.7%	21.8%	13.9%	4.4%	1.2%
Portsmouth	40.0%	7.2%	12.7%	7.4%	9.8%	15.7%	6.6%	4.6%	1.1%
Raymond	9.2%	2.1%	5.6%	7.5%	21.3%	22.1%	11.5%	22.4%	3.3%
Rye	21.9%	6.7%	17.1%	12.0%	28.8%	12.1%	10.3%	12.4%	2.0%
Salem	7.9%	3.9%	11.3%	21.0%	19.9%	17.6%	12.3%	11.0%	0.6%
Sandown	3.0%	2.0%	2.7%	10.4%	14.3%	32.4%	22.9%	14.2%	3.8%
Seabrook	9.2%	1.4%	10.3%	12.9%	24.6%	23.7%	17.4%	19.3%	1.4%
South Hampton	31.4%	3.6%	21.5%	10.9%	38.3%	16.8%	12.5%	11.9%	0.0%
Stratham	6.3%	0.0%	7.0%	3.4%	12.6%	34.0%	18.0%	18.8%	1.4%
RPC Region	**16.9%**	**4.5%**	**9.9%**	**10.8%**	**16.5%**	**21.2%**	**14.6%**	**13.9%**	**1.7%**

Table 43.c.: Construction of Housing Structure – 2020

	Year of Construction								
Municipality	**Pre- World War II**	**1940s**	**1950s**	**1960s**	**1970s**	**1980s**	**1990s**	**2000s**	**2010 or later**
Atkinson	5.8%	0.6%	4.1%	12.4%	29.1%	20.6%	20.6%	9.3%	4.2%
Brentwood	8.9%	1.2%	3.6%	2.3%	16.7%	12.6%	16.5%	29.8%	14.3%
Danville	6.9%	0.0%	3.2%	3.3%	7.4%	33.2%	32.5%	12.1%	4.4%
East Kingston	17.0%	3.0%	3.8%	3.9%	8.7%	14.4%	14.0%	32.0%	6.8%
Epping	21.5%	0.0%	1.5%	2.5%	6.2%	26.1%	13.4%	19.8%	19.5%
Exeter	23.5%	2.6%	8.1%	7.0%	16.1%	14.5%	12.4%	13.4%	10.2%
Fremont	14.4%	3.1%	4.7%	4.0%	5.4%	31.7%	19.2%	13.7%	8.7%
Greenland	7.5%	2.4%	4.9%	9.6%	14.5%	24.8%	14.4%	12.8%	13.8%
Hampstead	6.8%	5.7%	6.3%	9.5%	16.2%	31.7%	11.4%	11.9%	3.9%
Hampton	16.1%	7.6%	21.0%	12.6%	20.0%	20.8%	13.0%	17.0%	5.8%
Hampton Falls	21.2%	4.1%	9.3%	6.3%	10.6%	18.5%	21.6%	11.6%	2.1%
Kensington	18.1%	2.5%	7.3%	11.8%	13.8%	14.5%	19.4%	17.2%	1.7%
Kingston	18.0%	1.4%	7.0%	12.8%	12.0%	25.4%	14.5%	11.3%	6.0%
New Castle	45.9%	2.9%	7.9%	3.6%	8.9%	19.6%	28.7%	16.0%	2.4%
Newfields	18.6%	0.3%	6.3%	6.0%	6.2%	10.0%	40.2%	11.8%	2.1%
Newington	16.1%	4.3%	2.4%	10.6%	9.7%	14.7%	30.5%	4.3%	11.3%
Newton	15.2%	7.1%	3.1%	8.1%	19.8%	13.2%	13.6%	14.5%	8.1%
North Hampton	22.8%	0.9%	8.1%	11.2%	15.8%	13.5%	15.5%	11.9%	10.1%
Plaistow	16.2%	4.0%	12.0%	13.8%	13.5%	23.8%	10.6%	4.6%	3.6%
Portsmouth	39.0%	5.2%	12.5%	9.0%	9.7%	13.2%	6.2%	6.5%	4.4%
Raymond	9.4%	1.5%	7.8%	7.6%	20.2%	23.7%	10.3%	21.1%	4.2%
Rye	21.2%	5.1%	20.6%	16.1%	7.3%	30.9%	13.7%	7.6%	8.7%
Salem	4.3%	2.9%	9.7%	23.1%	18.6%	17.8%	12.8%	10.4%	5.8%
Sandown	14.8%	1.1%	0.5%	6.2%	12.0%	30.5%	9.1%	20.9%	8.3%
Seabrook	6.6%	4.6%	10.1%	8.4%	27.4%	19.9%	15.1%	24.5%	5.3%
South Hampton	23.8%	1.2%	6.6%	12.3%	25.3%	9.3%	18.4%	18.7%	2.1%
Stratham	8.5%	0.3%	0.6%	3.1%	13.7%	40.2%	18.7%	10.8%	7.1%
RPC Region	**16.3%**	**3.4%**	**9.1%**	**10.9%**	**15.6%**	**20.9%**	**13.6%**	**13.3%**	**6.7%**

Source: American Community Survey 5-Year Estimate, 2006-2010, 2011-2015 & 2016-2020

Table 44: Assisted Housing Units

	2022					
Municipality	**Total Units**	**Elderly Units**	**Family Units**	**Special Needs Units**	**Rent Assisted Units**	**Accessible Units**
Atkinson	0	0	0	0	0	0
Brentwood	0	0	0	0	0	0
Danville	0	0	0	0	0	0
East Kingston	0	0	0	0	0	0
Epping	76	40	36	0	68	4
Exeter	285	111	174	0	264	1
Fremont	0	0	0	0	0	0
Greenland	0	0	0	0	0	0
Hampstead	24	24	0	0	24	4
Hampton	0	0	0	0	0	0
Hampton Falls	72	72	0	0	53	0
Kensington	0	0	0	0	0	0
Kingston	50	50	0	0	50	5
New Castle	0	0	0	0	0	0
Newfields	0	0	0	0	0	0
Newington	12	0	0	12	12	12
Newton	45	45	0	0	45	5
North Hampton	0	0	0	0	0	0
Plaistow	101	63	38	0	101	0
Portsmouth	1,066	463	553	50	847	67
Raymond	30	30	0	0	30	2
Rye	22	22	0	0	22	0
Salem	240	208	32	0	240	25
Sandown	0	0	0	0	0	0
Seabrook	388	0	388	0	388	0
South Hampton	0	0	0	0	0	0
Stratham	0	0	0	0	0	0
RPC Region	**2,411**	**1,128**	**1,221**	**62**	**2,144**	**125**

Source: NHHFA Assisted Housing Directory, 2021 & NHHFA Novogradac LIHTC Mapping Tool, LIHTC HUD Database & National Housing Preservation Database, 2022

45: Median Household Income – 2010, 2015 & 2020*

	2010	2015	2020
Municipality	**Median HH income**	**Median HH income**	**Median HH income**
Atkinson	$87,500	$102,018	$112,009
Brentwood	$112,500	$101,390	$143,538
Danville	$78,083	$91,250	$90,457
East Kingston	$86,563	$92,760	$89,444
Epping	$73,405	$77,750	$86,117
Exeter	$63,142	$73,519	$73,109
Fremont	$76,929	$86,875	$111,793
Greenland	$75,286	$96,685	$119,833
Hampstead	$83,655	$88,699	$88,250
Hampton	$67,518	$76,836	$81,519
Hampton Falls	$112,417	$103,309	$141,563
Kensington	$96,477	$105,547	$100,750
Kingston	$69,792	$77,115	$75,430
New Castle	$80,000	-	$167,500
Newfields	$106,389	$118,333	$166,397
Newington	$78,500	$92,604	$134,494
Newton	$87,257	$83,945	$121,959
North Hampton	$75,081	$87,413	$103,986
Plaistow	$76,471	$78,191	$85,263
Portsmouth	$62,191	$71,392	$78,712
Raymond	$61,286	$64,490	$76,437
Rye	$85,268	$94,757	$108,750
Salem	$70,502	$79,755	$90,673
Sandown	$84,362	$83,281	$112,634
Seabrook	$53,341	$53,179	$76,540
South Hampton	$77,917	$102,614	$129,722
Stratham	$106,591	$108,306	$126,009
RPC Region	**$81,052**	**$86,020**	**$107,144**

Source: American Community Survey 5-Year Estimate, 2006-2010, 2011-2015 & 2016-2020

Table 46.a.: Households by 3 person Area Median Income (AMI) - Renters

	2020			
Area	**3 Person AMI**	**40% AMI**	**80% AMI**	**120% AMI**
Rockingham Planning Commission	$91,256.39	$36,502.56	$73,005.11	$109,507.67

Table 46.b.: Households by 4 person Area Median Income (AMI) – Owners

	2020			
Area	**4 Person AMI**	**40% AMI**	**80% AMI**	**120% AMI**
Rockingham Planning Commission	$101,479.92	$40,591.97	$81,183.93	$121,775.90

Table 46.c.: Number of Renters by Area Median Income (AMI) for the RPC Region

	2020					
	0-30% AMI	**30-50% AMI**	**50-60% AMI**	**60-80% AMI**	**80-100% AMI**	**100%+ AMI**
Number of Renters	4,679	3,392	1,532	2,627	1,800	4,546

Table 46.d.: Numbers of Owners by Area Median Income (AMI) for the RPC Region

	2020					
	0-30% AMI	**30-50% AMI**	**50-60% AMI**	**60-80% AMI**	**80-100% AMI**	**100%+ AMI**
Number of Renters	5,838	5,288	3,630	7,278	7,201	32,886

Source: Source: American Community Survey 5-Year Estimate, 2016-2020 & IPUMS Data, 2022

Table 47: Median Annual Home Sale Price

	Rockingham Planning Commission Region
Year of Sale	**Median Sale Price**
2009	$ 250,000
2010	$ 265,000
2011	$ 249,900
2012	$ 255,000
2013	$ 263,000
2014	$ 277,500
2015	$ 289,900
2016	$ 312,000
2017	$ 335,000
2018	$ 360,000
2019	$ 370,000
2020	$ 420,000
2021	$ 470,000
2022	$ 527,000

Source: New Hampshire Housing Purchase Price Trends Data, 2022

Table 48: Gross Rent by Number of Bedrooms for the RPC Region

	Number of Bedrooms					
Year of Rent	**0**	**1**	**2**	**3**	**4+**	**All**
2010	$742	$910	$1,205	$1,463	$1,977	$1,086
2011	$796	$913	$1,202	$1,521	$1,758	$1,065
2012	$768	$908	$1,176	$1,536	$1,745	$1,114
2013	$814	$948	$1,224	$1,523	$1,991	$1,114
2014	$798	$947	$1,237	$1,526	$2,001	$1,162
2015	$834	$958	$1,282	$1,593	$2,038	$1,194
2016	$855	$996	$1,359	$1,638	$2,072	$1,265
2017	$822	$1,077	$1,501	$1,672	$2,101	$1,357
2018	$825	$978	$1,466	$1,633	$2,007	$1,321
2019	$1,148	$1,254	$1,646	$1,877	$2,082	$1,551
2020	$1,050	$1,310	$1,761	$1,880	$2,604	$1,608
2021	$1,013	$1,235	$1,851	$1,867	$2,952	$1,587
2022	$1,304	$1,282	$1,877	$1,840	$2,298	$1,595

Source: NHHFA Annual Residential Rental Cost Survey, 2022

Table 49: Renter Cost Burden for All Income Levels*

Municipality	2010			2015			2020		
	<20%	20%-30%	>30%	<20%	20%-30%	>30%	<20%	20%-30%	>30%
Atkinson	7%	0%	88%	23%	35%	42%	0%	55%	31%
Brentwood	41%	13%	38%	10%	16%	53%	51%	21%	28%
Danville	25%	27%	16%	31%	7%	48%	18%	19%	63%
East Kingston	20%	30%	33%	55%	20%	24%	6%	0%	52%
Epping	39%	14%	24%	23%	44%	23%	5%	31%	60%
Exeter	16%	24%	48%	26%	25%	40%	24%	25%	45%
Fremont	14%	44%	42%	25%	31%	38%	7%	47%	8%
Greenland	19%	38%	29%	28%	37%	35%	52%	15%	27%
Hampstead	18%	17%	65%	23%	33%	43%	25%	31%	40%
Hampton	18%	25%	50%	20%	30%	45%	26%	35%	35%
Hampton Falls	45%	13%	34%	18%	54%	6%	39%	45%	11%
Kensington	25%	18%	43%	19%	38%	21%	5%	42%	32%
Kingston	8%	51%	36%	22%	35%	40%	4%	3%	90%
New Castle	52%	7%	37%	61%	17%	11%	73%	10%	18%
Newfields	45%	0%	47%	0%	33%	61%	28%	28%	44%
Newington	35%	15%	40%	24%	41%	22%	19%	16%	62%
Newton	13%	16%	62%	21%	42%	37%	55%	18%	24%
North Hampton	26%	26%	39%	11%	36%	48%	47%	7%	29%
Plaistow	38%	19%	33%	37%	31%	22%	20%	32%	33%
Portsmouth	25%	26%	46%	30%	26%	42%	28%	31%	39%
Raymond	18%	38%	29%	11%	34%	49%	21%	20%	59%
Rye	44%	18%	25%	31%	10%	40%	20%	15%	61%
Salem	19%	37%	40%	25%	24%	45%	30%	22%	41%
Sandown	22%	17%	56%	12%	38%	39%	5%	15%	80%
Seabrook	19%	27%	47%	30%	19%	49%	22%	28%	39%
South Hampton	60%	0%	41%	50%	10%	19%	17%	41%	7%
Stratham	11%	46%	44%	41%	20%	34%	23%	27%	36%
RPC Region	**22%**	**27%**	**45%**	**26%**	**27%**	**42%**	**25%**	**27%**	**43%**

Source: American Community Survey 5-Year Estimate, 2006-2010, 2011-2015 & 2016-2020

Table 50: Owner Cost Burden for All Income Levels*

Municipality	2010			2015			2020		
	<20%	20%-30%	>30%	<20%	20%-30%	>30%	<20%	20%-30%	>30%
Atkinson	40%	23%	38%	46%	22%	32%	47%	29%	22%
Brentwood	41%	31%	28%	48%	25%	27%	58%	19%	23%
Danville	29%	37%	35%	35%	38%	27%	47%	22%	28%
East Kingston	40%	28%	29%	34%	27%	39%	42%	18%	36%
Epping	29%	29%	42%	40%	25%	34%	38%	30%	32%
Exeter	34%	28%	38%	43%	25%	31%	42%	23%	32%
Fremont	23%	24%	52%	37%	30%	34%	46%	36%	16%
Greenland	42%	24%	32%	43%	29%	27%	50%	20%	26%
Hampstead	38%	33%	29%	36%	32%	32%	46%	25%	29%
Hampton	34%	25%	39%	47%	28%	25%	43%	25%	30%
Hampton Falls	34%	30%	36%	46%	24%	31%	57%	22%	21%
Kensington	32%	32%	35%	42%	24%	34%	36%	32%	29%
Kingston	27%	27%	46%	41%	27%	32%	30%	24%	46%
New Castle	45%	16%	36%	62%	15%	24%	68%	15%	18%
Newfields	35%	30%	35%	45%	27%	28%	60%	29%	11%
Newington	50%	23%	27%	51%	22%	26%	56%	14%	30%
Newton	37%	28%	35%	41%	33%	26%	52%	32%	16%
North Hampton	44%	21%	34%	53%	23%	24%	52%	18%	28%
Plaistow	28%	34%	39%	34%	32%	35%	35%	30%	32%
Portsmouth	38%	25%	37%	45%	25%	30%	39%	26%	34%
Raymond	33%	26%	40%	36%	27%	37%	35%	32%	33%
Rye	37%	27%	37%	41%	22%	35%	52%	17%	31%
Salem	37%	27%	36%	40%	28%	31%	44%	25%	29%
Sandown	30%	27%	43%	32%	32%	36%	41%	25%	34%
Seabrook	42%	27%	31%	45%	21%	33%	44%	26%	27%
South Hampton	31%	26%	43%	38%	25%	36%	54%	26%	17%
Stratham	33%	29%	37%	50%	21%	29%	47%	22%	30%
RPC Region	**35%**	**27%**	**37%**	**42%**	**27%**	**31%**	**44%**	**25%**	**30%**

Source: American Community Survey 5-Year Estimate, 2006-2010, 2011-2015 & 2016-2020

Table 51: Renter Cost Burden for All Ages - 2020

	Age 25-35		Age 35-64		Age 65+	
Municipality	**Less than 30%**	**30% and Higher**	**Less than 30%**	**30% and Higher**	**Less than 30%**	**30% and Higher**
Atkinson	0.0%	0.0%	35.7%	64.3%	100.0%	0%
Brentwood	-	-	85.6%	14.4%	29.4%	70.6%
Danville	-	-	50.0%	50.0%	100.0%	0.0%
East Kingston	0.0%	0.0%	9.8%	61.0%	0.0%	57.1%
Epping	48.5%	51.5%	20.0%	80.0%	30.4%	51.1%
Exeter	54.2%	43.2%	43.5%	47.8%	46.9%	43.2%
Fremont	49.2%	0.0%	76.5%	23.5%	0.0%	0.0%
Greenland	90.5%	0.0%	63.8%	36.2%	34.0%	47.2%
Hampstead	91.7%	8.3%	52.1%	47.9%	19.2%	58.8%
Hampton	0.0%	100.0%	91.7%	0.0%	66.7%	33.3%
Hampton Falls	87.0%	10.0%	59.7%	35.5%	39.6%	53.5%
Kensington	36.4%	36.4%	11.5%	53.8%	58.8%	23.5%
Kingston	22.9%	77.1%	0.0%	94.1%	14.1%	85.9%
New Castle	100.0%	0.0%	78.1%	21.9%	-	-
Newfields	100.0%	0.0%	57.9%	42.1%	0.0%	100.0%
Newington	100.0%	0.0%	27.0%	70.3%	0.0%	100.0%
Newton	100.0%	0.0%	63.2%	30.1%	70.9%	29.1%
North Hampton	0.0%	100.0%	72.4%	9.0%	20.0%	60.0%
Plaistow	0.0%	100.0%	49.3%	29.0%	65.6%	34.4%
Portsmouth	71.2%	28.3%	59.5%	37.7%	35.2%	60.2%
Raymond	53.2%	46.8%	38.9%	61.1%	29.6%	65.2%
Rye	100.0%	0.0%	9.2%	90.8%	35.1%	48.6%
Salem	73.3%	26.7%	55.7%	37.3%	23.6%	63.7%
Sandown	100.0%	0.0%	13.2%	86.8%	46.5%	53.5%
Seabrook	53.1%	46.9%	56.9%	30.9%	26.5%	56.1%
South Hampton	25.0%	0.0%	45.5%	18.2%	100.0%	0.0%
Stratham	31.0%	69.0%	62.9%	37.1%	29.7%	14.1%
RPC Region	**67.0%**	**30.4%**	**51.3%**	**42.9%**	**36.9%**	**52.7%**

Source: American Community Survey 5-Year Estimate, 2016-2020

Table 52: Owner Cost Burden for All Ages - 2020

	Age 25-35		Age 35-64		Age 65+	
Municipality	**Less than 30%**	**30% and Higher**	**Less than 30%**	**30% and Higher**	**Less than 30%**	**30% and Higher**
Atkinson	61.2%	38.8%	84.3%	15.0%	65.6%	32.8%
Brentwood	89.7%	10.3%	80.0%	20.0%	57.9%	42.1%
Danville	81.2%	18.8%	74.4%	21.5%	65.9%	34.1%
East Kingston	38.1%	61.9%	82.8%	17.2%	39.8%	60.2%
Epping	74.3%	25.7%	73.5%	26.5%	71.7%	28.3%
Exeter	87.3%	8.1%	75.2%	23.2%	62.8%	36.2%
Fremont	76.2%	23.8%	89.6%	10.4%	68.1%	31.9%
Greenland	55.3%	0.0%	74.0%	24.0%	66.1%	33.9%
Hampstead	76.9%	23.1%	80.7%	19.3%	66.8%	33.2%
Hampton	87.5%	12.5%	77.9%	22.1%	78.4%	21.6%
Hampton Falls	70.5%	29.5%	76.1%	23.7%	63.7%	35.0%
Kensington	79.3%	20.7%	70.9%	28.7%	69.2%	29.0%
Kingston	49.2%	50.8%	70.4%	29.6%	51.6%	48.4%
New Castle	100.0%	0.0%	84.1%	15.9%	79.8%	20.2%
Newfields	84.2%	15.8%	93.6%	6.4%	75.5%	24.5%
Newington	11.1%	88.9%	82.0%	18.0%	78.0%	22.0%
Newton	93.6%	6.4%	90.2%	9.8%	68.1%	31.9%
North Hampton	86.8%	13.2%	81.6%	18.4%	56.6%	41.7%
Plaistow	86.0%	14.0%	72.1%	27.9%	51.4%	48.6%
Portsmouth	76.3%	23.7%	74.5%	25.5%	66.9%	33.1%
Raymond	74.9%	25.1%	79.7%	20.3%	63.8%	36.2%
Rye	100.0%	0.0%	79.4%	20.6%	65.7%	34.3%
Salem	72.5%	27.5%	75.1%	24.5%	69.9%	27.7%
Sandown	57.7%	42.3%	76.3%	23.7%	73.5%	26.5%
Seabrook	87.3%	12.7%	84.1%	15.1%	69.4%	30.6%
South Hampton	100.0%	0.0%	85.9%	14.1%	67.1%	32.9%
Stratham	87.1%	12.9%	72.4%	27.0%	62.6%	37.4%
RPC Region	**76.4%**	**22.7%**	**77.6%**	**22.0%**	**65.0%**	**34.3%**

Source: American Community Survey 5-Year Estimate, 2016-2020

Table 53: HUD Fair Market Rents

	FY 2023	
Municipality	**HUD Metro FMR Area**	**FMR 3-bed**
Atkinson	Lawrence, MA-NH	$2,162
Brentwood	Portsmouth-Rochester, NH	$2,034
Danville	Lawrence, MA-NH	$2,162
East Kingston	Portsmouth-Rochester, NH	$2,034
Epping	Portsmouth-Rochester, NH	$2,034
Exeter	Portsmouth-Rochester, NH	$2,034
Fremont	Lawrence, MA-NH	$2,162
Greenland	Portsmouth-Rochester, NH	$2,034
Hampstead	Lawrence, MA-NH	$2,162
Hampton	Portsmouth-Rochester, NH	$2,034
Hampton Falls	Portsmouth-Rochester, NH	$2,034
Kensington	Portsmouth-Rochester, NH	$2,034
Kingston	Lawrence, MA-NH	$2,162
New Castle	Portsmouth-Rochester, NH	$2,034
Newfields	Portsmouth-Rochester, NH	$2,034
Newington	Portsmouth-Rochester, NH HUD	$2,034
Newton	Lawrence, MA-NH	$2,162
North Hampton	Portsmouth-Rochester, NH	$2,034
Plaistow	Lawrence, MA-NH	$2,162
Portsmouth	Portsmouth-Rochester, NH	$2,034
Raymond	Lawrence, MA-NH	$2,162
Rye	Portsmouth-Rochester, NH	$2,034
Salem	Lawrence, MA-NH	$2,162
Sandown	Lawrence, MA-NH	$2,162
Seabrook	Boston-Cambridge-Quincy, MA-NH	$3,207
South Hampton	Boston-Cambridge-Quincy, MA-NH	$3,207
Stratham	Portsmouth-Rochester, NH	$2,034
RPC Region		$2,168

Source: HUD FY22 FMRs & NHHFA HCV Payment Standards, 2022

Table 54.a.: Housing Vouchers for New Hampshire Housing

	December 2021		
Municipality	**Voucher Participants**	**Voucher Holders looking for Units**	**Applicants on Waitlist**
Atkinson	11	0	8
Brentwood	0	0	5
Danville	3	1	15
East Kingston	0	0	1
Epping	17	3	18
Exeter	25	2	38
Fremont	1	0	9
Greenland	0	2	20
Hampstead	11	1	31
Hampton	49	0	6
Hampton Falls	16	0	60
Kensington	1	0	3
Kingston	3	0	13
New Castle	0	0	0
Newfields	0	0	4
Newington	0	0	0
Newton	4	0	13
North Hampton	6	0	9
Plaistow	18	1	28
Portsmouth	22	9	44
Raymond	46	3	55
Rye	1	0	6
Salem	68	11	94
Sandown	7	0	17
Seabrook	163	5	81
South Hampton	0	0	0
Stratham	0	0	5
RPC Region	**472**	**38**	**583**

Table 54.b.: Housing Vouchers for Exeter Housing Authority and Portsmouth Housing Authority

	November 2022		
Municipality	**Voucher Participants**	**Voucher Holders looking for Units**	**Applicants on Waitlist**
Exeter Housing Authority	173	5	310
Portsmouth Housing Authority	393	12	373

Source: HUD FY22 FMRs & NHHFA HCV Payment Standards, 2022

Table 55: Municipal Equalized Property Tax Rate

	Tax Rate				
Municipality	**2000**	**2005**	**2010**	**2015**	**2020**
Atkinson	15.53	13.1	18.09	17.13	14.53
Brentwood	20.41	16.61	24.14	22.82	21.54
Danville	21.23	16.77	26.75	26.67	21.08
East Kingston	19.47	16.06	23.7	23.26	20.84
Epping	17.06	15.89	22.66	24.55	21.4
Exeter	25.62	17.92	23.48	23.59	20.35
Fremont	16.95	17.93	26.67	27.38	21.03
Greenland	22.87	13.17	13.99	15.42	13.76
Hampstead	18.3	14.39	21.26	20.24	19.14
Hampton	17.84	13.42	17.2	16.57	13.86
Hampton Falls	17.86	14.26	19.15	21.13	18.31
Kensington	16.04	14.2	20.12	22.11	17.83
Kingston	17.91	16.06	22.2	23.82	17.68
New Castle	8.26	4.54	6.82	5.58	4.98
Newfields	17.92	18.24	23.79	22.06	19.87
Newington	10.39	7.46	7.57	7.56	8.52
Newton	19.86	17.71	23.78	25.72	20.18
North Hampton	14.8	11.72	14.77	15.8	14.62
Plaistow	18.98	15.9	22.18	22.6	19.18
Portsmouth	15.89	14.19	16.51	15.28	12.83
Raymond	21.64	18.28	20.91	23.39	19.6
Rye	12.34	8.61	9.95	9.76	8.17
Salem	17.29	11.44	18.07	19.03	17.07
Sandown	23.77	16.42	22.87	23.21	21.71
Seabrook	15.67	12.08	14.16	13.86	13.4
South Hampton	15.39	13.57	16.86	18.35	18.04
Stratham	16.63	14.88	19.15	18.95	17.98
RPC Region	**17.63**	**14.25**	**19.14**	**19.48**	**16.94**

Source: New Hampshire Department of Revenue Administration, 2022

Table 56.a.: Emergency Rental Assistance Program – Applications by Month

	Number of Applications												
Municipality	**September 2021**	**October 2021**	**November 2021**	**December 2021**	**January 2022**	**February 2022**	**March 2022**	**April 2022**	**May 2022**	**June 2022**	**July 2022**	**August 2022**	**September 2022**
Atkinson	1	0	0	0	0	1	0	0	0	0	0	0	0
Brentwood	0	1	1	1	1	0	0	0	0	0	0	0	0
Danville	1	0	2	3	0	3	1	0	1	2	0	0	0
East Kingston	0	0	2	0	0	0	0	0	0	0	0	0	0
Epping	2	4	2	3	4	2	3	1	3	1	0	1	0
Exeter	3	11	7	10	12	7	11	6	4	10	5	0	0
Fremont	1	1	3	0	0	2	0	0	0	0	0	0	0
Greenland	1	1	0	1	1	1	0	0	0	0	0	0	0
Hampstead	0	3	1	1	2	2	0	2	0	1	0	0	0
Hampton	8	14	12	18	18	9	22	16	10	8	4	2	1
Hampton Falls	1	7	0	1	3	3	1	1	0	0	0	0	0
Kensington	0	0	0	0	0	0	0	0	0	0	0	0	0
Kingston	0	2	4	0	4	1	1	0	1	0	0	0	0
New Castle	0	1	0	0	0	0	0	1	0	1	0	0	0
Newfields	0	0	0	0	0	0	1	0	0	0	0	0	0
Newington	0	2	2	0	0	1	0	1	0	2	0	0	0
Newton	1	0	2	2	0	1	0	0	0	0	0	0	0
North Hampton	1	1	2	3	5	2	5	2	0	2	4	0	0
Plaistow	12	25	44	41	65	38	31	16	19	19	7	9	35
Portsmouth	6	7	8	4	11	4	9	4	3	4	1	0	1
Raymond	0	0	1	0	1	2	3	1	0	1	0	0	0
Rye	10	14	19	12	18	5	16	11	10	8	4	2	0
Salem	0	0	2	0	0	2	2	1	0	2	0	0	0
Sandown	16	10	21	16	20	11	14	7	12	7	15	3	0
Seabrook	0	1	0	0	1	0	0	0	0	0	0	0	0
South Hampton	3	1	0	0	0	0	0	1	0	1	1	0	0
Stratham	1	0	0	0	0	1	0	0	0	0	0	0	0
RPC Region	**61**	**99**	**127**	**112**	**155**	**93**	**111**	**67**	**60**	**65**	**40**	**17**	**36**

Table 56.b.: Emergency Rental Assistance Program – Average Monthly Rent

	2021
Municipality	**Average Monthly Rent**
Atkinson	$1,351.94
Brentwood	$1,411.70
Danville	$744.58
East Kingston	$1,535.53
Epping	$1,199.14
Exeter	$989.90
Fremont	$1,343.62
Greenland	$1,991.67
Hampstead	$1,370.83
Hampton	$1,464.65
Hampton Falls	$1,288.46
Kensington	$850.00
Kingston	$1,351.93
New Castle	-
Newfields	$1,395.00
Newington	$1,550.00
Newton	$1,439.05
North Hampton	$1,377.13
Plaistow	$1,558.57
Portsmouth	$1,192.84
Raymond	$1,218.56
Rye	$1,608.12
Salem	$1,508.01
Sandown	$1,470.40
Seabrook	$1,250.53
South Hampton	$1,150.00
Stratham	$1,261.87
RPC Region	**$1,308.86**
New Hampshire	**$1,193.37**

Table 56.c.: Emergency Rental Assistance Program – by Area Median Income

	2021	
AMI	**Enrollees**	**Expenditure**
(0,10]	15	$189,842.06
(10,20]	1,133	$11,930,852.73
(20,30]	29	$300,289.91
(30,40]	363	$4,262,336.01
(40,50]	2	$15,183.73
(50,60]	3	$67,428.72
(60,70]	94	$1,016,931.7
(70,80]	-	-
(80,90]	-	-
(90,100]	-	-
(0,25]	1,164	$12,289,704.53
(25,50]	378	$4,408,799.91
(50,75]	97	$1,084,360.42
(75,100]	-	-
RPC Region	**1,693**	**$18,187,192.29**

Table 56.d.: Emergency Rental Assistance Program – Type of Expenditure

	2021
Type of Assistance	**Amount (Millions)**
Rent	$8.47
Rent Arrears	$1.59
Utilities	$0.50
Utility Arrears	$0.89
Internet	$0.07
Other	$2.06
RPC Region	$13.59

Table 56.e.: Emergency Rental Assistance Program – By Municipality

Municipality	Applicants	Applicants per Capita	Expenditure Total	Expenditure per Capita
Atkinson	5	0.07	$79,136.51	$1,128.27
Brentwood	8	0.17	$119,774.09	$2,606.05
Danville	27	0.59	$199,043.88	$4,386.16
East Kingston	7	0.32	$102,963.09	$4,697.22
Epping	39	0.56	$451,698.15	$6,462.99
Exeter	169	1.11	$1,374,477.91	$9,055.13
Fremont	12	0.25	$159,392.79	$3,384.85
Greenland	9	0.22	$166,020.41	$4,091.19
Hampstead	23	0.27	$244,246.14	$2,837.76
Hampton	255	1.60	$3,095,536.79	$19,422.37
Hampton Falls	26	1.17	$620,806.30	$27,826.37
Kensington	1	0.05	$10,650.00	$529.59
Kingston	22	0.35	$278,795.58	$4,404.35
New Castle	4	0.20	$19,802.78	$998.12
Newfields	3	0.30	$21,886.80	$2,175.63
Newington	17	0.34	$238,719.29	$4,842.18
Newton	13	0.29	$180,214.82	$4,025.35
North Hampton	51	0.66	$766,368.52	$9,921.91
Plaistow	511	2.39	$3,890,848.07	$18,166.25
Portsmouth	109	1.04	$1,198,841.51	$11,464.49
Raymond	12	0.22	$122,496.34	$2,236.15
Rye	220	0.74	$2,894,557.68	$9,768.02
Salem	28	0.43	$490,738.02	$7,604.80
Sandown	254	2.87	$2,723,654.18	$30,800.12
Seabrook	3	0.32	$37,810.45	$4,070.02
South Hampton	14	0.19	$162,775.73	$2,180.23
Stratham	5	0.07	$79,136.51	$1,128.27
RPC Region	**1,842**	**0.64**	**$19,651,255.83**	**$7,657.14**

Source: New Hampshire Housing, 2022

Table 57: Short-Term Rentals*

	2022			
Municipality	**Number of Rentals**	**Private Room**	**Entire Home**	**Shared Room**
Atkinson	4	2	2	0
Brentwood	-	-	-	-
Danville	1	0	1	0
East Kingston	-	-	-	-
Epping	5	0	5	0
Exeter	32	15	14	3
Fremont	3	0	0	3
Greenland	5	1	4	0
Hampstead	6	1	5	0
Hampton	507	39	468	0
Hampton Falls	3	0	3	0
Kensington	-	-	-	-
Kingston	8	0	8	0
New Castle	12	6	6	0
Newfields	-	-	-	-
Newington	-	-	-	-
Newton	1	0	1	0
North Hampton	10	3	7	0
Plaistow	-	-	-	-
Portsmouth	94	48	76	0
Raymond	1	1	0	0
Rye	83	3	80	0
Salem	14	6	8	0
Sandown	3	0	3	0
Seabrook	48	3	45	0
South Hampton	-	-	-	-
Stratham	5	1	4	0
RPC Region	**845**	**129**	**740**	**6**

Source: AirDNA Market Miner, 2022

*Data as of November 2022

Table 58.a.: Housing Affordability by Occupation – Median Wage

	2022						
Occupation	**Annual Median Wage**	**Max Monthly Gross Rent**	**Max Affordable Home Price**	**Max Affordable Home Price with 1.5 Workers in the same Field**	**Can Afford Median Rent?**	**Can Afford Median Home Price?**	**Can afford median home price with 1.5 workers per household?**
Assemblers and fabricators	$52,306	$1,308	$152,001	$228,001	No	No	No
Cashiers	$26,600	$665	$77,301	$115,952	No	No	No
Childcare workers	$25,910	$648	$75,294	$112,941	No	No	No
Construction Laborers	$48,361	$1,209	$140,537	$210,805	No	No	No
Electricians	$67,145	$1,679	$195,125	$292,687	Yes	No	No
Engineers	$104,325	$2,608	$303,168	$454,752	Yes	No	No
Fast Food and Counter Workers	$29,516	$738	$85,775	$128,662	No	No	No
Heavy and Tractor-Trailer Truck Drivers	$60,136	$1,503	$174,756	$262,134	No	No	No
Home Health and Personal Care Aides	$33,023	$826	$95,965	$143,948	No	No	No
Janitors and cleaners, except maids and housekeeping cleaners	$37,988	$950	$110,394	$165,591	No	No	No
Office Clerks, General	$47,456	$1,186	$137,908	$206,861	No	No	No
Police and sheriff's patrol officers	$67,297	$1,682	$195,566	$293,350	Yes	No	No
Registered Nurses	$84,780	$2,119	$246,371	$369,556	Yes	No	No
Retail Salespersons	$32,404	$810	$94,167	$141,250	No	No	No
Waiters and Waitresses	$31,541	$789	$91,658	$137,486	No	No	No

Table 58.b.: Housing Affordability by Occupation – Entry Wage

	2022						
Occupation	**Annual Entry Wage**	**Max Monthly Gross Rent**	**Max Affordable Home Price**	**Max Affordable Home Price with 1.5 Workers in the same Field**	**Can Afford Median Rent?**	**Can Afford Median Home Price?**	**Can afford median home price with 1.5 workers per household?**
Assemblers and fabricators	$40,910	$1,023	$118,886	$178,329	No	No	No
Cashiers	$24,368	$609	$70,813	$106,219	No	No	No
Childcare workers	$20,980	$525	$60,969	$91,454	No	No	No
Construction Laborers	$37,552	$939	$109,126	$163,688	No	No	No
Electricians	$48,132	$1,203	$139,871	$209,806	No	No	No
Engineers	$75,674	$1,892	$219,909	$329,864	Yes	No	No
Fast Food and Counter Workers	$23,991	$600	$69,718	$104,576	No	No	No
Heavy and Tractor-Trailer Truck Drivers	$47,451	$1,186	$137,892	$206,838	No	No	No
Home Health and Personal Care Aides	$30,241	$756	$87,880	$131,820	No	No	No
Janitors and cleaners, except maids and housekeeping cleaners	$28,816	$720	$83,739	$125,609	No	No	No
Office Clerks, General	$32,760	$819	$95,202	$142,802	No	No	No
Police and sheriff's patrol officers	$51,777	$1,294	$150,465	$225,698	No	No	No
Registered Nurses	$65,414	$1,635	$190,094	$285,141	Yes	No	No
Retail Salespersons	$25,332	$633	$73,615	$110,423	No	No	No
Waiters and Waitresses	$20,867	$522	$60,641	$90,962	No	No	No

Table 58.c.: Housing Affordability by Occupation – Experienced Wage

	2022						
Occupation	**Annual Experienced Wage**	**Max Monthly Gross Rent**	**Max Affordable Home Price**	**Max Affordable Home Price with 1.5 Workers in the same Field**	**Can Afford Median Rent?**	**Can Afford Median Home Price?**	**Can afford median home price with 1.5 workers per household?**
Assemblers and fabricators	$57,024	$1,426	$165,712	$248,569	No	No	No
Cashiers	$31,453	$786	$91,402	$137,103	No	No	No
Childcare workers	$30,251	$756	$87,908	$131,862	No	No	No
Construction Laborers	$53,276	$1,332	$154,820	$232,230	No	No	No
Electricians	$80,523	$2,013	$233,999	$350,999	Yes	No	No
Engineers	$125,211	$3,130	$363,864	$545,797	Yes	No	No
Fast Food and Counter Workers	$32,285	$807	$93,819	$140,729	No	No	No
Heavy and Tractor-Trailer Truck Drivers	$66,210	$1,655	$192,407	$288,611	Yes	No	No
Home Health and Personal Care Aides	$38,618	$965	$112,225	$168,337	No	No	No
Janitors and cleaners, except maids and housekeeping cleaners	$42,886	$1,072	$124,628	$186,941	No	No	No
Office Clerks, General	$56,378	$1,409	$163,834	$245,750	No	No	No
Police and sheriff's patrol officers	$77,172	$1,929	$224,263	$336,395	Yes	No	No
Registered Nurses	$98,862	$2,472	$287,293	$430,940	Yes	No	No
Retail Salespersons	$42,236	$1,056	$122,737	$184,106	No	No	No
Waiters and Waitresses	$45,512	$1,138	$132,259	$198,388	No	No	No

Source: Root Policy Research, 2022

Housing Opportunity Mapping Methodology

This analysis was designed to show where there is space for development of new housing stock. This analysis does not consider cost, desirability, or availability of the land in the private market.

Datasets Used:

- GRANIT Public and Conservation Land 2021
- FEMA Flood Hazard Areas
- 2015 Land Use
- NHDOT 2022 Roads
- RPC Political Boundary Layer
- NRCS - Steep Slopes (greater than 15%)
- NHDES – Water and Sewer Lines
- USGS - Lakes and Rivers

Methodology:

1. To start, the total acreage of the Rockingham Planning Commission's region was calculated using the *RPC Political Boundary* layer. This total acreage was also broken down by municipality.
2. Wetlands, waterbodies, and steep slopes were roved from the RPC's total acreage using the *2015 Land Use* layer, *USGS – Lakes and Rivers* layer, and the *NRCS – Steep Slopes (greater than 15%)* layer.
3. The FEMA floodplain was removed using the *FEMA Flood Hazards Area* layer.
4. Land use extents that contain infrastructure—both consumed and non-consumed—were also removed from the RPC's total acreage using the *2015 Land Use* layer, and the *GRANIT Public and Conservation Land 2021* layer.
    a. Consumed land use: transportation systems, industrial/commercial land use, mixed urban land use, and residential land use.
    b. Non-Consumed land use: agriculture, farmsteads, forests, and open recreational space.

Steps 1-4 allowed for the calculation of *Total Land Mass After Constraints* for the Rockingham Planning Commission region.

5. Using the *NHDOT 2022 Roads* layer, the roads were queried to contain major roads only (state road classification and higher).
6. Buffers of 0.5-miles,1-mile, and 3-miles were created around the Major Roads layer created in step 5.
7. Similarly, buffers of 500-feet and 1000-feet were created around the *NHDES – Water and Sewer Lines* layer.
8. Then using the *Total Land Mass After Constraints* dataset, along with the three road buffers and the two water and sewer line buffer datasets, a weighted score was given to each of the buffer polygons created. This allows the datasets to be combined to see where they co-occur or overlap.
    a. The weights for co-occurrence were as follows:

Weights for Co-occurrence

Dataset	Weight
Landmass after constraints	2
Major Roads within 0.5 miles	3
Major Roads within 1.0 miles	2
Major Roads withing 3.0 miles	1
Within 500' of Water and Sewer Line	2
Withing 1000' of Water and Sewer Line	1

b. The maximum score a polygon could achieve was 7 in the instance that: it is located over landmass after constraints (2 points), is within 0.5-miles of a major road (3 points) and is within 500-feet of a sewer or water line (2 points).

This methodology can be repeated for similar datasets or additional datasets where the weights of co-occurrence can be altered to accommodate.

Root Policy Research, Fair Share Production Model, Fair Share Tables, 2022

Analysis conducted for Rockingham Planning Commission in collaboration with the NH Office of Planning and Development -

Town	Total Units 2025	Owner Units 2025	Owner Units Below 100 % AMI	Owner Units Above 100 % AMI	Renter Units 2025	Renter Units Below 60 % AMI	Renter Units Above 60 % AMI	Total Units 2030	Owner Units 2030	Owner Units Below 100 % AMI	Owner Units Above 100 % AMI	Renter Units 2030	Renter Units Below 60 % AMI	Renter Units Above 60 % AMI	Total Units 2035	Owner Units 2035	Owner Units Below 100 % AMI	Owner Units Above 100 % AMI	Renter Units 2035	Renter Units Below 60 % AMI	Renter Units Above 60 % AMI	Total Units 2040	Owners Units 2040	Owner Units Below 100 % AMI	Owner Units Above 100 % AMI	Renter Units 2040	Renter Units Below 60 % AMI	Renter Units Above 60 % AMI
Atkinson town	158	108	49	59	50	13	37	291	199	91	108	93	24	69	**382**	259	118	141	123	32	91	**432**	291	133	158	141	37	104
Brentwood town	108	74	20	53	34	6	29	198	135	37	98	64	10	53	**260**	176	48	127	84	14	70	**294**	197	54	143	97	16	81
Danville town	95	65	32	33	30	11	19	175	119	59	60	56	21	34	**229**	156	77	78	74	28	46	**259**	174	87	88	85	32	52
East Kingston town	51	35	17	18	16	6	10	94	64	31	33	30	12	18	**123**	83	40	43	40	15	24	**139**	94	45	48	46	18	28
Epping town	196	134	53	80	62	22	41	360	245	98	147	115	40	75	**471**	318	128	191	153	53	99	**533**	357	143	214	176	61	115
Exeter town	472	322	127	195	150	44	106	867	589	233	356	278	82	196	**1,135**	766	304	463	368	109	260	**1,284**	860	341	519	424	124	299
Fremont town	100	68	29	39	32	8	23	183	125	54	71	58	15	43	**240**	163	70	93	77	20	57	**271**	182	78	104	89	23	66
Greenland town	109	74	24	50	35	5	30	200	136	45	91	64	9	55	**262**	177	58	119	85	13	72	**297**	199	65	134	98	14	83
Hampstead town	202	138	61	77	64	28	36	372	253	113	141	119	53	66	**488**	330	147	184	157	70	87	**551**	371	165	206	180	80	100
Hampton Falls town	51	35	13	22	16	2	15	94	64	24	40	30	3	27	**124**	84	32	52	40	4	36	**140**	94	36	59	46	5	41
Hampton town	571	389	147	242	183	43	140	1,049	712	270	442	338	79	258	**1,372**	925	352	573	447	105	342	**1,552**	1,038	395	643	515	121	394
Kensington town	45	31	14	17	14	4	10	83	56	26	30	26	8	18	**108**	74	34	40	35	10	24	**123**	83	38	45	40	12	28
Kingston town	138	94	50	44	44	25	19	253	173	93	80	81	45	35	**332**	225	121	104	107	60	47	**376**	253	136	117	123	69	54
New Castle town	32	22	7	14	10	1	9	58	39	13	26	19	3	16	**76**	51	17	34	25	3	21	**86**	58	19	39	28	4	24
Newfields town	45	31	8	23	14	2	12	82	56	14	42	26	3	23	**108**	73	19	54	35	4	30	**122**	82	21	61	40	5	35
Newington town	23	16	5	11	7	1	7	42	29	9	19	14	2	12	**55**	37	12	25	18	2	16	**63**	42	14	28	21	2	18
Newton town	106	72	27	45	33	11	23	194	132	50	83	62	20	42	**254**	173	65	108	82	26	56	**288**	194	72	121	94	30	64
North Hampton town	131	89	33	56	42	10	31	240	163	60	103	77	19	58	**314**	212	78	134	102	25	77	**356**	238	88	151	117	29	88
Plaistow town	172	118	59	58	55	17	38	317	216	109	107	101	31	70	**415**	282	142	139	134	42	92	**470**	316	160	156	154	48	106
Portsmouth city	680	463	159	304	217	52	165	1,250	849	292	556	401	96	306	**1,635**	1,104	381	723	531	127	404	**1,850**	1,239	427	811	611	146	466
Raymond town	191	131	80	51	60	28	32	352	240	147	93	111	52	59	**462**	314	192	122	148	69	79	**522**	353	216	137	169	79	90
Rye town	175	119	40	79	56	16	40	321	218	73	145	103	29	74	**420**	284	95	189	137	38	98	**476**	318	107	212	157	44	114
Salem town	933	636	294	341	297	72	225	1,714	1,165	539	625	549	134	415	**2,243**	1,516	702	814	727	178	549	**2,537**	1,701	788	913	836	203	633
Sandown town	137	94	40	54	43	22	22	252	171	73	98	80	40	40	**330**	224	95	128	106	54	53	**373**	251	107	144	122	62	61
Seabrook town	207	141	77	63	66	19	47	380	258	142	116	121	35	87	**497**	336	185	151	161	46	115	**562**	378	208	170	185	53	132
South Hampton town	19	13	5	8	6	3	3	35	24	9	15	11	5	6	**46**	31	12	20	15	7	8	**52**	35	13	22	17	8	9
Stratham town	205	139	47	92	65	15	50	376	255	87	169	120	27	93	**492**	332	113	219	159	36	123	**557**	373	127	246	183	42	142
Total	**5,351**	3,649	1,522	2,127	1,702	485	1,217	**9,834**	6,685	2,790	3,895	3,149	899	2,250	**12,875**	8,704	3,637	5,068	4,170	1,193	2,977	**14,563**	9,769	4,081	5,688	4,794	1,365	3,429

***AMI is the Area Median Income**

This Regional Housing Needs Assessment and the methodology by Root Policy Research that resulted in the fair share table in Appendix E does not break out the current municipal fair share of regional need for workforce housing and therefore shouldn't be relied on for current compliance with the state's Workforce Housing Law, RSA 674:58 – 61. For a municipality to demonstrate that its existing housing stock supplies its current fair share of regional need for workforce housing would require an analysis at the municipal level undertaken separately from this assessment. Specifically, RSA 674:59, III states, "A municipality's existing housing stock shall be taken into consideration in determining its compliance with this section. If a municipality's existing housing stock is sufficient to accommodate its fair share of the current and reasonably foreseeable regional need for such housing, the municipality shall be deemed to be in compliance with this subdivision and RSA 672:1, III-e".

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New Hampshire Regional Planning Commissions

Fair Share Housing Production Model Report

CREATED
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Fair Share Housing Production Model Report

This report accompanies the Fair Share Housing Production Model that was created to assist New Hampshire's Regional Planning Commissions (RPCs) and municipalities determine the housing production needed to meet current and future demand.

The report was created by Root Policy Research, an economic and planning consulting firm specializing in housing needs assessments and housing market analyses. This report and the Fair Share Housing Production Model are tools created for the state's Regional Planning Commissions (RPCs) and are designed to guide municipalities in evaluating their housing production needs.

It is important to note that RPCs are not required to do fair share analyses; they undertake this exercise to better understand and address regional housing needs and to support their member municipalities.

Users should understand that the housing production model is not a perfect substitute for current conditions, and that other factors and data points should be taken into consideration—including current vacancy rates, wait lists in assisted housing developments, and current market data regularly provided by New Hampshire Housing—when development applications are evaluated.

It is important to note that Root Policy Research staff are not lawyers. This report should not be construed as providing legal advice or a substitute for consulting with municipal legal counsel.

The report begins with an overview of New Hampshire's housing needs. It then discusses the state laws that provide the rationale for the model's approach. The core section of the report discusses the model. The report also includes a technical appendix with additional detail on the model worksheets and formulas.

New Hampshire's Housing Needs

Like many areas in New England, New Hampshire has experienced a recent and very rapid increase in housing prices. Between 2019 and 2022, the median price of a sold home increased by $100,000—a 35% jump. The median cost of monthly rent reached $1,510 in 2022—an increase of $260 per month, or 21%, in three years.

Income growth has failed to keep pace with rising housing costs. Since 2000, median home values rose by 111%, and rents, by 94%—compared to a 73% increase in median income.

Homes for sale and for rent are very hard to find in the current market, as the state's housing vacancy rate is below 1%. Low vacancy rates depress the ability of households to move into housing that best meets their needs—for accessing employment, to achieve homeownership, to accommodate a growing family, and to respond to aging.

Currently,

- There are only 350 vacant rental units in the state that are affordable to households earning less than 60 percent of the area median income (or AMI), which state law defines as the "workforce" income threshold. There are 74,000 renter households whose incomes fall lower than that income level. To illustrate this challenge, if only 10% of those households were looking to move, they would have a 1 in 20 chance of finding an affordable vacant unit.

- Similarly, there are only 550 units for sale in the state that would be affordable for households with an income of 61 to 100% AMI—the target for "workforce" for sale housing. There are 37,000 renter households that fall within this income range, compared to 550 for sale units affordable for them to buy. If 10% of these households were looking to move, they would have a 1 in 7 chance of finding an affordable unit for sale.

The state's lowest income renters face a severe shortage of affordable units. An estimated 3.5% of New Hampshire's housing units have a contract or are managed by an entity that ensures their affordability. This supply is far short of need: an estimated 23,000 renters need more affordable units or rental assistance.

Cost burden—when households pay more than 30% of their income in housing cost—has historically been very high for the state's lowest income owners and renters. The prevalence of cost burden has widened to include moderate income renters: 60% of renters with income of $35,000 to $50,000 are burdened; 25% of renters with income of $50,000 to $75,000 are burdened.

Rates of cost burden are higher among those unemployed or out of the labor force (45% are burdened), but they are almost as high among those working in the Arts, Entertainment, Recreation, Accommodation and Food Services industry—essential industries for the state's tourism and recreation sector.

The shortage of affordable homeownership units has led to a decline in homeownership in the state. Middle aged (ages 35 to 44) adults experienced the largest decline in homeownership between 2010 and 2020, with rates dropping from 74% to 68%. Households with income of between $75,000 and $100,000 also saw a steep decline in ownership, dropping from 84% to 75%. The lack of affordable homeownership products requires renters to rent longer, limiting supply, especially for the lowest income renters who are less competitive in the market.

Additional public funding can realistically only address a proportion of needs. Housing production is an important component of addressing housing needs and future housing demand.

State-level modeling on production needs estimates that between 2020 and 2040, approximately 88,400 units will be needed to meet household growth demand and bring the state's housing market into balance (less than 1% growth per year). This is in addition to units needed to respond to seasonal and second home demand. The state has approximately 650,000 housing units currently.

In the past decade, housing development has lagged demand. As such, the number of units needed now is larger than it will be in the future. As of 2022, 10,905 additional rental units are needed and 12,764 ownership units are needed to meet current housing needs and balance the market.

New Hampshire Workforce Housing Statute

New Hampshire's Workforce Housing Law (RSA 674:58-61) requires every New Hampshire municipality that exercises the power to adopt land use ordinances and regulations to provide "reasonable and realistic opportunities for the development of workforce housing."[1]

That law codified the principles established in the 1991 *Britton v. Chester* case, which challenged the constitutionality of the Town of Chester's zoning ordinances. In that case, the state Supreme Court held that when exercising its authority to regulate the use of land through zoning, every state municipality must provide a reasonable and realistic opportunity for the development of affordable housing. The Court stated that regional needs are relevant in determining a jurisdiction's proportionate or "fair share" of affordable housing—although the court did not define fair share.

Workforce housing is defined by the law as:

- Ownership housing—affordable to households with income equal to or less than 100% of the Area Median Income (AMI) for a 4-person household, as published by the U.S. Department of Housing and Urban Development (HUD) for the MSA or county in which the municipality is located.
- Renter housing—affordable to households with income equal to or less than 60% of the Area Median Income (AMI) for a 3-person household, as published by HUD for the MSA or county in which the municipality is located.

[1] https://www.nhhfa.org/wp-content/uploads/2020/04/RSA-674-58-61.pdf

- Affordable means housing costs, including utilities and combined mortgage loan debt, property taxes, and required insurance, that do not exceed 30 percent of a household's gross annual income.
- Housing developments that exclude minor children from more than 20% of the units, or in which more than 50% of the units have fewer than 2 bedrooms, do not constitute workforce housing.

The Workforce Housing Law does not define how much workforce housing must be developed in a municipality, nor does it prescribe a method for estimating that number. Instead, the law provides guidance, which was utilized in developing the Fair Share Housing Production Model in 2022 and is described in the remainder of this report.

Fair Share Housing Production Model

Overview of approach. The Fair Share Housing Production model ("model"') projects the number of housing units, by tenure and Area Median Income (AMI) threshold, that municipalities would need to allow or accommodate to meet projected population and employment demand—and to support a more balanced housing market in New Hampshire.

The employment component is critical to support economic stabilization and growth, especially in the state's small towns and rural areas. A model based solely on demographic projections—which are based on historical trends—would drive housing demand into urban areas and away from rural areas that are aging. This would result in rural economies that cannot support the needs of aging residents, tourism and recreation activity—including second and vacation homeowners—and economic development.

How to use the housing production targets. The output from the model is the number of housing units that are needed to accommodate population growth and support employment growth, and move New Hampshire's housing market toward a more stable and functioning state. Housing unit targets are provided for five-year increments in 2025, 2030, 2035, and 2040. Stabilization of the housing market is achieved through adding production to achieve a 5% rental vacancy and a 2% ownership vacancy rate. This stabilization factor is averaged throughout the 2020 to 2040 period to best reflect the cyclical nature of housing development (v. front loading the units needed as of 2022).

The model presents *cumulative* housing production targets for 2025, 2030, 2035, and 2040. For example, 2025 housing production targets represent projected need to accommodate demand between 2020 and 2025; similarly, 2040 housing production targets represent need to accommodate demand between 2020 and 2040 (v. need between 2035 and 2040).

These housing production targets are presented for all owners, and for owners below and above 100% the area median income (AMI) for a 4-person household; and for all renters

and renters below and above 60% AMI for a 3-person household.[2] The AMI is the regional AMI which corresponds to individual RPC districts developed for use in regional housing needs assessments and for this model. It is based on the AMIs published by the U.S. Department of Housing and Urban Development (HUD). The accompanying memorandum, dated 7/14/2022 and entitled *Regional AMI methodology* describes the methodology used to derive the regional AMIs. In sum, the regional AMI is created through a weighted average of the HUD AMI assigned to each town in a region and occupied housing units as a share of total occupied housing units in the region.

Hypothetical cases:

Community X, an urban municipality, reviews the Fair Share Tables and notes that it should be prepared to accommodate demand for 500 additional units by 2025 and 1,500 additional units by 2040. Of these units, 1,050 should be for owners, with about half affordable to households with income of 100% AMI and less. Another 450 should be for renters, with 55% affordable to renters with income of 60% AMI and less.

Community X looks to the Development Capacity Test tab and finds that it has plenty of capacity to accommodate about 95% of the units, but may need to consider some changes in density to allow for the units on land that has water and sewer connections. Increasing the allowable density to 8 units per acre in areas near Main Street appears to be a solution that would not only allow for needed housing production, it would also meet community goals of conservation and cost-efficient development.

A developer approaches Community X with an application. This community agrees to allow more density on a land parcel with the condition that the units would be affordable to <100% AMI owner and <60% AMI renter households.

Community Y, a rural municipality, reviews the Fair Share Tables and notes that it should be prepared to accommodate demand for 75 additional units by 2025 and 200 additional units by 2040. Of these units, 160 should be for owners, with about half affordable to households with income of 100% AMI and less. Another 40 should be for renters, with 55% affordable to renters with income of 60% AMI and less.

Community X looks to the Development Capacity Test tab and finds that it has adequate infrastructure to meet the 2040 housing production targets. Community X desires to be proactive in planning for growth and affordability. It realizes that it could benefit from instituting zoning flexibility to support conservation goals, to allow for more homeownership affordability through smaller lot, cluster development, and to allow for housing production beyond 2040. Community X implements a zoning overlay that allows

[2] AMI is the median income for households. This statistical measure—literally the income of the household in the exact middle of all households when distributed from lowest to highest—is a better measure than the average, which can be skewed by very low or very high incomes.

denser development patterns coupled with policies that ensure that this new development is targeted to workforce occupancy.

Methodology

The model begins with projected population growth for 2025, 2030, 2035, and 2040 at the municipal level based on demographic projections that were conducted by RLS Demographics (*State of New Hampshire State, County, and Municipal Population Projections: 2020-2050, Robert Scardamalia RLS Demographics, Inc. and New Hampshire Department of Business and Economic Affairs)*.

The RLS demographic projections included estimated numbers of people (not households) by age cohort. To form residents into households, the model applies a "headship ratio," which converts people into households based on the share of people to households, by age cohort, in 2020. The age cohort considerations are important to adjust for the variance in household sizes and formation through lifecycles.

Component 1—Planning for Projected Household Growth. The model begins by considering projected household growth. Households include all types of people projected to live in a municipality: retirees, remote workers, unemployed people, and others.

To separate households into renters and owners, the model holds constant the statewide 2020 ownership rate, under the assumption that maintaining the current ownership rate is desirable. The statewide ownership rate is used to fairly distribute rental housing among regions and avoid replicating past exclusionary development patterns.

The model determines the share of owner and renter households that fall below and above the Area Median Income (AMI) categories of: 60% AMI for a 3-person household for renters, 100% AMI for a 4-person household for owners, with AMI defined by the regional AMI. *This is consistent with RSA 674:58-61.*

Component 2.—Planning for Employment Growth. The second part of the model allocates the remaining 50% of projected household growth weighted toward workforce housing needs, embracing the premise that workers should have the option to live within the labor market area in which they work.

There are two parts to Component 2. The state's Workforce Housing Statute states that:

a. *"In every municipality that exercises the power to adopt land use ordinances and regulations, such ordinances and regulation shall provide reasonable and realistic opportunities for the development of workforce housing."* To satisfy this clause, the model considers the proportion of the state's employment that exists in the labor market area (LMA) in which a municipality is a part.

b. *"A municipality's existing housing stock shall be taken into consideration in determining its compliance…"* The model then reapportions housing production to municipalities based on their proportion of the defined LMA housing units. The model effectively says that all municipalities should contribute to the workforce housing needed for a functioning labor market. Those municipalities that have not historically kept pace with growth will typically have very low vacancy rates; the model's vacancy adjustment will correct for this lack of production.

A balanced approach. We recommend weighting Components 1 and 2 equally for two reasons:

- Weighting household growth too heavily would perpetuate the state's trends of declining workforce, which is linked to lack of affordable housing;
- Weighting household growth too heavily would create labor markets where older adults exist without the workforce needed for them to receive adequate health care, home care, and related supportive services as they age.

Therefore, the model assumes an equal balance between household growth and workforce growth.

The model also balances housing needed to accommodate future growth with existing needs and accounts for deficiencies in housing supply. The model includes a factor to bring the state's housing vacancy rate up to a functioning level. Industry standards are used to determine functional vacancy rates of 5% for rental units and 2% for ownership units. This reflects current need, particularly the need for units in high demand, low vacancy municipalities. It also corrects for past activity that has resulted in a low supply of workforce housing units.

The model does not factor in housing in poor condition because public data are unavailable. As such, Regional Planning Commissions may consider assisting municipalities to account for units that are uninhabitable, not appropriate for workforce housing, and/or will be demolished.

Buildable land and infrastructure considerations. Housing production can be constrained by limited public infrastructure—water and sewer systems and roads—which is often costly to extend and maintain over time. A similar constraint is found in areas with physical limitations to development (e.g., wetlands, steep slopes, shallow depth to bedrock, etc.). Allocating an unrealistic number of units to municipalities where infrastructure and environmental constraints are major impediments could result in an underproduction of housing units statewide.

To address this, the Office of Planning and Development developed a worksheet that estimates the buildable area by municipality after accounting for environmental constraints (water bodies, wetlands, and steep slopes > 20%), public roads, and conservation/public land restrictions. The buildable land is categorized by the number of

acres that are (1) within a 500-foot buffer of areas currently served by public water and sewer systems; or (2) within 500 feet of one but not both; or (3) outside a 500-foot buffer of areas currently served by public water and sewer systems. Buildable land includes land with existing housing or other structures since some of this land could lend itself to infill development.[3]

This buildable land worksheet was used to check each municipality's capacity to accommodate housing production targets (see Development Capacity Test worksheet description in the Technical Appendix). That exercise estimates new unit capacity based on two scenarios: four units/acre and one unit/acre and flags municipalities in which there may be insufficient capacity to meet the housing production targets.

Limitations of the model. Housing markets are very dynamic and subject to many factors—e.g., interest rates, health of the economy, public funding—that are difficult to predict. The model housing production targets model is based on future projected growth and resulting housing demand (v. speculating what is likely be built based on the current pipeline of workforce housing). The housing production targets are an indication of the amount of development that is needed to meet workforce housing needs.

There are many factors that will determine if/when housing units get built (e.g., developer interest, developer financing, building costs, economic development, public funding). An evaluation of point-in-time workforce housing needs should take into account actual housing unit production as well as wait lists, current vacancy rates, changes in job growth, and local economic conditions.

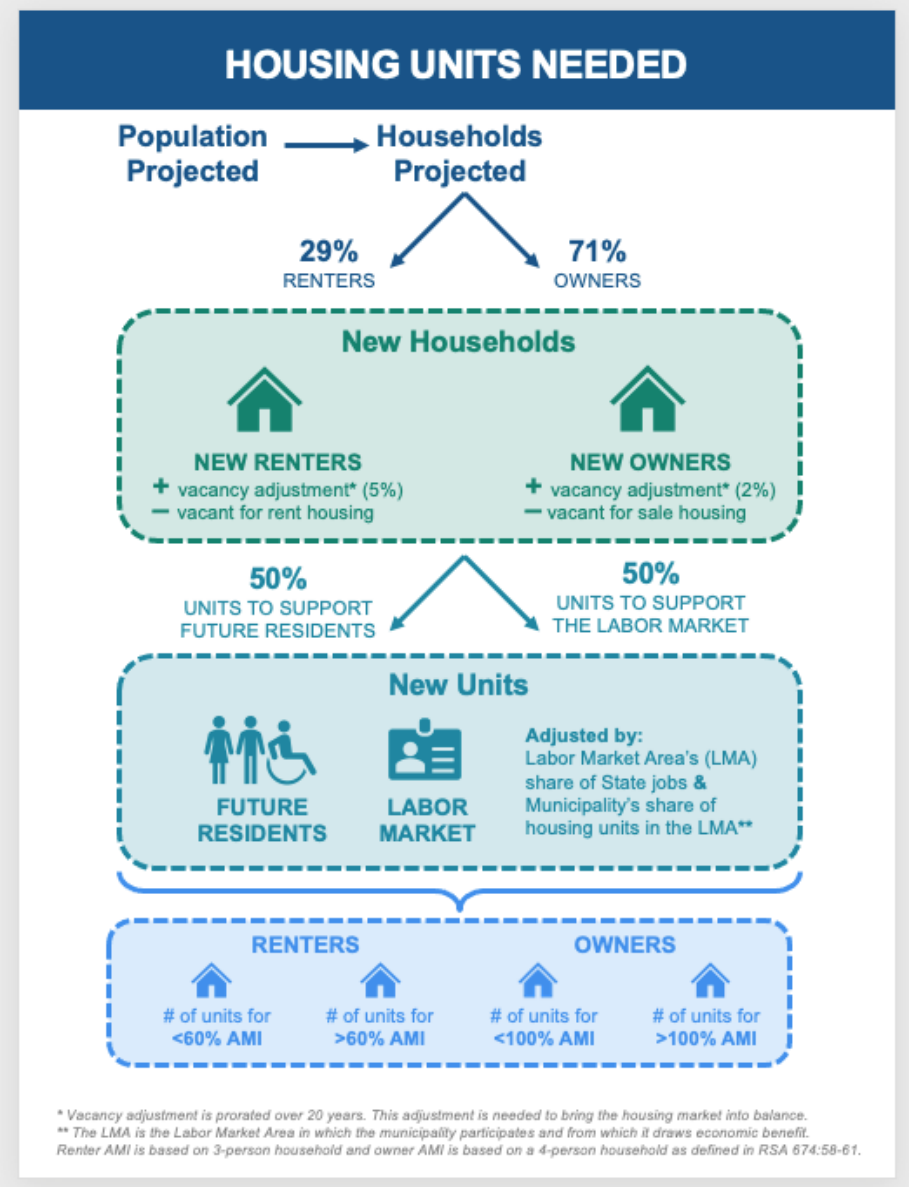
[3] RSA 674:58 (III) allows municipalities to take into account land that may be "unduly inhibited by natural features."

Technical Appendix

This appendix accompanies the Fair Share Housing Production model. It defines the parameter variables, describes the function of each worksheet within the Excel model (with a How to use this worksheet section for relevant worksheets), and steps through the model formulas. It is organized by worksheet tab.

The graphic below shows how the primary components of the model interrelate and can be referenced as the reader reads through this Technical Appendix.

Graphic Illustration of Fair Share Housing Production Model



Source: Root Policy Research.

Parameters. This worksheet contains the assumptions that drive the model including:

- **Headship Ratio 2020**. This assumption "fits" people into households based on their age. For example, young adult and older senior households are more likely to be placed in single-person households than middle age households. It is based on 2020 Census data.
- **Component weight parameters.** This assumption determines the weights applied to population and household growth v. employment-driven growth.
- **Vacancy rates.** This assumption is the statewide rental and ownership vacancy rate to achieve a functioning market that is applied to the housing production targets.
- **Workers.** This assumption is the number of workers per household; it "fits" workers into housing units. A lower number of workers per housing unit increases housing production needed at lower AMI levels.
- **Ownership rate.** The 2020 statewide ownership rate that is held constant to determine the share of new households who will be owners v. renters.
- **Development capacity.** These assumptions feed the Development Capacity Test worksheet. They determine the share of developable land that could support residential development, the average units per acre for both land with and without public water and sewer service, and the efficiency of a land parcel to accommodate development.

How to use this worksheet. Users can change the following fields within the worksheet to see how unit production varies with changes in economic and planning assumptions.

- Headship Ratio 2020. Modifying the parameters will change household formation rates and therefore housing unit demand. It is advised to modify the assumptions for illustrative purposes only. As this assumption is a major driver of housing units production estimates, any permanent changes should be agreed upon and applied consistently across the State.
- Component weight parameters—could be adjusted if a policy decision is made to weight population and household growth and employment growth differently. This field flows to Component 1 and Component 2 worksheets.
- Vacancy rates—could be adjusted to increase or lower the target residential vacancy rates for owner and rental housing. Note that the current rates are those considered reasonable industry standards, which allow households to move among units and between rentership and ownership to maximize housing choice.
- Workers—could be adjusted to reflect changing workforce to housing unit trends.

- **Ownership rate**—could be adjusted if sustaining 2020 homeownership rates appears to be inconsistent with trends, as new data on homeownership become available from the American Community Survey.
- **Development capacity**—could be adjusted to replicate realistic or changing development patterns. Changes should be agreed upon and documented to avoid inconsistencies among regions and appearance of bias.

Fair Share Tables. This worksheet contains the resulting housing production targets by municipality and region for 2025, 2030, 2035, and 2040, by tenure and AMI. The AMI thresholds by tenure used household size are determined by the State Workforce Housing law.

How to use this worksheet. These are the final housing production targets. Users should copy and paste these tables for sharing with municipalities and other audiences.

This worksheet also **contains fields for a reapportionment** by RPCs based on:

- **Uninhabitable and poor condition units and known future demolitions**. If there exist known and significant uninhabitable housing units and/or known future demolitions, the housing production target should be increased by the number of uninhabitable, poor condition, and to-be-demolished units.
- **Buildable land and infrastructure.** The Development Capacity Test worksheet indicates, through a TRUE or FALSE flag, if a municipality has sufficient buildable land and infrastructure to accommodate the housing production targets. Those flags indicate the units that could be developed on buildable land assuming three density scenarios (four units to an acre, 1.5 units an acre, and one unit to an acre).

  If a municipality does not have sufficient capacity to accommodate its housing production targets, attention should be given to confirm the limitation and explore solutions.

  Solutions could include:

  - Modest upzoning and/or modified setbacks of land with water and sewer connections, with incentive created in exchange for affordability of a certain share of units;
  - Exploring funding to extend infrastructure in strategic locations where development is desirable and/or likely to occur;
  - Repurposing existing underutilized property—both residential and commercial—to accommodate housing. Utilizing infill, redeveloping existing properties, and facilitating ADU development, are all reasonable solutions that should be considered in this situation.
- **Opportunity index.** The opportunity index is based on New Hampshire Housing's opportunity index used in Qualified Allocation Plan scoring for Low Income Housing

Tax Credit (LIHTC) development proposals. This index uses NH Hampshire Housing's scores for prosperity, education, and health to measure access to economic opportunity.

Higher values indicate municipalities with better access. Users should be mindful of reapportioning units from high to low opportunity areas without sufficient rationale. Methodology for the index is appended to this report.

- **Community resources.** This factor uses the Assessed Valuation of property as a proxy for the ability of a municipality to dedicate resources and budget for growth. It is presented as the municipality's value per acre and the proportion of the region's total valuation. Users should consider these measures to understand a municipality's relative ability to provide services to new households and support growth in the region.

Reapportionment considerations. To reapportion units, users should consider dividing that reapportionment among several, adjacent communities, rather than assign the full reapportionment to a single community. In addition:

- The apportionment should consider units by tenure and AMI (v. a broad reapportionment of total housing production targets).
- Reapportionment should occur among communities within the same LMA, or closely adjacent LMAs. Great weight should also be given to communities with regional employment centers.
- Greater weight should be given to communities with high opportunity indices—indices that are 4.0 and higher. In keeping with typical affordable housing policies, it is reasonable to assign a 10% to 15% boost in reapportioned *affordable* units to high opportunity communities.
- After reallocating based on the opportunity index, users should look to the community resources measure to ensure that communities have the capacity to support growth of the reallocated units. Communities with very low valuation per acre relative to other communities in the region are likely to have trouble absorbing growth without additional funding.

Fair Share Numbers. This worksheet combines the results of Component 1 and Component 2 to produce a total housing production target, by municipality, by tenure, by AMI, and for 2025, 2030, 2035, and 2040.

Development Capacity Test. Total developable land by municipality was determined by the Office of Planning and Development, who developed a model in GIS that estimates the buildable area by municipality after accounting for environmental constraints (water, wetlands, sleep slopes > 20%), public roads, and conservation/public land restrictions. The buildable land is categorized by the number of acres that are (1) within a 500-foot buffer of areas served by public water and sewer systems; or (2) within

500 feet of one but not both; or (3) outside a 500-foot buffer of areas served by public water and sewer systems. Buildable land includes land with existing housing or other structures since some of this land could lend itself to infill development.

An adjustment is applied to the total number of buildable acres to account for non-residential land (commercial, industrial, institutional); this is currently set at 20% of land and is changeable in the Parameters worksheet. The model also applies an "efficiency" adjustment—currently set at 65% and changeable in the Parameters worksheet—to account for parts of parcels that may not be developable.

The model assumes the following densities:

- 4 units per acre[4] for land within a 500-foot buffer of areas served by public water and sewer systems;
- 1.5 units per acre for land within 500-feet of one but not both;
- 1 unit per acre for land outside a 500-foot buffer of areas served by public water and sewer systems; and
- For Concord, Manchester, and Nashua, density is assumed at 8 units per acre rather than 4 units per acre for land within a 500-foot buffer of public water and sewer systems to reflect historical development patterns and densities.[5]

It then aggregates the buildable land under the above densities and removes current housing units to calculate the potential for new units. Where the potential for new units is less than the housing production targets under the above assumptions, the model flags that condition with "1". The column on the far right shows excess unit capacity—or, if negative, shortage—beyond what is needed to accommodate 2040 housing production needs.

Three worksheets provide the source data for the Development Capacity Test worksheet: Data Development Capacity Test, towns_polygon_Build_Watsew, and towns_build_notbuild_types

How to use this worksheet. Users should examine the "Insufficient Capacity" flag for the municipalities in their region. It is important to note that this flag is meant to be an initial but blunt first step in assessing development capacity. After examining the flagged data, and evaluating the capacity against the assumptions used, users may want to coordinate with municipalities to discuss options for increasing development capacity.

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[4] An acre is 43,560 square feet; for example, four units per acre would be a 10,890 sq ft lot on average.

[5] If this is not assumed, the model incorrectly attempts to house existing residents in densities too low to accommodate current population.

Component 1. This worksheet takes the number of projected households, separately for owners and renters, and applies the share of growth allocated to Component 1 in the Parameters worksheet. It then distributes owner and renter households to above and below AMI categories as determined by the Workforce Housing Statute: 100% 4-person AMI for owners and 60% 3-person AMI for renters.

Component 2. This worksheet allocates the remaining share of projected household growth for the State of New Hampshire overall to municipalities by weighting their share of state jobs and their share of housing units within the LMA.

The premise of this component is that municipalities are expected to support the LMAs in which they exist by providing the same share of housing for workforce that they do for all types of housing units. It also corrects for undersupply relative of housing in municipalities that have not contributed a fair share of workforce housing. Municipalities that have not been providing workforce housing relative to their share of all units will increase housing production targets; the inverse will reduce housing production targets.

Units are distributed according to the AMI distribution derived from average wages by industry in each LMA. For example, if the model concludes a municipality needs 10 rental units, and in the LMA 20% of all employment belongs to the retail industry, then 2 units will be assigned the average wage level of the retail industry. To calculate the annual income, the annual wage level of the retail industry is multiplied by 2 workers per household. The resulting income level is then compared to the regional AMI brackets to assign the units to the appropriate AMI bracket (e.g., below or above the 60% AMI for a 3-person household).

Headship Ratio. The demographic projections conducted by RLS Demographics (*State of New Hampshire State, County, and Municipal Population Projections: 2020-2050, Robert Scardamalia RLS Demographics, Inc. and New Hampshire Department of Business and Economic Affairs).* included projected numbers of people (not households) by age cohort. To form residents into households, this worksheet applies a "headship ratio," which converts people into households based on the share of households to people in 2020. The headship ratio is used in the Population and Households worksheet to convert projected population growth in to projected household growth.

Population and Households. This worksheet contains the population forecasts by age cohort from the RLS Demographics report. Those are presented for 2020, 2025, 2030, 2035, and 2040. The Headship Ratio is then applied to convert people into households and then into households added, by subtracting total households from 2020 households. The Households Added fields feed the Tenure worksheet.

Tenure. This worksheet divides the households added into owners and renters.

It also contains the vacancy adjustment. The vacancy adjustment increases housing production to achieve a reasonable vacancy rate for ownership and rental housing. These

numbers exclude housing that is vacant for seasonal and recreational use. Housing production targets represent the units needed for year-round residents, including workers, families, and retirees.

That adjustment is as follows:

1) The target of units to accommodate new owners and renters are increased by the desired vacancy rates; this ensures that these new households have an ample supply of homes from which to choose.

2) An adjustment is applied to fix the current deficit of housing. That adjustment increases or lowers a municipality's housing production target based on the county's current level of vacant for sale and for rent units and applied to the municipality with a population weight. Each municipality is assumed to have the countywide vacancy rate estimated by the latest New Hampshire Housing Rental Cost Survey Report; these units are then subtracted from the units needed to reach a 5% vacancy rate. To estimate vacant units for sale, the number of "vacant for sale units" from the Census is used; these units are subtracted from the units needed to reach a 2% vacancy rate. That deficit "catch up" is spread out over the 20 years modeling time period.

3) The result is a final housing production target with vacancy adjustments.

LMA Data. This worksheet feeds the Component 2 worksheet. It contains the share of state jobs for each municipality based on that municipality's inclusion in a Labor Market Area (LMA). LMAs are defined by the U.S. Bureau of Labor Statistics, a map of the LMAs used can be found here: https://www.nhes.nh.gov/elmi/tools/documents/nh-towns-lma.pdf

It also compares the housing units in each municipality to the LMA.

The second part of the worksheet contains the distribution of jobs across industries. This distribution is used in the Renter and Owner Industry Distribution worksheets to assign workers to specific industries. The average wages of those workers by industry determine the AMI categories for housing units.

AMI Distribution. This worksheet contains the proportion of each municipality's owners and renters that fall above the AMI levels determined by the Workforce Housing Statute: 100% 4-person AMI for owners and 60% 3-person AMI for renters. The regional AMI measure is created by averaging the AMI assigned to each town in a region. The average is a weighted average where the weight represents the share of occupied housing units in a town as a percent of total occupied housing units in the region—obtained from Census counts included in table H1: Occupancy Status. See the accompanying memorandum "*Regional AMI methodology*."

Wage AMI Distribution, Renter Industry Distribution, Owner Industry Distribution. These worksheets all feed the Component 2 worksheet. They are used to fit average industry wages by profession into the above or below AMI categories for owner and renter households. Data used for this analysis can be found here: https://www.nhes.nh.gov/elmi/statistics/qcew-ann-data.htm

Vacancy Data. This worksheet contains the number of vacant units for sale and for rent and is used for the vacancy adjustment in the Tenure worksheet to ensure that the existing supply of vacant units that could be occupied by owners and renters are considered in the housing production targets.

Supporting worksheets. Several worksheets appear after the Vacancy Data tab. These are informative in nature and contain the source data for the key variables in the model described in this Technical Appendix.

APPENDIX A.

REGIONAL AMI METHODOLOGY

ROOT POLICY RESEARCH

MEMORANDUM

To: New Hampshire RPCs
From: Root Policy Research
Re: Regional AMI methodology
Date: 07/14/2022

Measures of housing affordability and housing gaps in the market are often benchmarked to an area's median income for housing needs assessments. For regional planning commissions to be able to point to a single income measure that is generally reflective of income trends in the entire area, a regional income measure can be used.

This memorandum indicates the methodology used to calculate regional AMI measures using HUD's AMIs.

Note: HUD bases its calculations on ACS measures of family income—as opposed to household income—and assigns its calculated area median income to a 4-person household. From there, the 1-person limit is calculated by multiplying the 4-person limit by 70%, the 2-person is by multiplying the 4-person limit by 80%, the 3-person by multiplying the 4-person by 90%, the 5-person by multiplying the 4-person by 108%, the 6-person by multiplying the 4-person limit by 116%, the 7-person by multiplying the 4-person limit by 124%, and the 8-person by multiplying the 4-person limit by 132%. Adjustments are then rounded up to the nearest 50 if the value is not already a multiple of 50. For the full methodology on how HUD AMI calculations are derived, please see https://www.huduser.gov/portal/datasets/il/il22/Medians-Methodology-FY22.pdf and https://www.huduser.gov/portal/datasets/il/il2022/select_Geography.odn

HUD AMI estimates by town are obtained from: https://view.officeapps.live.com/op/view.aspx?src=https%3A%2F%2Fwww.huduser.gov%2Fportal%2Fdatasets%2Fil%2Fil20%2FSection8-FY20.xlsx&wdOrigin=BROWSELINK These estimates are constructed at the county or FMR area and are assigned to each town.

A regional AMI measure is created by averaging the AMI assigned to each town in a region. The average is a weighted average where the weight represents the share of occupied housing units in a town as a percent of total occupied housing units in the region—obtained from Census counts included in table H1: Occupancy Status.

The components of the regional AMI measure are calculated as follows:

$$Occupied\ Housing\ Units\ in\ Region = \sum_{i=1}^{I} Occupied\ Housing\ Units\ in\ Town\ i$$

$$Weight\ for\ Town\ i = \frac{Occupied\ Housing\ Units\ in\ Town\ i}{Occupied\ Housing\ Units\ in\ Region}$$

$$Regional\ AMI = \sum_{i=1}^{I} HUD\ AMI\ for\ Town\ i * Weight\ for\ Town\ i$$

Where i represents each individual town in a region, I represents the number towns in each region, and the sum of weights for all towns in a region equals to one. To derive a regional estimate of the 3-person 60% AMI, the same process is applied to the HUD 3-person 50% AMI multiplied by 1.2.

APPENDIX B.

AREA OPPORTUNITY INDEX METHODOLOGY

Area Opportunity Index

Methodology

This Area Opportunity Index is intended to evaluate New Hampshire's 295 census tracts' conduciveness to high quality living and economic opportunity for residents. It is comprised of four individual categories: Prosperity, Education, Housing, and Health. Each of these categories is intended to represent major pillars that comprise a neighborhood's ability to set residents up to succeed in life.

The following lists each indicator (variable) that makes up each individual category, as well as how that indicator is converted to an index score. Each indicator can either receive a 1 or a 0 for an index score, and the category score is the sum of all indicator scores in that category.

Prosperity

- Gini Index: A measure of economic inequality in a given area determined by the distribution of wealth across different income brackets (2019 *ACS 5-year estimates*, Table B19083_001)
    - If Gini index value ≤ average of all census tracts, index score = 1
    - If Gini index value > average of all census tracts, index score = 0

- Poverty status of individuals with full-time employment: Percentage of all employed people that were employed full-time in the last 12 months but still had annual income below the poverty level (2019 *ACS 5-year estimates*, Table B17004)
    - If percentage ≤ average of all census tracts, index score = 1
    - If percentage > average of all census tracts, index score = 0

- Population 16 and up who are employed: Percentage of people age 16 and up who are employed (2019, *ACS 5-year estimates,* Table B23025)
    - If percentage ≥ average of all census tracts, index score = 1
    - If percentage < average of all census tracts, index score = 0

- Households with broadband subscriptions: Percentage of households with broadband internet subscriptions (2019 *ACS 5-year estimates,* Table B28002)
    - If percentage ≥ average of all census tracts, index score = 1
    - If percentage < average of all census tracts, index score = 0

Education

- Disenfranchised youth: Percentage of unemployed people age 16-19 who are not currently enrolled in high school, unemployed, and not high school graduates (2019 *ACS 5-year estimates,* Table B14005)
    - If percentage ≤ average of all census tracts, index score = 1
    - If percentage > average of all census tracts, index score = 0

- High educational attainment: Percentage of people with a bachelor's degree or higher (2019 *ACS 5-year estimates,* Table B15002)
    - If percentage ≥ average of all census tracts, index score = 1

- If percentage < average of all census tracts, index score = 0

- High school graduation rate: Percentage of people age 25 and over with a high school education or equivalent (2019 *ACS 5-year estimates,* Table B15002)
  - If percentage ≥ average of all census tracts, index score = 1
  - If percentage < average of all census tracts, index score = 0

Housing

- Cost burdened owners: Percentage of people in owner-occupied housing units who are cost burdened (2019 *ACS 5-year estimates,* Table B25093)
  - If percentage ≤ average of all census tracts, index score = 1
  - If percentage > average of all census tracts, index score = 0

- Cost burdened renters: Percentage of people in renter-occupied housing units who are cost burdened (2019 *ACS 5-year estimates,* Table B25070)
  - If percentage ≤ average of all census tracts, index score = 1
  - If percentage > average of all census tracts, index score = 0

- Median monthly housing costs: Median monthly housing costs for both owners and renters (2019 *ACS 5-year estimates,* Table B25105_001)
  - If value ≤ average of all census tracts, index score = 1
  - If value > average of all census tracts, index score = 0

- Vacancy-to-occupancy ratio: Ratio of total vacant housing units to total occupied housing units (2019 *ACS 5-year estimates,* Table B25002)
  - If ratio ≤ average across all census tracts, index score = 1
  - If ratio > average across all census tracts, index score = 0

Health

- Average out-of-pocket annual medical expenses: Average annual out-of-pocket expense for medical purposes per person as a percentage of annual income (*PolicyMap and Quantitative Innovations*, 2018)
  - If value ≤ average across all census tracts, index score = 1
  - If value > average across all census tracts, index score = 0

- Low food access: A measure of people's ease of access to food (*United States Department of Agriculture*, 2019)
  - If area is not Low Food Access Area, index score = 1
  - If area is Low Food Access Area, index score = 0

- Life expectancy at birth: A measure of a person's life expectancy given their place of birth (*Center for Disease Control*, 2010-2015)
  - If expected age ≥ average across all census tracts, index score = 1
  - If expected age < average across all census tracts, index score = 0

- Medically underserved area status: A measure of people's access to essential healthcare facilities such as hospitals, nursing facilities, and federally qualified health centers (*Human Resources and Services Administration*, 2020)
  - If area is not a Medically Underserved Area, index score = 1

- If area is Medically Underserved Area **or** Medically Underserved Area-Governor's Exception, index score = 0

Census tracts can either score 0, 1, or 2 points per category. For each category, a tract's score is compared to the average of all census tracts across the state. If the score does not meet the average, the tract receives 0 points for that category. If the score does meet the average, it receives 1 point. If the score is 'well-above average', meaning it is at least one standard deviation above the average, it receives 2 points. The following table outlines the scoring scheme for each category based on the average scores of all New Hampshire census tracts. Each column indicates the number of points that a tract would receive for each category based on the category score.

The cutoff scores are based on the rounded averages and standard deviations of total scores across all census tracts. If the average score for a category has a decimal value of .5 or greater (ex. 2.65) we round the cutoff score up the nearest whole number. If the average score has a decimal value less than .5 (ex. 2.35) we round the cutoff score down to the nearest whole number.

Category	Less than Average (0 Points)	Meets the Average (1 point)	Well-Above Average (1 additional point)
Prosperity	1	2	3 or 4
Education	1	2	3
Housing	1	2	3 or 4
Health	1 or 2	3	4

ROOT POLICY RESEARCH

MEMORANDUM

To: New Hampshire RPCs
From: Root Policy Research
Re: Regional AMI methodology
Date: 07/14/2022

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This memorandum indicates the methodology used to calculate regional AMI measures using HUD's AMIs.

Note: HUD bases its calculations on ACS measures of family income—as opposed to household income—and assigns its calculated area median income to a 4-person household. From there, the 1-person limit is calculated by multiplying the 4-person limit by 70%, the 2-person is by multiplying the 4-person limit by 80%, the 3-person by multiplying the 4-person by 90%, the 5-person by multiplying the 4-person by 108%, the 6-person by multiplying the 4-person limit by 116%, the 7-person by multiplying the 4-person limit by 124%, and the 8-person by multiplying the 4-person limit by 132%. Adjustments are then rounded up to the nearest 50 if the value is not already a multiple of 50. For the full methodology on how HUD AMI calculations are derived, please see https://www.huduser.gov/portal/datasets/il/il22/Medians-Methodology-FY22.pdf *and* https://www.huduser.gov/portal/datasets/il/il2022/select_Geography.odn

HUD AMI estimates by town are obtained from: https://view.officeapps.live.com/op/view.aspx?src=https%3A%2F%2Fwww.huduser.gov%2Fportal%2Fdatasets%2Fil%2Fil20%2FSection8-FY20.xlsx&wdOrigin=BROWSELINK These estimates are constructed at the county or FMR area and are assigned to each town.

A regional AMI measure is created by averaging the AMI assigned to each town in a region. The average is a weighted average where the weight represents the share of occupied housing units in a town as a percent of total occupied housing units in the region—obtained from Census counts included in table H1: Occupancy Status.

The components of the regional AMI measure are calculated as follows:

$$Occupied\ Housing\ Units\ in\ Region = \sum_{i=1}^{I} Occupied\ Housing\ Units\ in\ Town\ i$$

$$Weight\ for\ Town\ i = \frac{Occupied\ Housing\ Units\ in\ Town\ i}{Occupied\ Housing\ Units\ in\ Region}$$

$$Regional\ AMI = \sum_{i=1}^{I} HUD\ AMI\ for\ Town\ i * Weight\ for\ Town\ i$$

Where *i* represents each individual town in a region, *I* represents the number towns in each region, and the sum of weights for all towns in a region equals to one. To derive a regional estimate of the 3-person 60% AMI, the same process is applied to the HUD 3-person 50% AMI multiplied by 1.2.