



Housing Workshop 2022

INTRODUCTIONS





WHY ARE WE HERE?



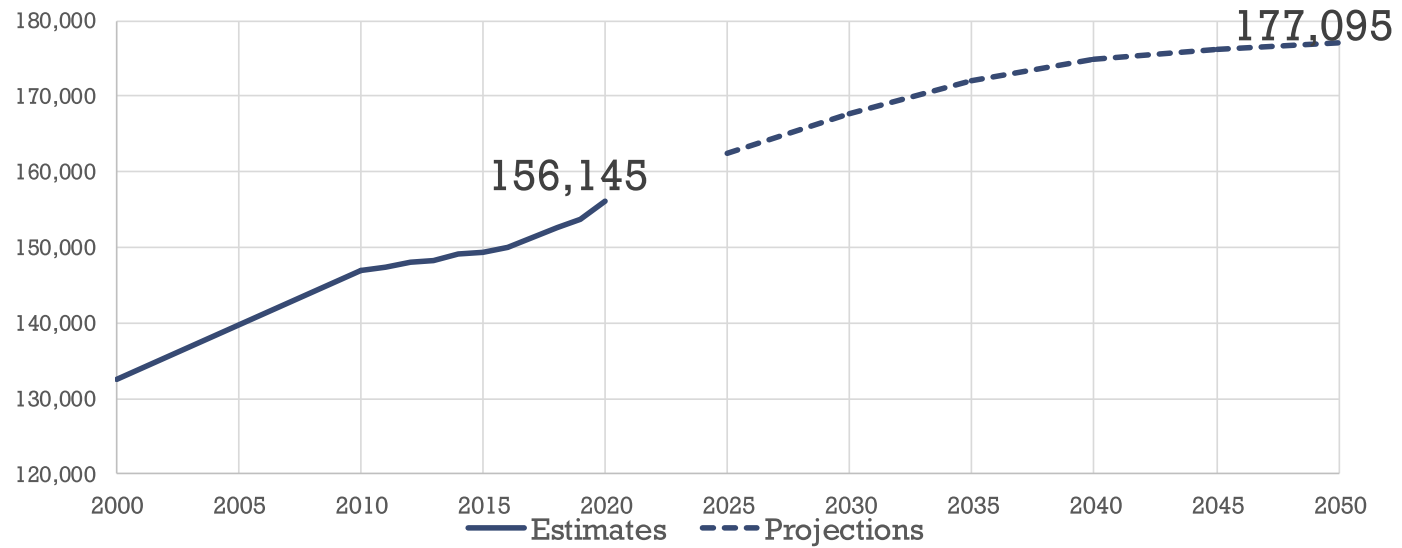
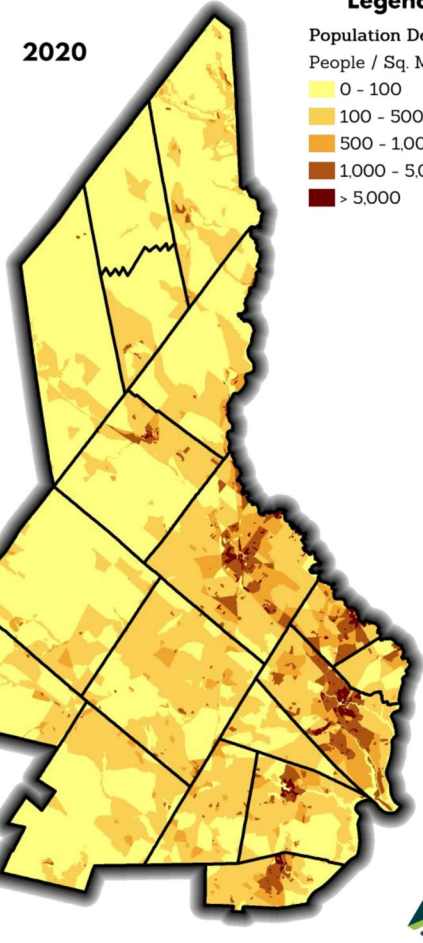
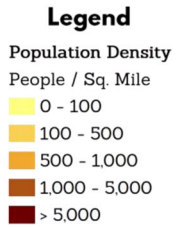
LOGISTICS



CURRENT CONDITIONS AND TRENDS

Population

2020



8,627 People Living in Group Quarters

6,794
UNH
Students
in Dorms

1,120
Residents
in Nursing
Homes

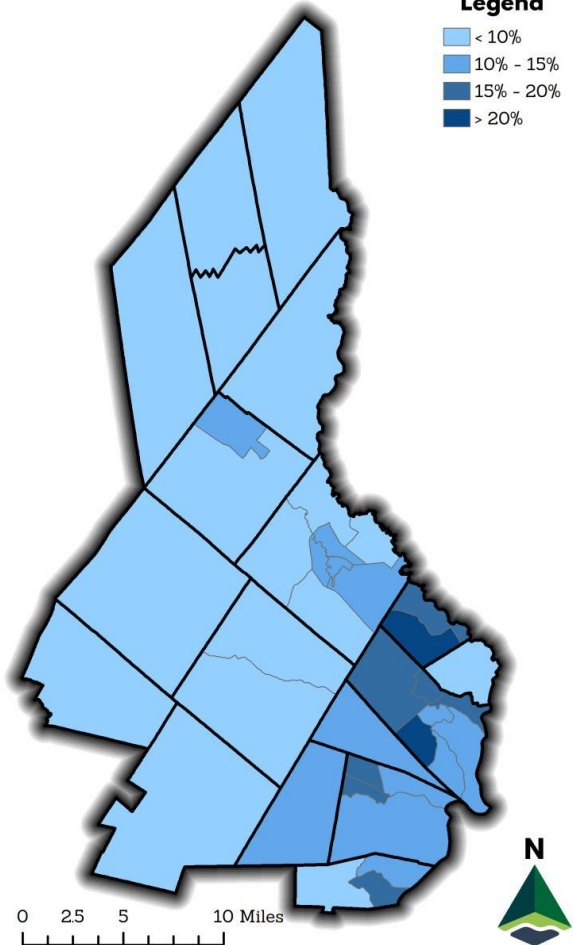
333
In
Correctional
Facilities

380
All other
types

Race and Ethnicity

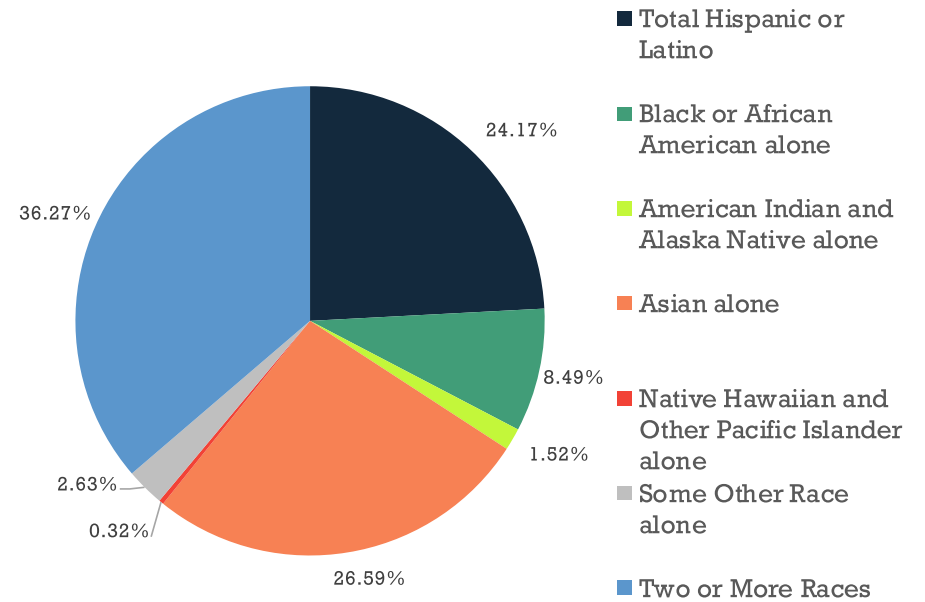
Legend

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



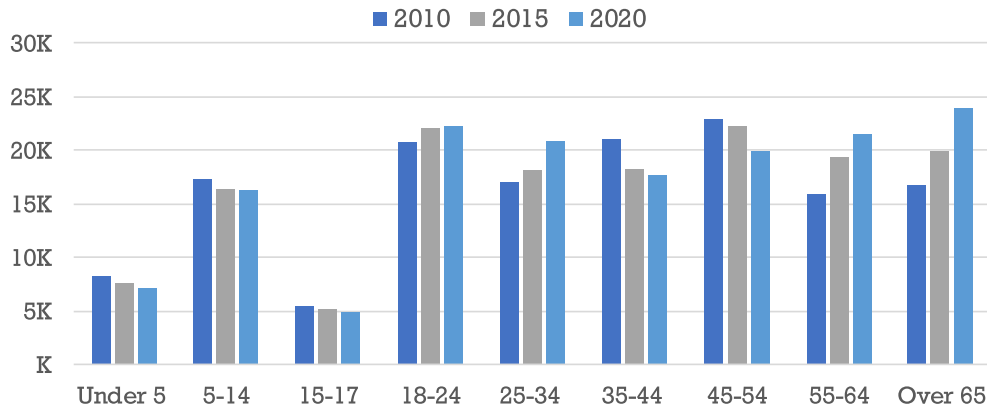
11.86%
of the population
identifies as one
or more racial or
ethnic minority

Race and Ethnicity of the Non-White Population

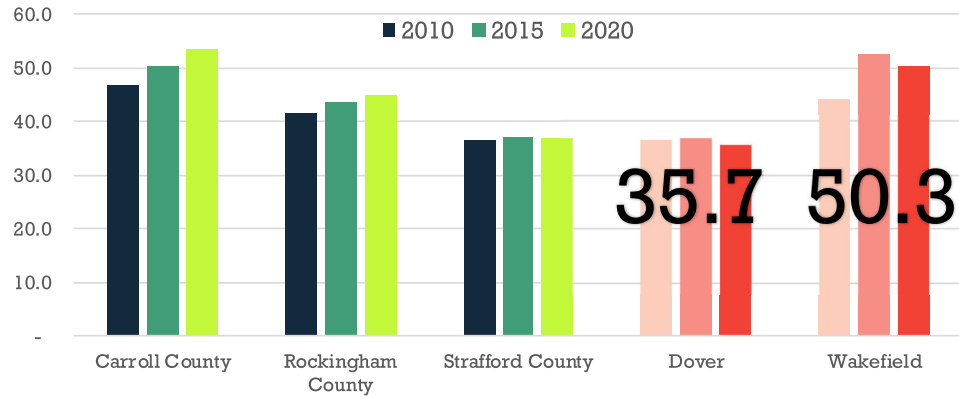


Aging Population

Population by Age



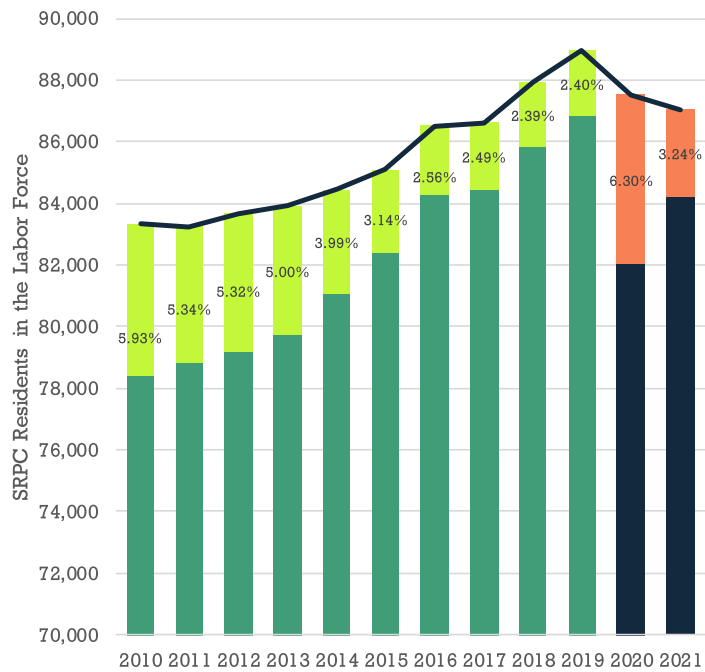
Median Age



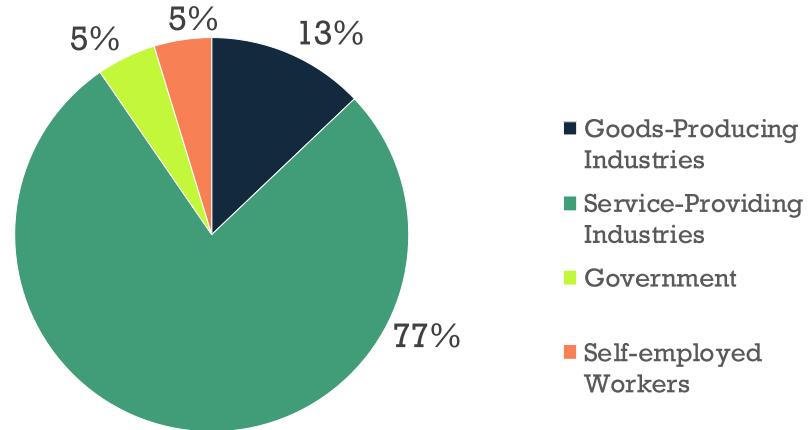
Town	Median Age		
	2010	2020	Change
Barrington	37.0	39.2	2.2
Brookfield	51.4	47.9	(3.5)
Dover	36.6	35.7	(0.9)
Durham	20.7	20.8	0.1
Farmington	38.3	42.6	4.3
Lee	44.0	48.3	4.3
Madbury	34.6	37.8	3.2
Middleton	41.9	43.3	1.4
Milton	39.5	43.2	3.7
New Durham	42.8	41.4	(1.4)
Newmarket	35.2	38.1	2.9
Northwood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

Labor Force

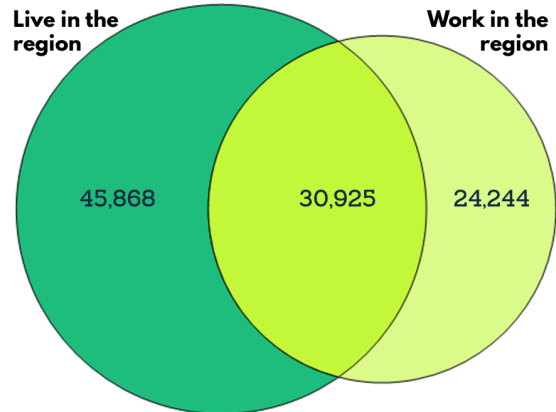
**SRPC Regional Employment
2010–2021**



2018 Employment by Industry



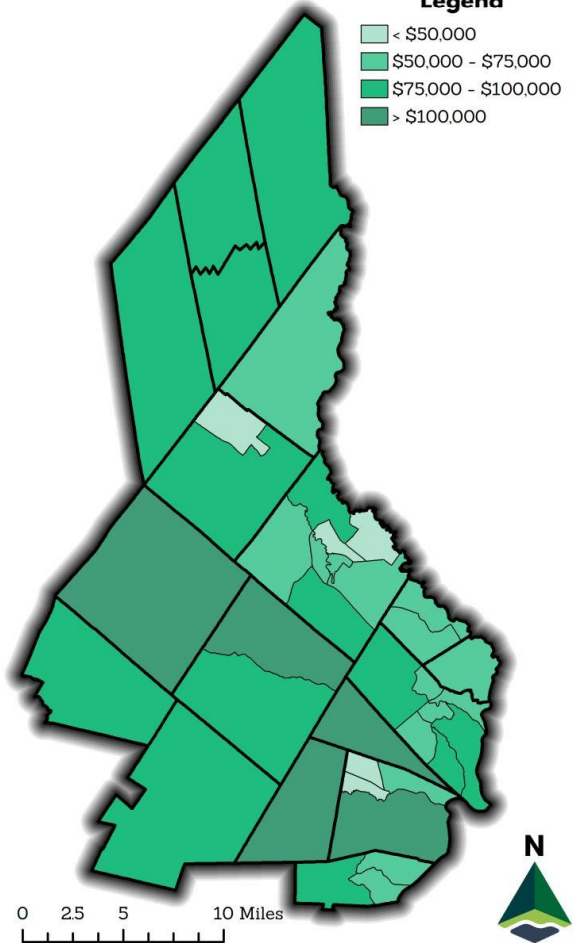
2019



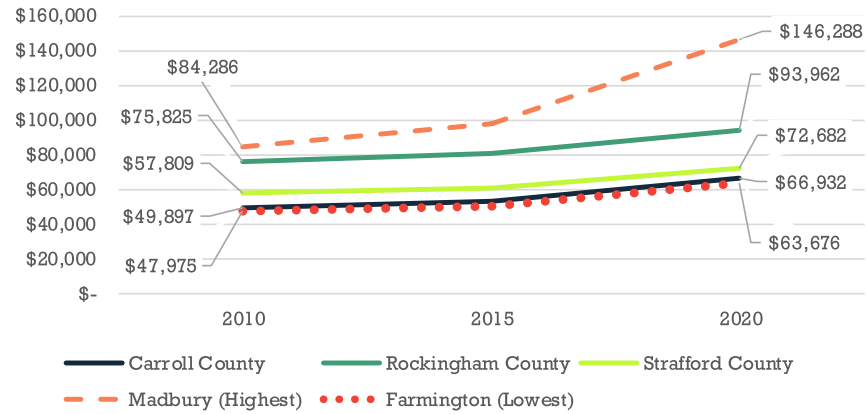
Income

Legend

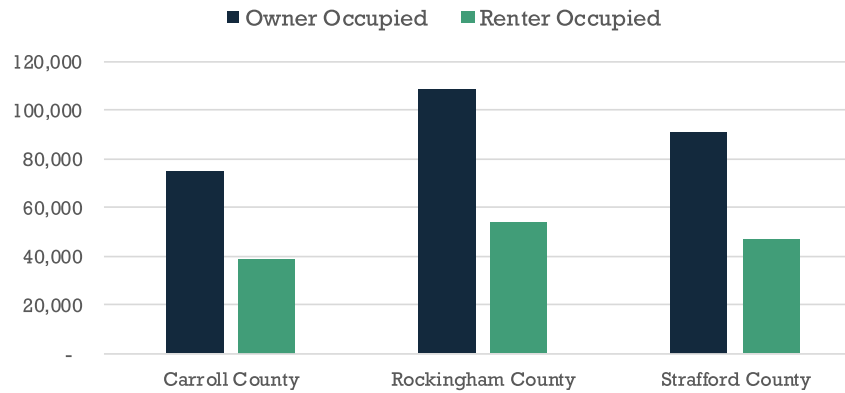
- < \$50,000
- \$50,000 - \$75,000
- \$75,000 - \$100,000
- > \$100,000



Median Household Income (All Households)



Median Household Income by Tenure (2020)



Living Wage

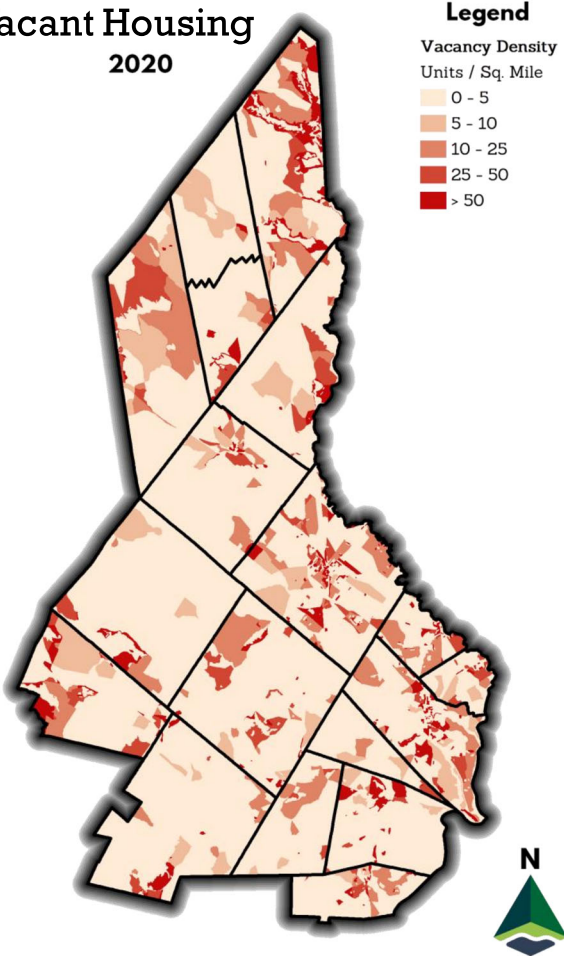
Household Type		Poverty Wage	Poverty Salary	Poverty Salary per month	Living Wage	Living Salary	Living Salary per month
1 Adult	0 Children	\$6.19	\$12,875	\$1,073	\$17.39	\$36,171	\$3,014
	1 Child	\$8.38	\$17,430	\$1,453	\$33.27	\$69,202	\$5,767
	2 Children	\$10.56	\$21,965	\$1,830	\$41.50	\$86,320	\$7,193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

(Strafford County only)

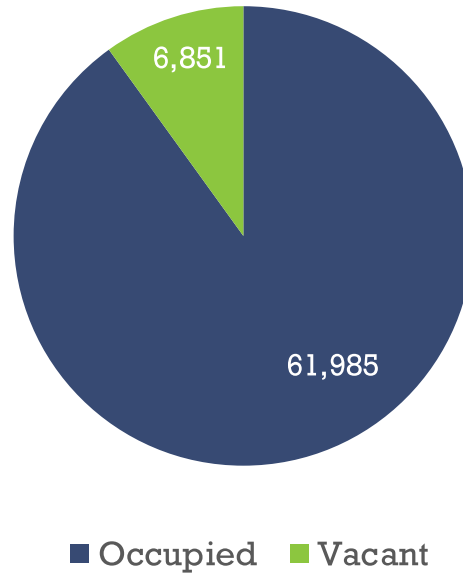


Household Occupancy

Vacant Housing 2020



Housing Units by Occupancy



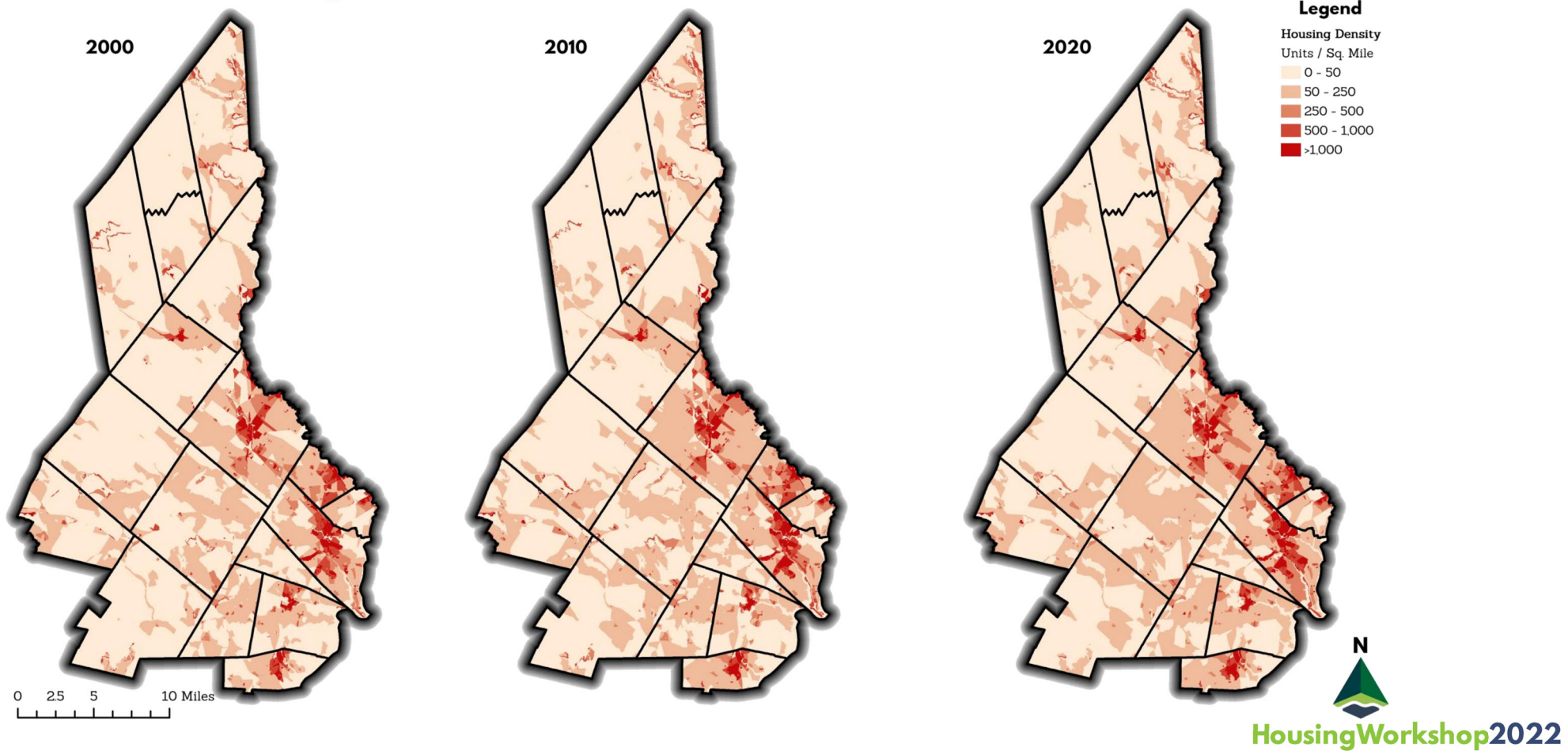
Most Vacant Housing

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

Least Vacant Housing

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

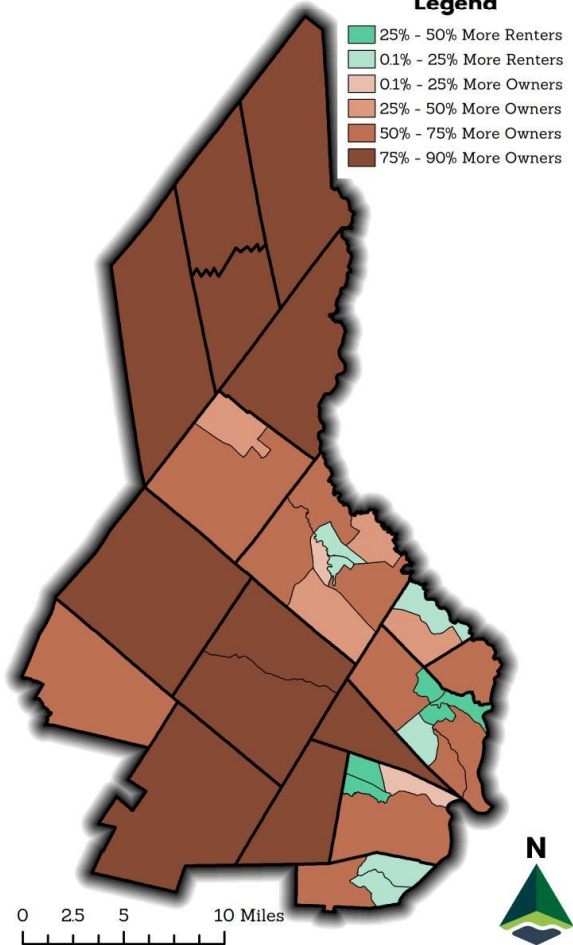
Housing Density



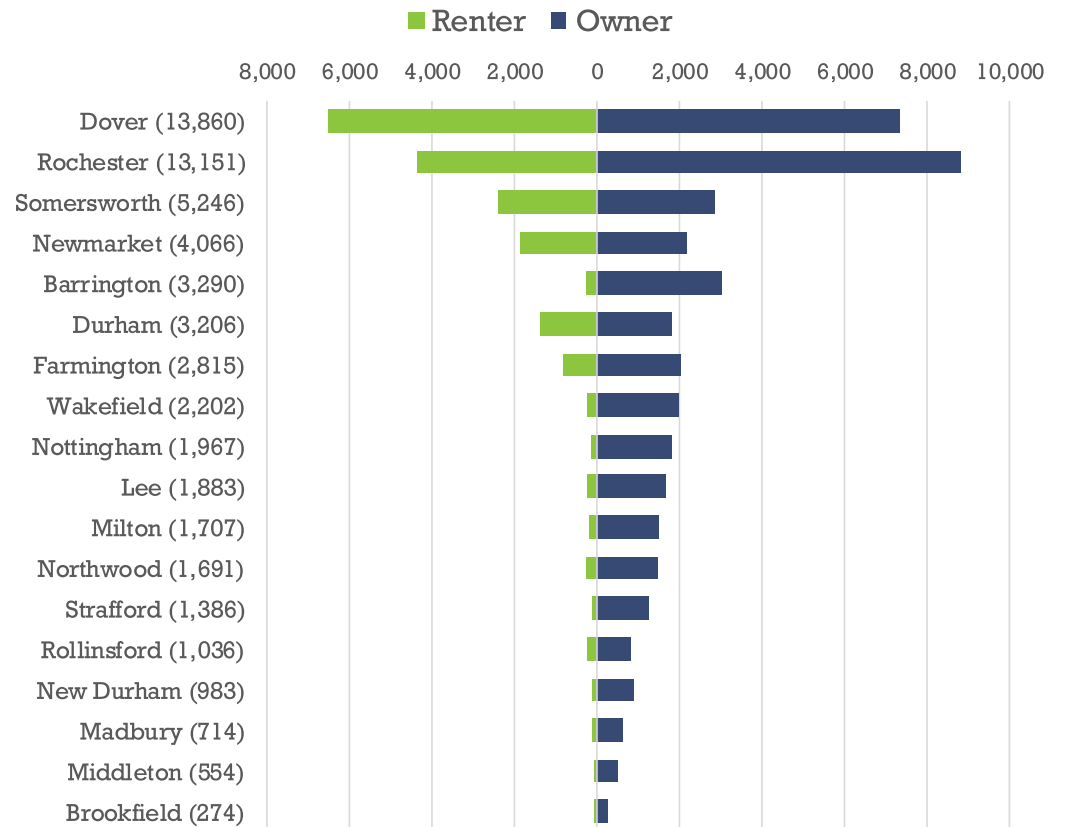
Household Tenure

Legend

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

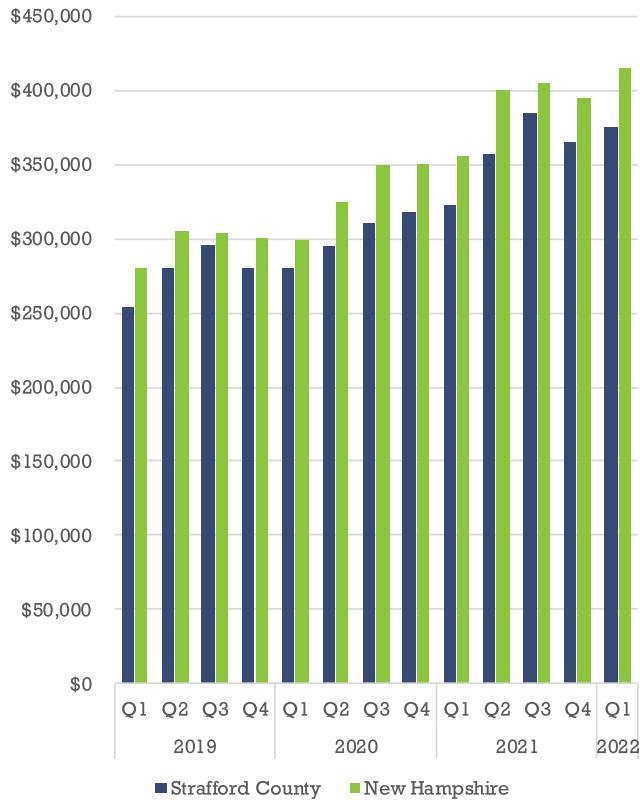


Households by Tenure



Purchase Price

Median Purchase Price (Single Family Homes)



Average Days on Market (Single Family Homes)

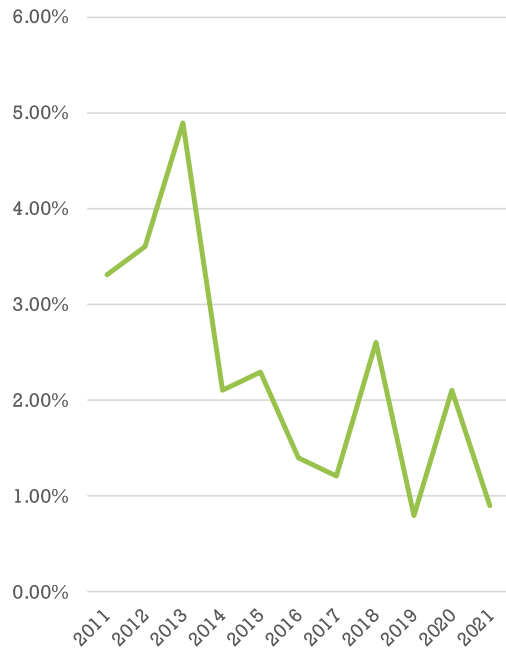


Percent of List Price Received New Hampshire

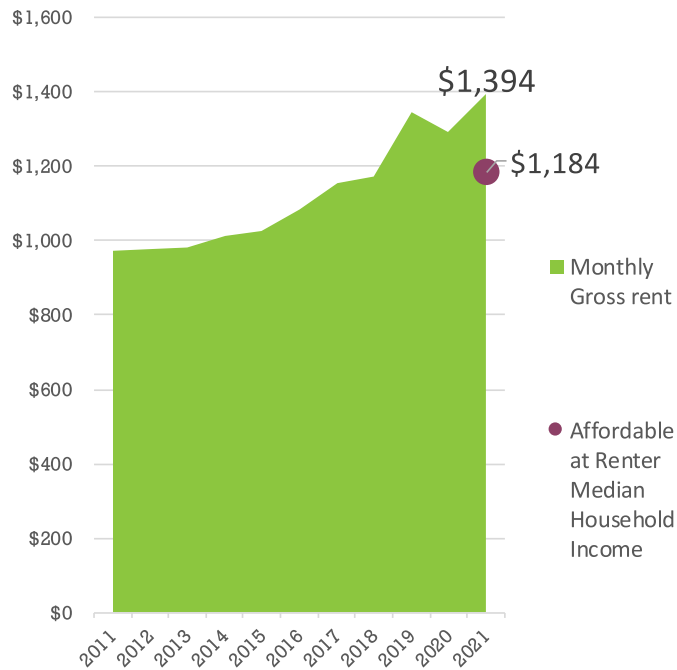


Rental Price

Vacancy Rates (Strafford County)



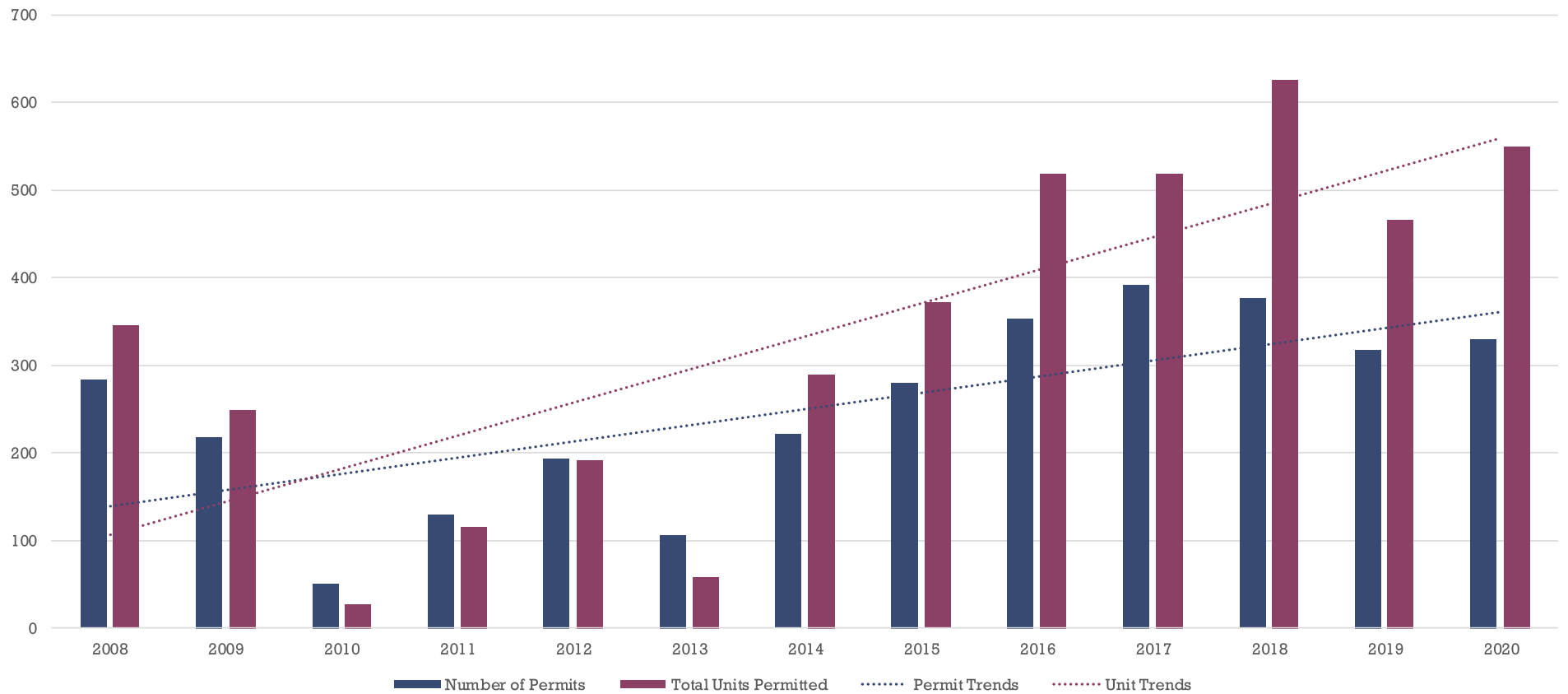
Median Gross Rent for 2-Bedroom Units (Strafford County)



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

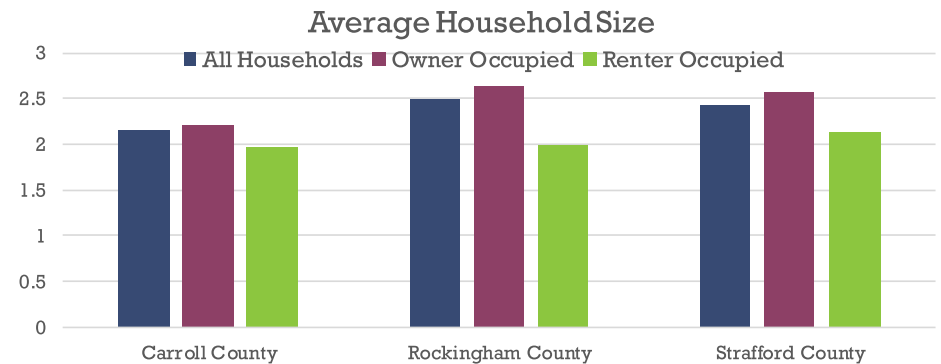
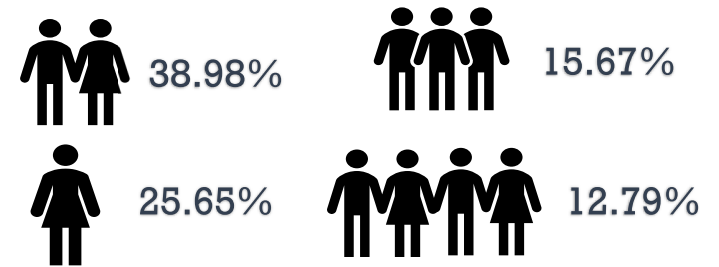
The Median Household Income for renters was **\$47,379**
The rent that can be afforded on that income is **\$1,184**

Building Permits



Household Size

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



Households with Children

31% → 26%



Housing
Units: 68,836



Population
is aging



Population is
156,145 & increasing



Projected job growth
in all 18 communities



Units available for sale
& rent are declining



Cost of housing
is increasing



Average Household
Size is Declining

Owner Occupied - 2.65
Renter Occupied - 2.33

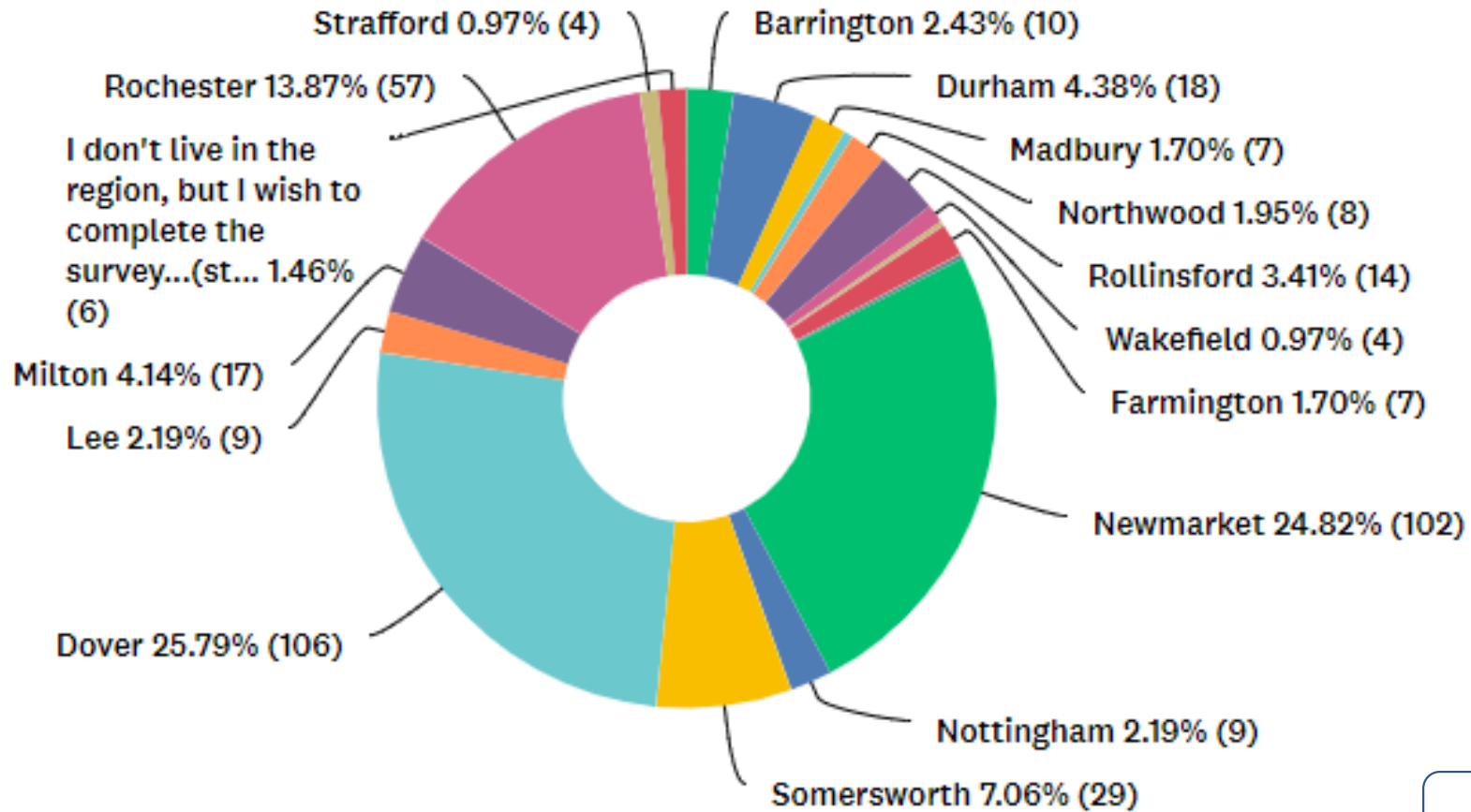


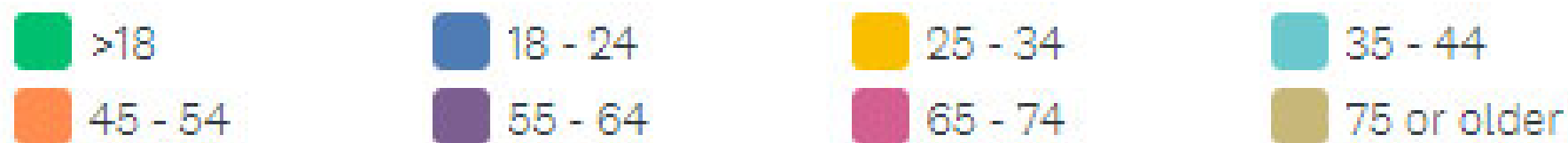
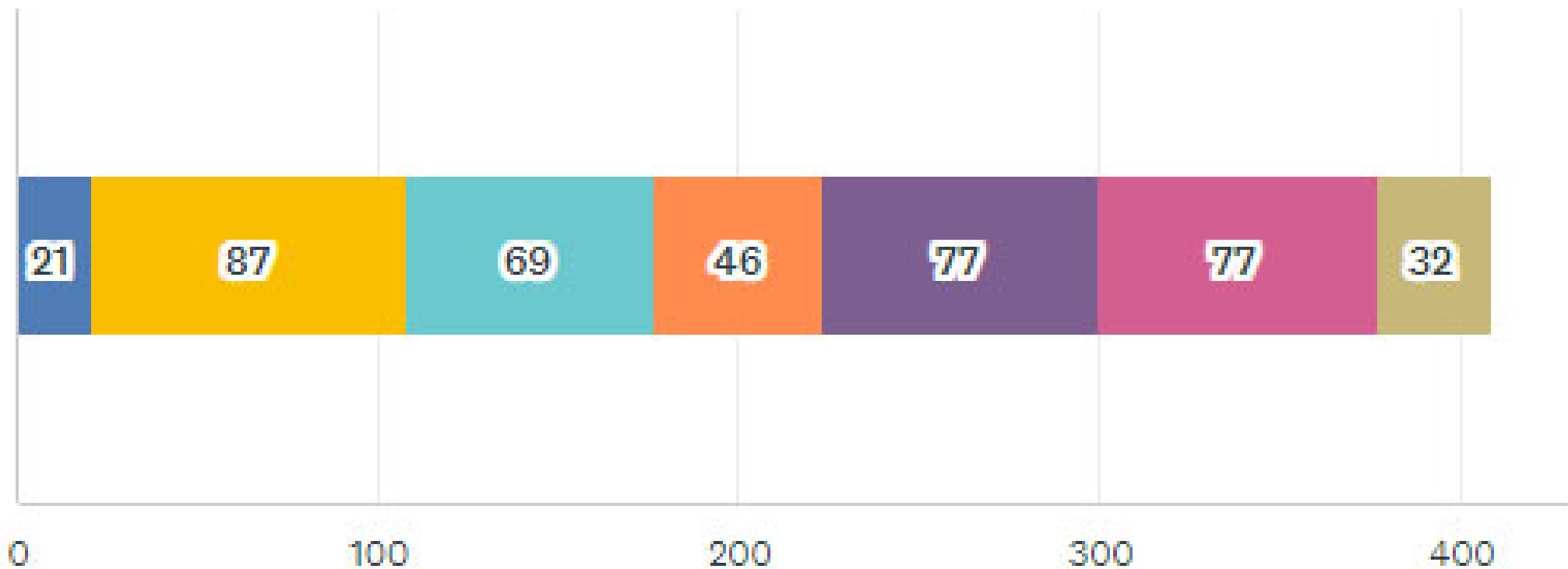
Vacancy rates are
low and declining



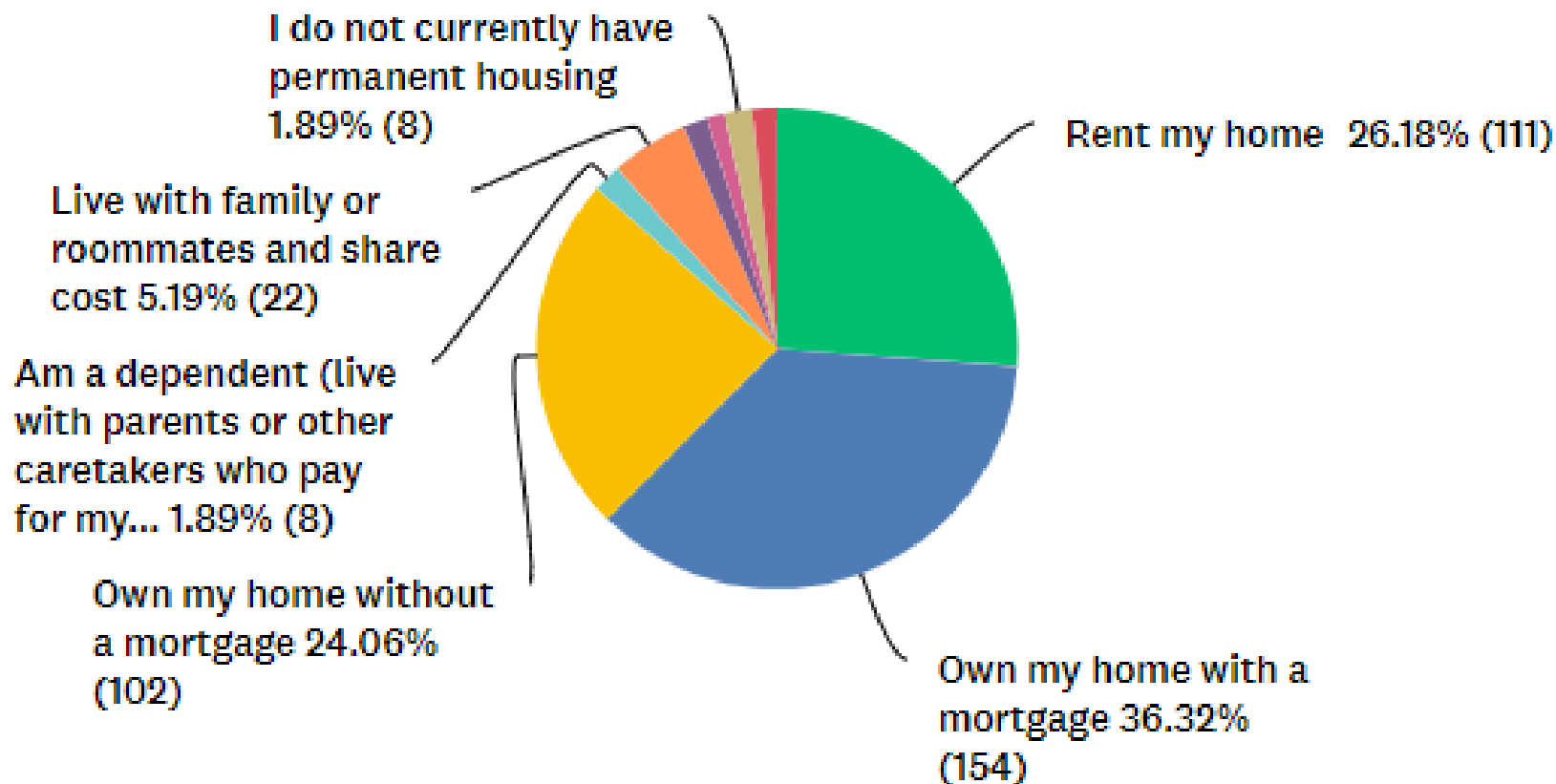
WHAT WE'VE LEARNED SO FAR

WHO RESPONDED?

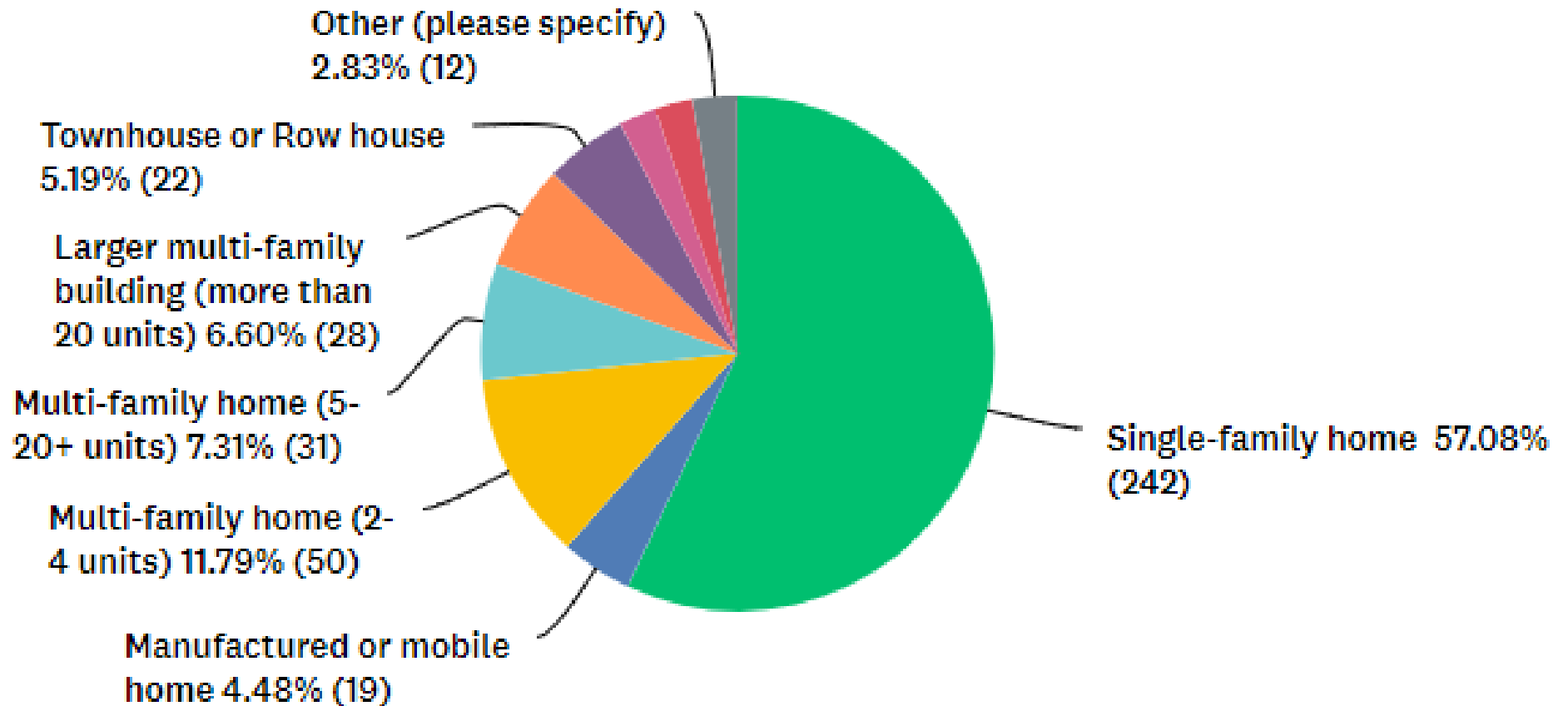




CURRENT HOUSING



CURRENT HOUSING



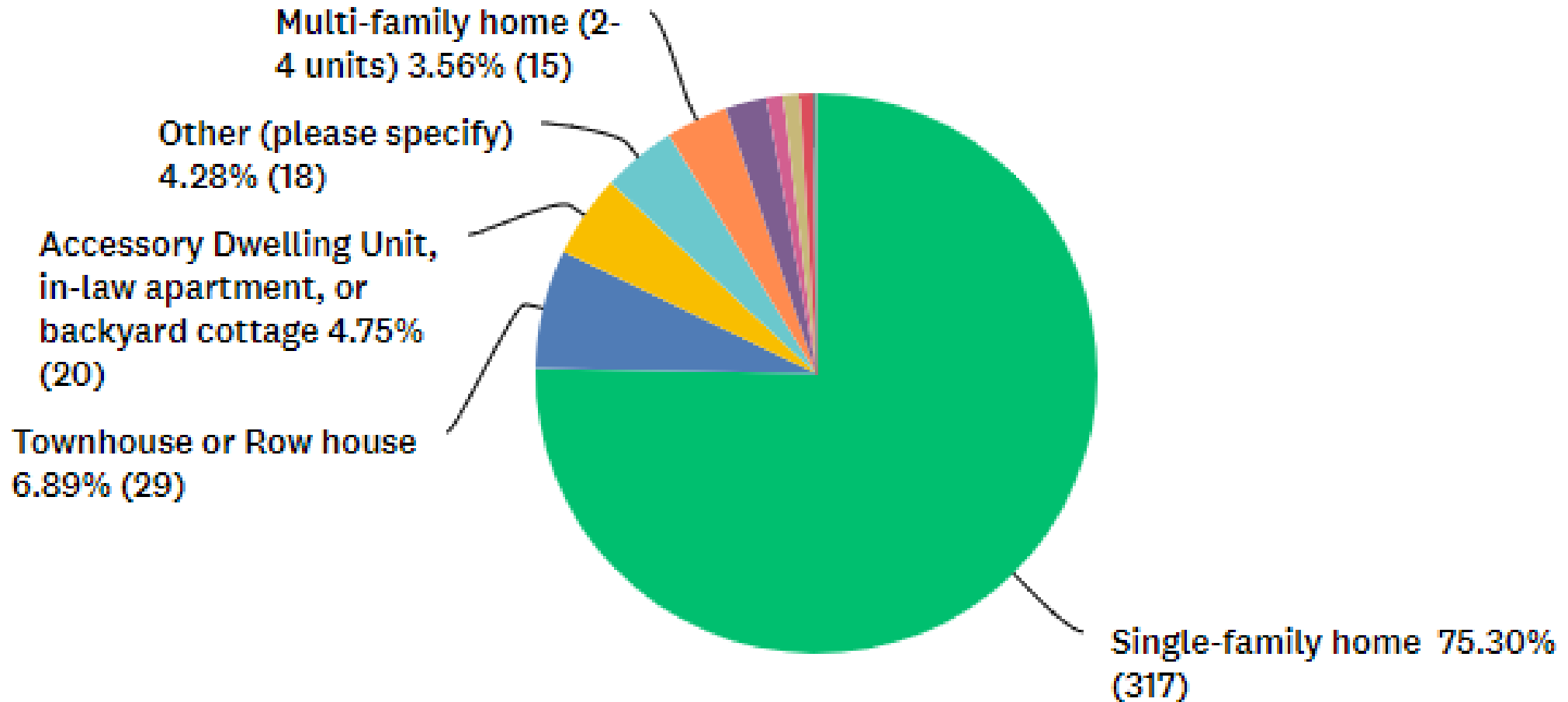
CURRENT HOUSING

HOUSING COSTS

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

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

FUTURE HOUSING



FUTURE HOUSING CONT.

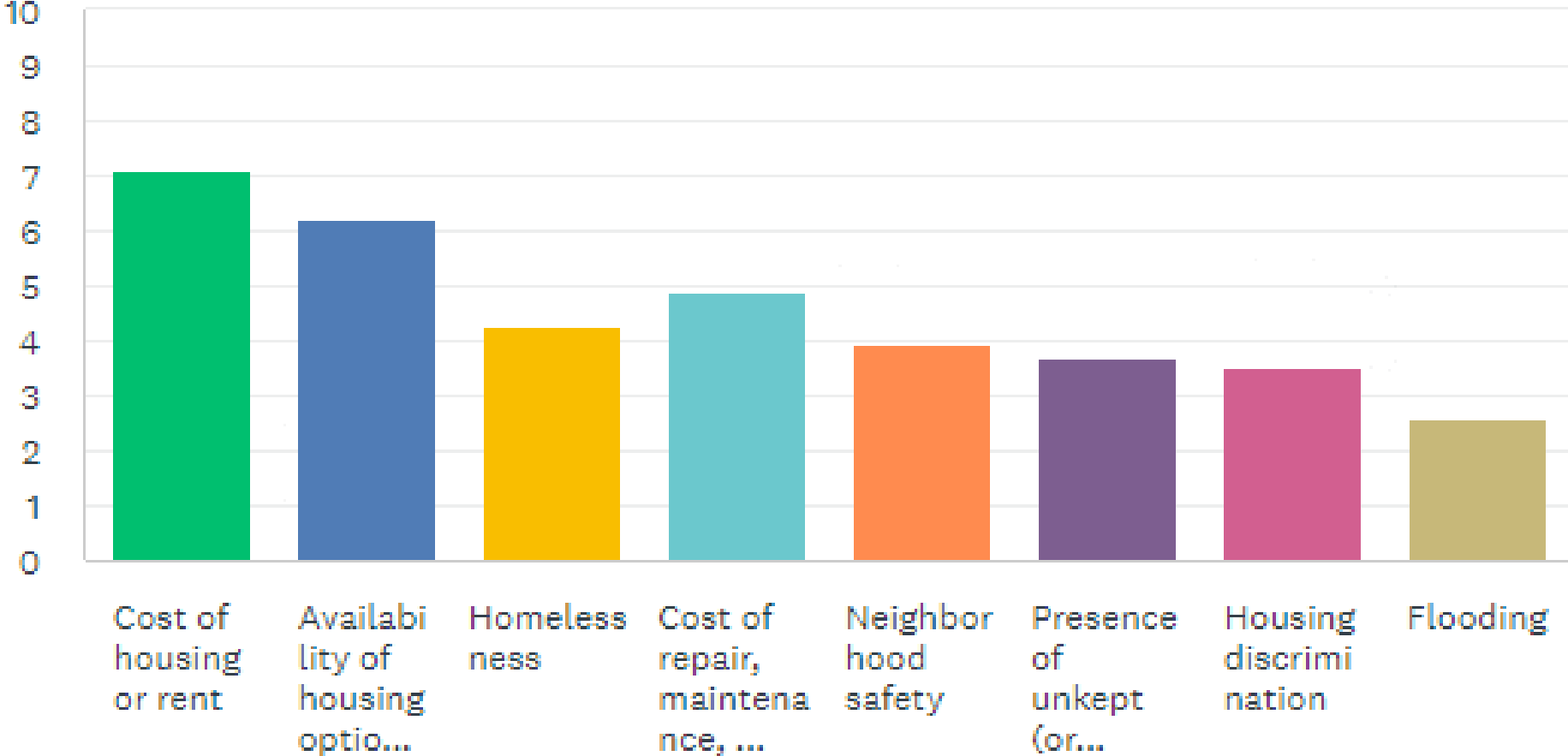
PRIORITIES WHEN CHOOSING A NEIGHBORHOOD

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

WHAT TYPE OF HOUSING IS NEEDED

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

HOUSING IMPACTS



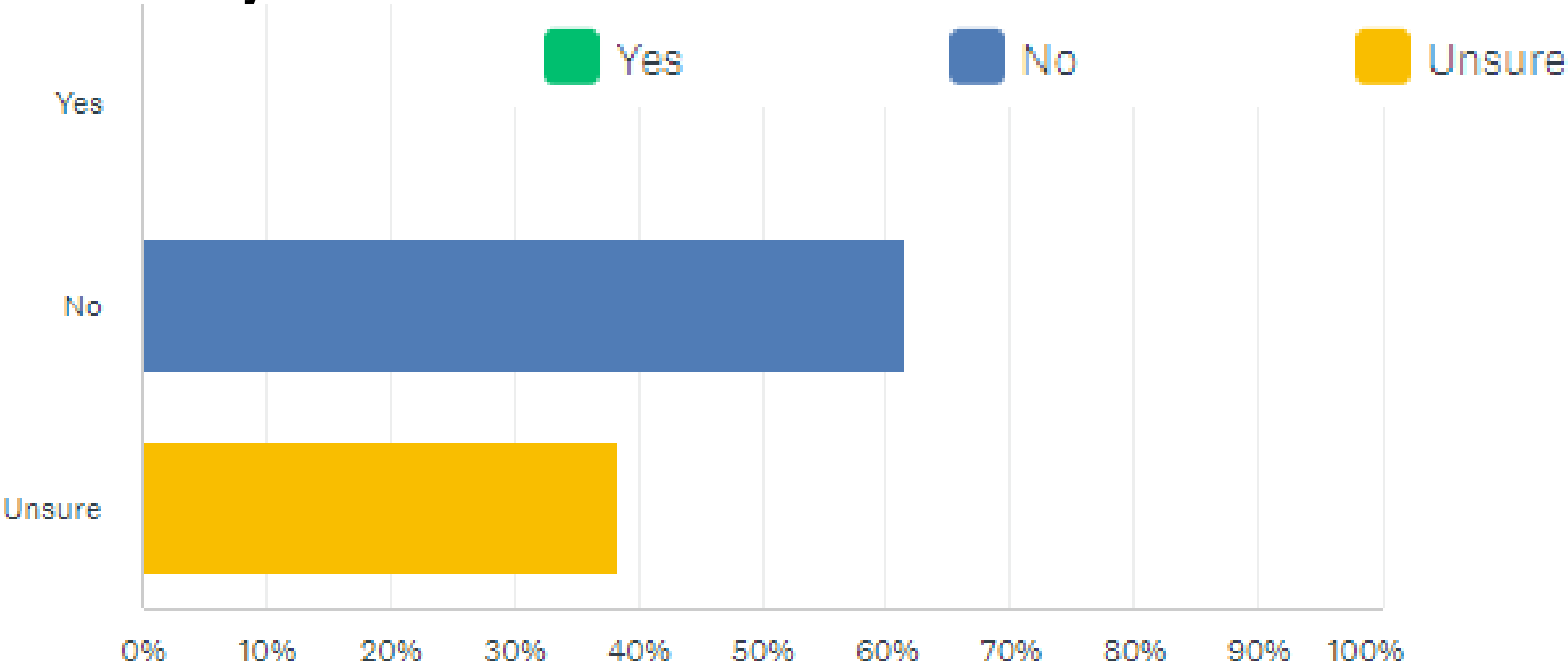
HOUSING IMPACTS

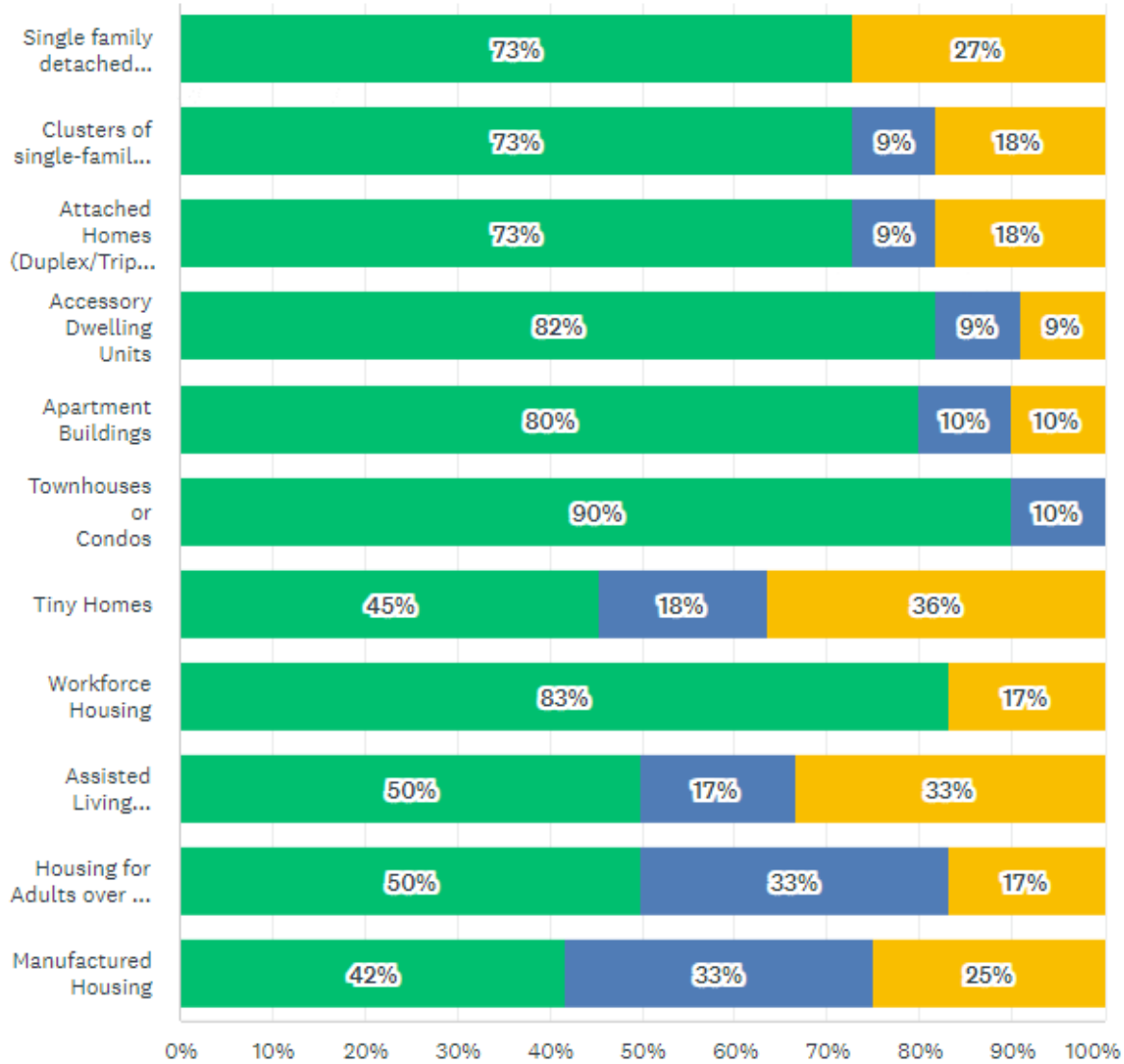
WHAT FACTORS AFFECT YOU STAYING IN YOUR COMMUNITY?

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

RHNA WORKSHEET

Does the current housing stock in town meet the future needs of your community?

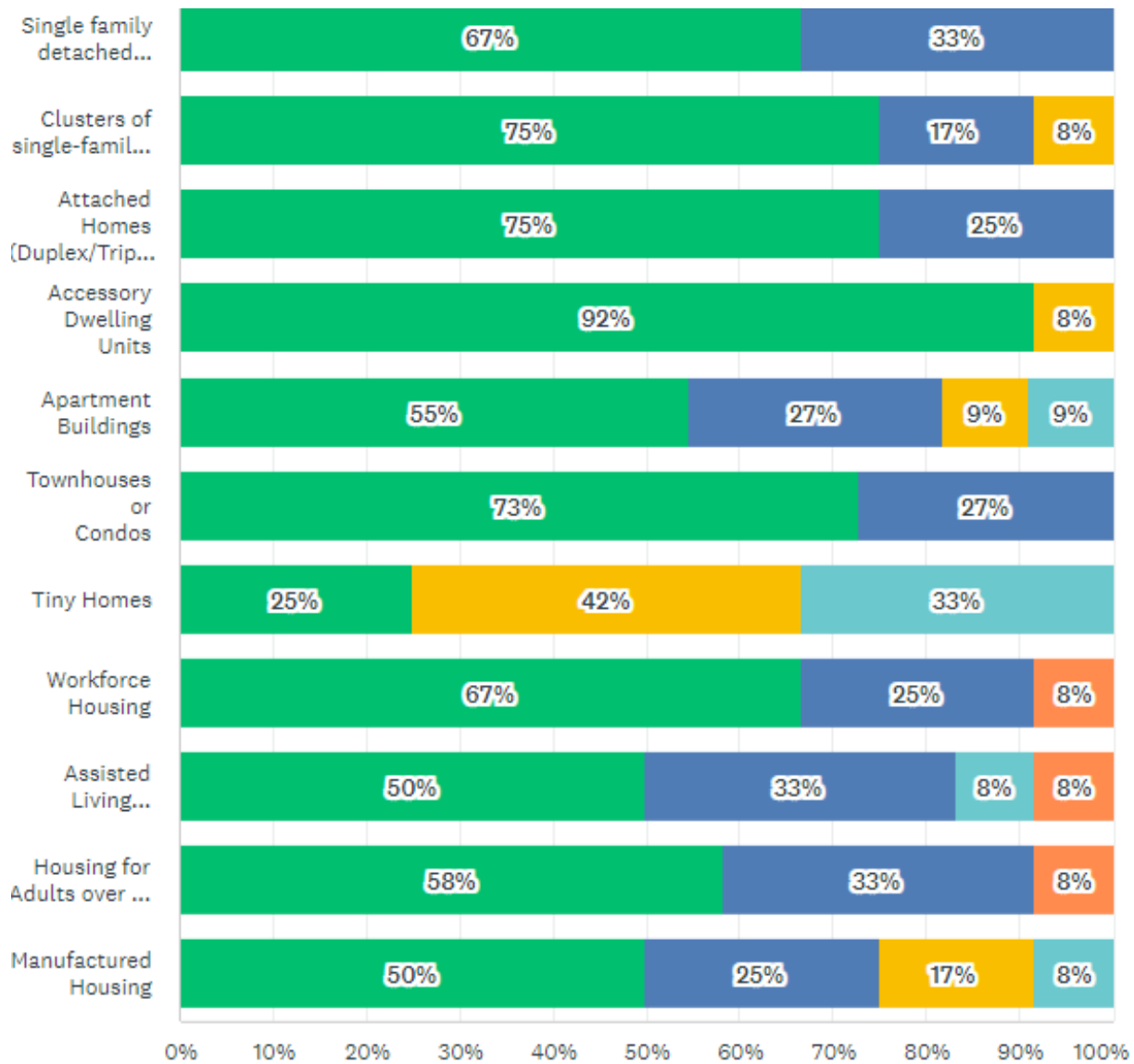


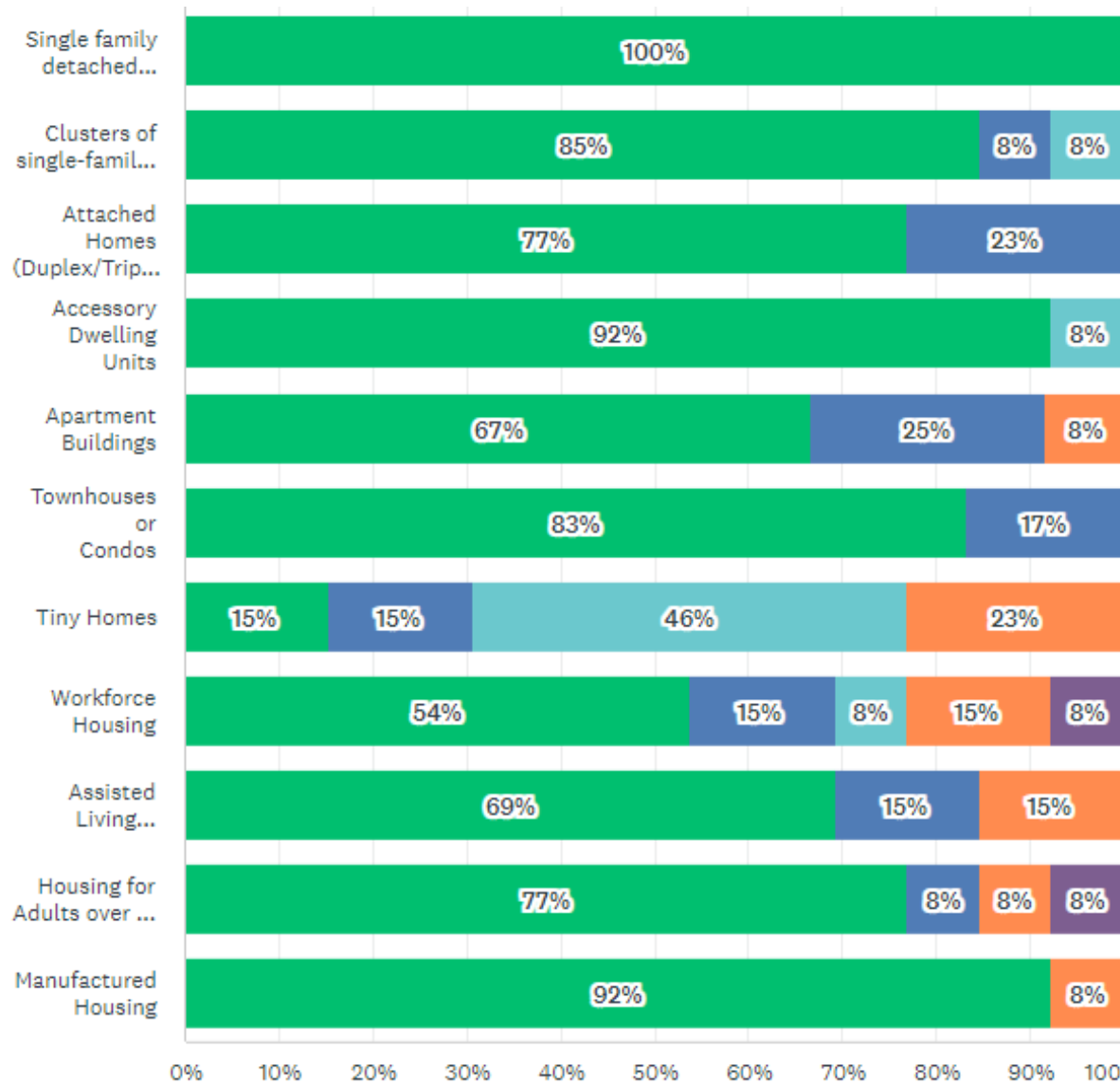
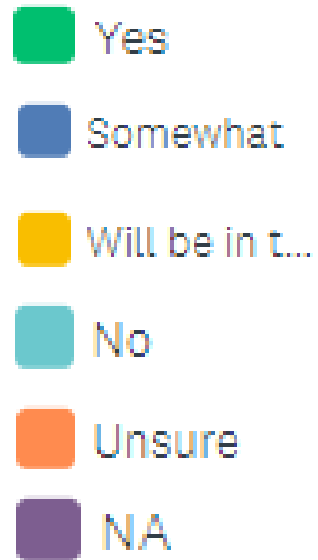


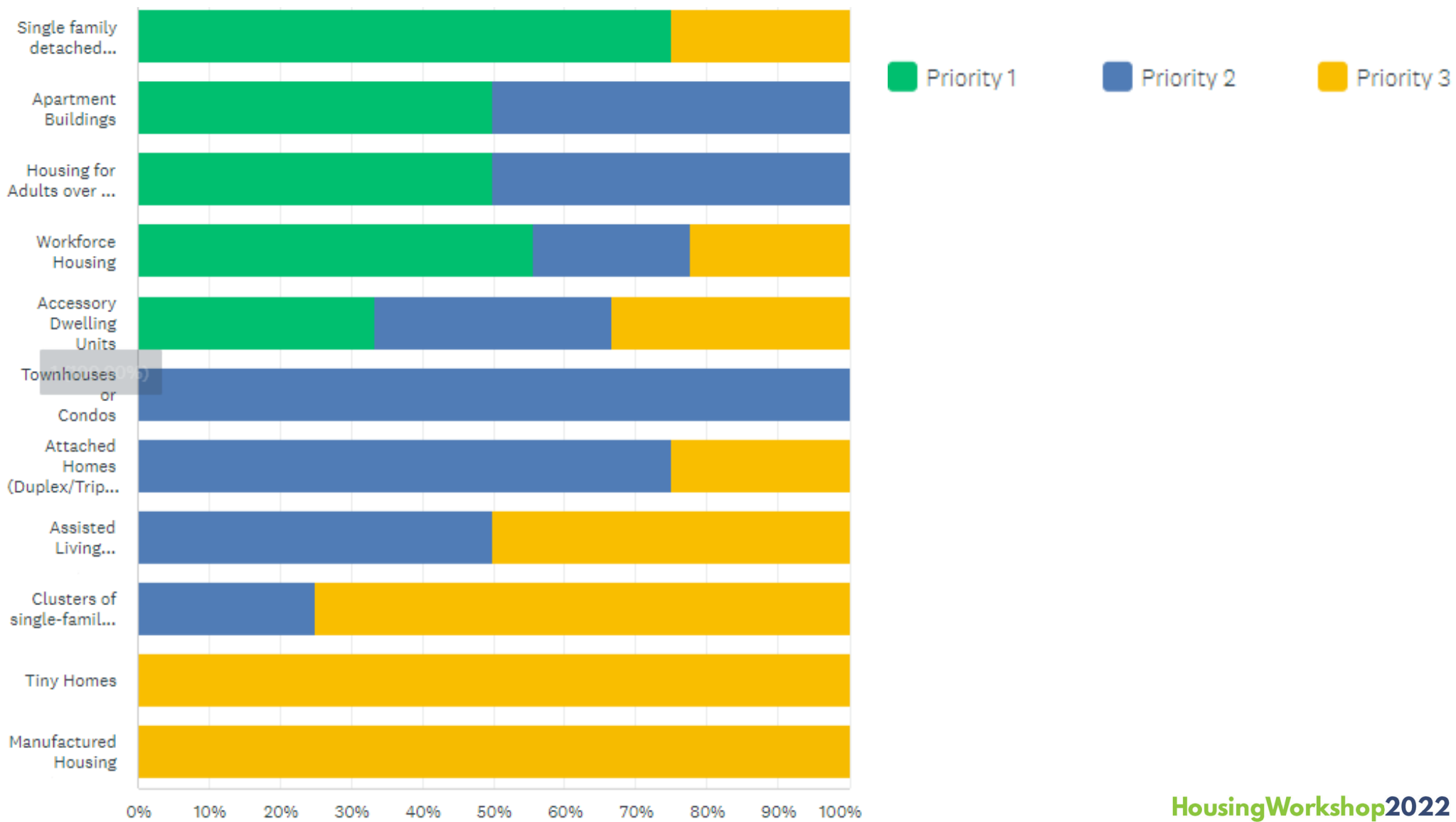
Yes

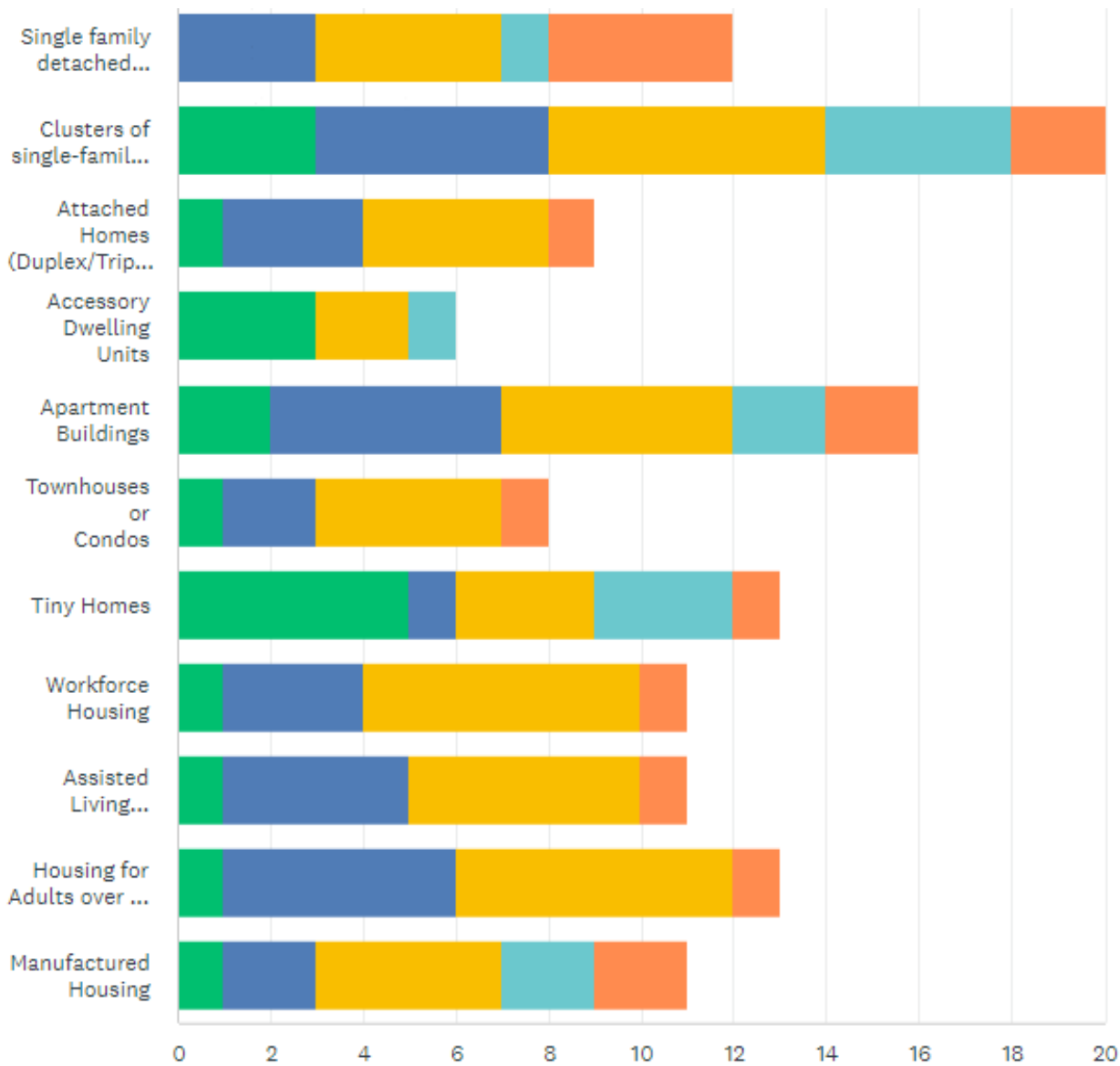
No

Unsure











ACTIVITY 1: Facilitated Conversation



ACTIVITY 2: Mapping Exercise

HOUSING TYPES

- Single family detached housing
- Clusters of single-family homes)
- Attached Homes (Duplex/Triplex)
- Accessory Dwelling Units
- Apartment Buildings
- Townhouses or Condos
- Tiny Homes
- Workforce Housing
- Assisted Living Facilities
- Housing for Adults over 55 (Independent senior housing)
- Manufactured Housing

PROMPTS

- Consider pricing/affordability
- Are there considerations made when approving new housing as to:
 - Walkability with sidewalks
 - Connections to trails or open space
 - Proximity to services
- Could creative solutions like tiny homes/ADUs work?



ACTIVITY 3: Regroup and Implementation Opportunities