SOUTHWEST NEW HAMPSHIRE REGIONAL HOUSING NEEDS ASSESSMENT

2023 - APPENDIX

Southwest Region Planning Commission

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Quantitative Data

Demographic and Socioeconomic Trends

Population

				% Change		
Town/City	**2000**	**2010**	**2020**	**2000-2010**	**2010-2020**	**2000-2020**
Alstead	1,944	1,937	1,864	-0.4%	-3.8%	-4.1%
Antrim	2,449	2,637	2,651	7.7%	0.5%	8.2%
Bennington	1,401	1,476	1,501	5.4%	1.7%	7.1%
Chesterfield	3,542	3,604	3,552	1.8%	-1.4%	0.3%
Dublin	1,476	1,597	1,532	8.2%	-4.1%	3.8%
Fitzwilliam	2,141	2,396	2,351	11.9%	-1.9%	9.8%
Gilsum	777	813	752	4.6%	-7.5%	-3.2%
Greenfield	1,657	1,749	1,716	5.6%	-1.9%	3.6%
Greenville	2,224	2,105	1,974	-5.4%	-6.2%	-11.2%
Hancock	1,739	1,654	1,731	-4.9%	4.7%	-0.5%
Harrisville	1,075	961	984	-10.6%	2.4%	-8.5%
Hinsdale	4,082	4,046	3,948	-0.9%	-2.4%	-3.3%
Jaffrey	5,476	5,457	5,320	-0.3%	-2.5%	-2.8%
Keene	22,563	23,409	23,047	3.7%	-1.5%	2.1%
Langdon	586	688	651	17.4%	-5.4%	11.1%
Marlborough	2,009	2,063	2,096	2.7%	1.6%	4.3%
Marlow	747	742	749	-0.7%	0.9%	0.3%
Nelson	634	729	629	15.0%	-13.7%	-0.8%
New Ipswich	4,289	5,099	5,204	18.9%	2.1%	21.3%
Peterborough	5,883	6,284	6,418	6.8%	2.1%	9.1%
Richmond	1,077	1,155	1,197	7.2%	3.6%	11.1%
Rindge	5,451	6,014	6,476	10.3%	7.7%	18.8%
Roxbury	237	229	220	-3.4%	-3.9%	-7.2%
Sharon	360	352	359	-2.2%	2.0%	-0.3%
Stoddard	928	1,232	1,374	32.8%	11.5%	48.1%
Sullivan	746	677	658	-9.2%	-2.8%	-11.8%
Surry	673	732	820	8.8%	12.0%	21.8%
Swanzey	6,800	7,230	7,270	6.3%	0.6%	6.9%
Temple	1,297	1,366	1,382	5.3%	1.2%	6.6%
Troy	1,962	2,145	2,130	9.3%	-0.7%	8.6%
Walpole	3,594	3,734	3,633	3.9%	-2.7%	1.1%
Westmoreland	1,747	1,874	1,706	7.3%	-9.0%	-2.3%
Winchester	4,144	4,341	4,150	4.8%	-4.4%	0.1%
Windsor	201	224	262	11.4%	17.0%	30.3%
SWRPC Region	**95,911**	**100,751**	**100,307**	**5.0%**	**-0.4%**	**4.6%**

Table A1: Population Change by Community, Southwest Region (2000 to 2020). Source: US Decennial Census

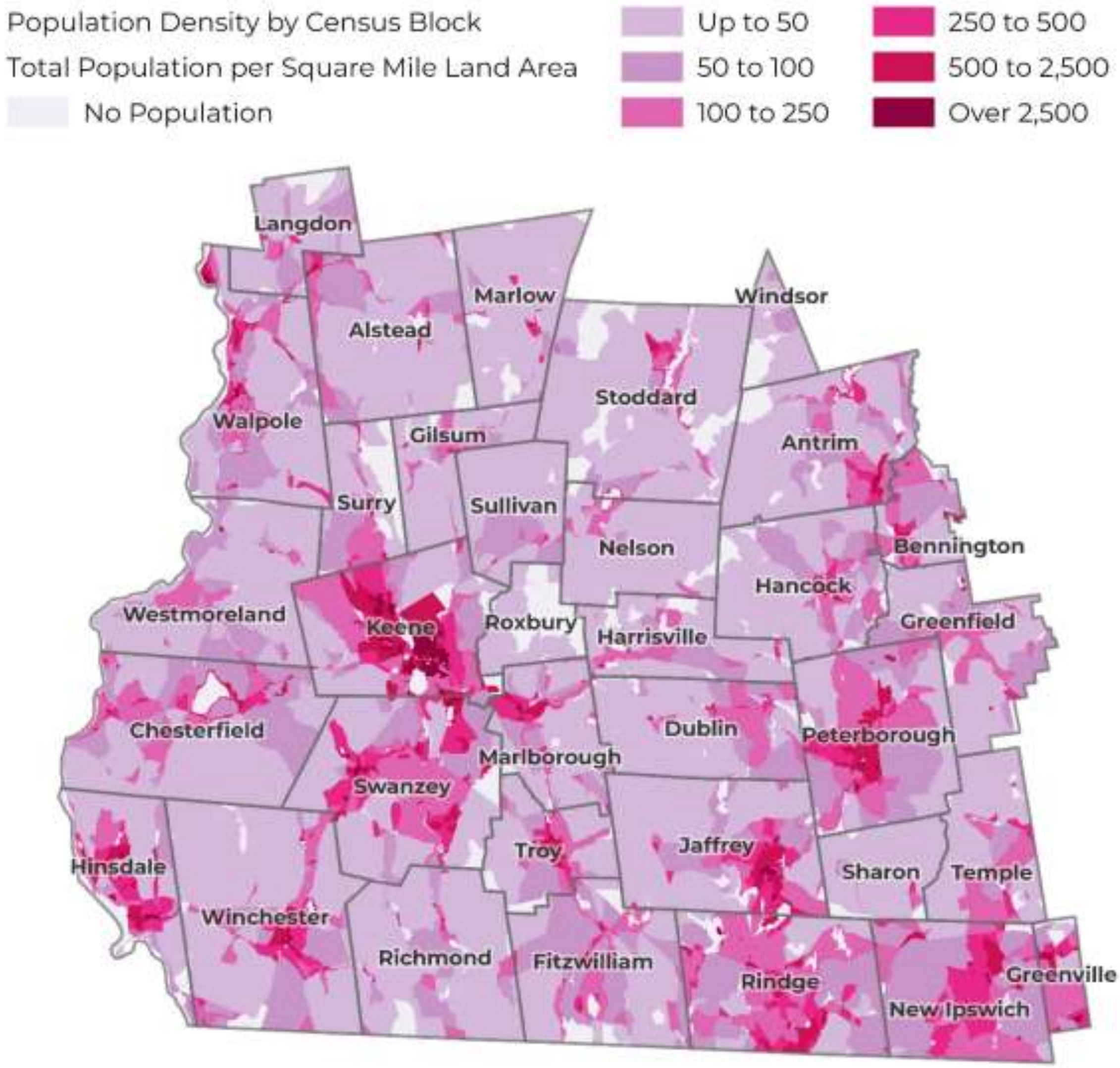


Figure A1: Population Density by Community, Southwest Region (2020).
Source: U. S. Census Bureau 2020 Redistricting Data

	Land Area (Square Miles)	Total Population per Square Mile Land Area	Housing Units per Square Mile Land Area
Alstead	38.8	48.0	25.1
Antrim	35.7	74.3	35.4
Bennington	11.4	132.1	62.1
Chesterfield	45.6	78.0	39.2
Dublin	27.9	54.9	27.0
Fitzwilliam	34.6	67.9	36.0
Gilsum	16.7	45.1	21.2
Greenfield	26.2	65.5	27.0
Greenville	6.9	287.0	133.2
Hancock	30.0	57.8	28.5
Harrisville	18.7	52.8	36.5
Hinsdale	20.5	192.4	88.4
Jaffrey	38.4	138.5	66.5
Keene	37.1	621.3	277.6
Langdon	16.2	40.1	19.1
Marlborough	20.4	102.7	48.6
Marlow	26.0	28.8	15.8
Nelson	21.9	28.7	18.0
New Ipswich	32.7	159.0	59.8
Peterborough	38.0	168.8	78.7
Richmond	37.5	31.9	13.4
Rindge	37.1	174.5	63.6
Roxbury	11.9	18.5	8.2
Sharon	15.7	22.9	10.1
Stoddard	50.9	27.0	20.7
Sullivan	18.5	35.5	16.9
Surry	15.7	52.3	21.9
Swanzey	45.0	161.6	74.7
Temple	22.3	62.1	25.6
Troy	17.5	122.0	52.2
Walpole	35.2	103.1	49.6
Westmoreland	35.8	47.6	19.3
Winchester	55.0	75.5	35.8
Windsor	8.2	31.8	13.7

Table A2: Population and Density by Community, Southwest Region (2020), Source: US Decennial Census. Top 10 most dense communities appear in red. Top 10 least dense communities appear in green.

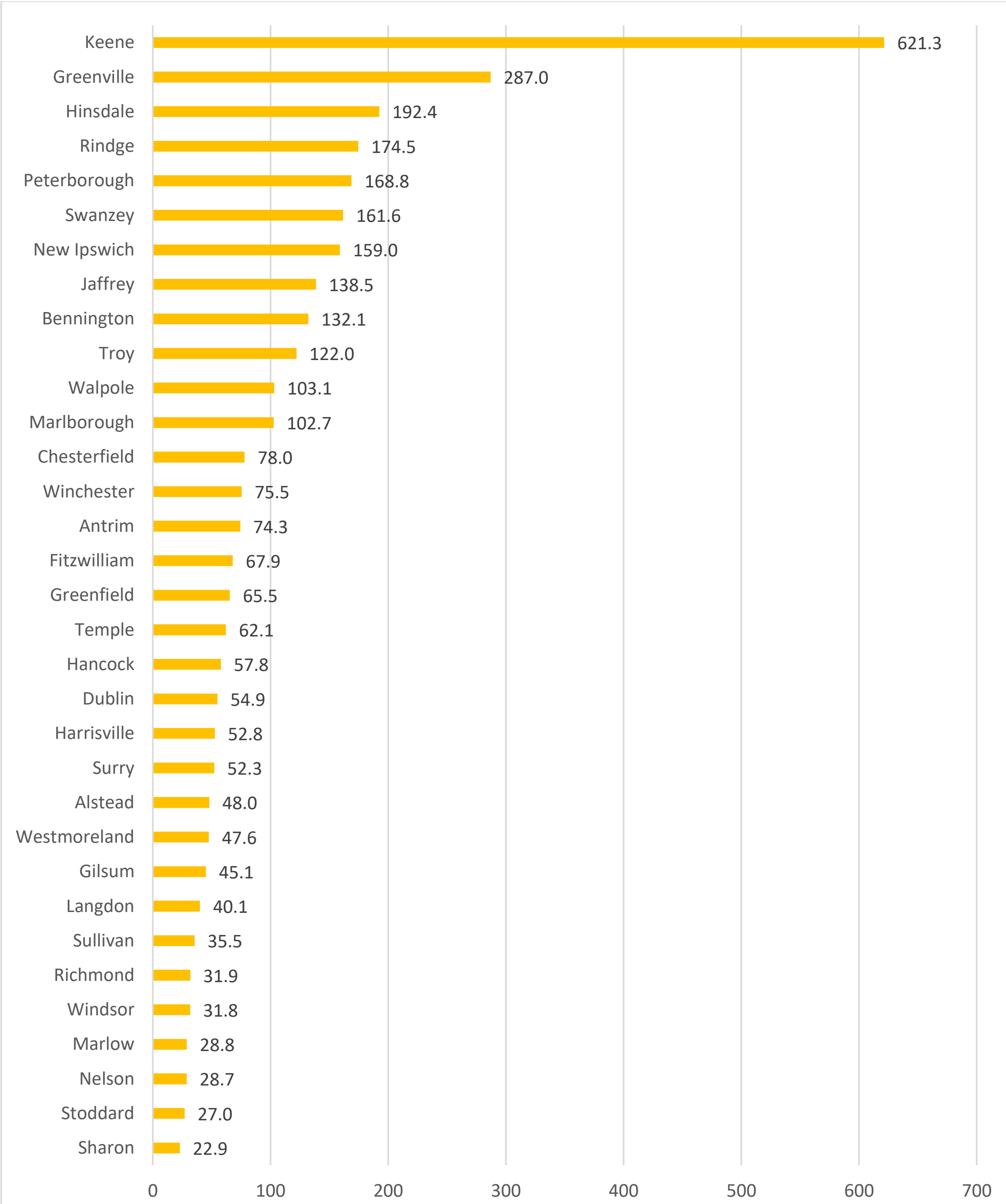


Figure A2: Population per Square Mile of Land Area by Community, Southwest Region (2020).
Source: US Decennial Census.

Communities of Interest

	2000	2010	2020	% of Total in 2020
White Alone	93,304	96,258	91,060	90.78%
Black or African American Alone	328	456	761	0.76%
American Indian and Alaska Native Alone	257	209	173	0.17%
Asian Alone	481	1,094	1,233	1.23%
Native Hawaiian and Other Pacific Islander Alone	29	29	54	0.05%
Some Other Race	74	74	437	0.44%
Two or More Races	755	1,195	4,126	4.11%
Hispanic	683	1,436	2,463	2.46%
Total	**95,911**	**100,751**	**100,307**	

Table A3: Race/Ethnicity, Southwest Region (2000-2020), Source US Decennial Census

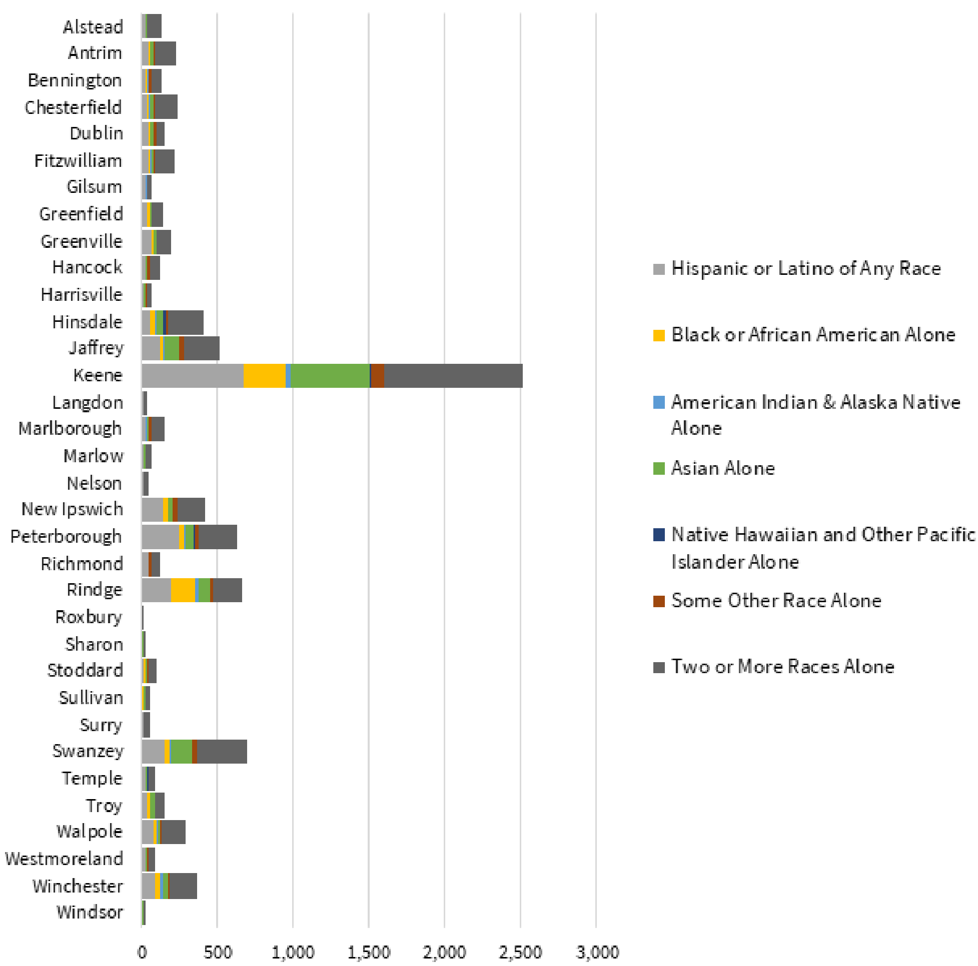


Figure A3: Minorities by Community, Southwest Region (2020). Source: US Decennial Census

Geographic Area	Total	White	Black or African American	American Indian and Alaska Native	Asian	Native Hawaiian and Other Pacific Islander	Some Other Race alone	Two or More Races	Hispanic or Latino	Total Non-White	% Non-White
Alstead	1,864	1,741	-	2	10	-	6	105	29	123	6.6%
Antrim	2,651	2,437	8	3	15	-	20	168	51	214	8.1%
Bennington	1,501	1,377	12	5	3	-	23	81	29	124	8.3%
Chesterfield	3,552	3,324	9	8	23	-	18	170	39	228	6.4%
Dublin	1,532	1,393	4	3	22	6	25	79	50	139	9.1%
Fitzwilliam	2,351	2,147	11	9	11	1	22	150	51	204	8.7%
Gilsum	752	694	4	4	3	-	5	42	24	58	7.7%
Greenfield	1,716	1,593	15	3	11	1	11	82	38	123	7.2%
Greenville	1,974	1,816	6	6	16	-	8	122	70	158	8.0%
Hancock	1,731	1,615	5	1	11	-	19	80	25	116	6.7%
Harrisville	984	928	4	1	9	-	7	35	15	56	5.7%
Hinsdale	3,948	3,565	28	9	48	24	17	257	59	383	9.7%
Jaffrey	5,320	4,854	23	15	96	3	42	287	125	466	8.8%
Keene	23,047	20,760	302	34	529	8	248	1,166	673	2,287	9.9%
Langdon	651	614	1	1	2	-	7	26	14	37	5.7%
Marlborough	2,096	1,947	9	3	12	1	23	101	22	149	7.1%
Marlow	749	683	1	1	5	-	5	54	16	66	8.8%
Nelson	629	586	3	1	1	-	3	35	14	43	6.8%
New Ipswich	5,204	4,839	27	6	30	1	60	241	144	365	7.0%
Peterborough	6,418	5,835	36	13	59	4	47	424	252	583	9.1%
Richmond	1,197	1,092	3	2	4	-	17	79	45	105	8.8%
Rindge	6,476	5,904	183	19	71	5	41	253	199	572	8.8%
Roxbury	220	210	2	-	-	-	1	7	3	10	4.5%
Sharon	359	337	2	-	3	-	6	11	8	22	6.1%
Stoddard	1,374	1,286	6	1	10	-	9	62	20	88	6.4%
Sullivan	658	605	4	2	8	-	2	37	9	53	8.1%
Surry	820	771	1	1	1	-	2	44	15	49	6.0%
Swanzey	7,270	6,624	35	15	131	3	74	388	155	646	8.9%
Temple	1,382	1,296	4	1	13	2	9	57	25	86	6.2%
Troy	2,130	1,982	19	9	28	-	9	83	37	148	6.9%
Walpole	3,633	3,366	19	5	16	1	26	200	84	267	7.3%
Westmoreland	1,706	1,620	5	2	9	-	17	53	23	86	5.0%
Winchester	4,150	3,825	33	23	32	1	23	213	95	325	7.8%
Windsor	262	233	5	-	5	-	5	14	5	29	11.1%
SWRPC Region	**100,307**	**91,899**	**829**	**208**	**1,247**	**61**	**857**	**5,206**	**2,463**	**8,408**	**8.4%**

Table A4: Race/Ethnicity by Community, Southwest Region (2020). Source: US Decennial Census

Geography	2010	2015	2020
Southwest Region	1,035	726	719
Alstead	11	9	0
Antrim	0	4	0
Bennington	0	0	17
Chesterfield	23	0	0
Dublin	14	20	0
Fitzwilliam	0	0	4
Gilsum	0	4	0
Greenfield	17	18	8
Greenville	40	27	6
Hancock	6	4	3
Harrisville	0	5	7
Hinsdale	59	16	0
Jaffrey	12	37	2
Keene	316	295	326
Langdon	0	2	0
Marlborough	0	9	22
Marlow	6	0	4

Geography	2010	2015	2020
Nelson	3	0	0
New Ipswich	47	0	50
Peterborough	110	9	28
Richmond	0	8	17
Rindge	128	153	14
Roxbury	0	0	2
Sharon	2	1	5
Stoddard	0	0	8
Sullivan	7	0	8
Surry	0	0	2
Swanzey	152	21	87
Temple	18	15	4
Troy	0	33	10
Walpole	46	1	37
Westmoreland	18	35	48
Winchester	0	0	0
Windsor	0	0	0

Table A5: Number of Residents Aged 5 Years and Older Who Are Limited English Proficient (LEP) by Community, Southwest Region (2010-2020). Source: US Census Bureau American Community Survey Estimates

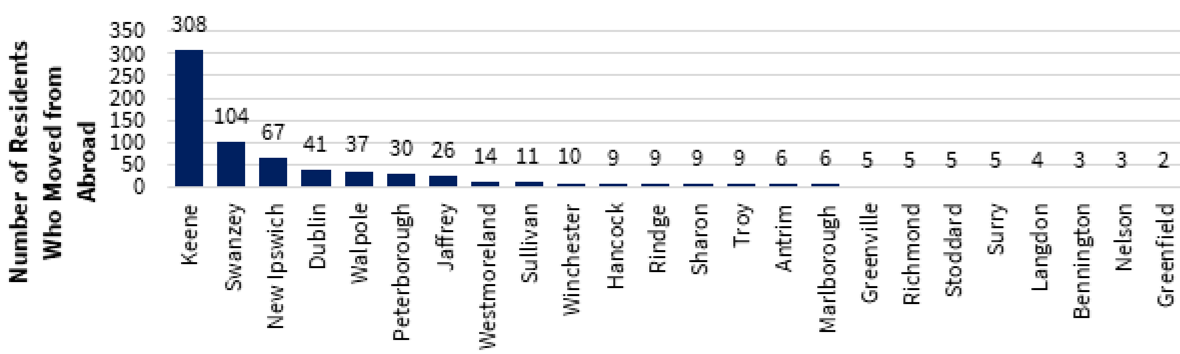


Figure A4: Cumulative Number of Residents Who Moved from Abroad, Southwest Region (2006-2020). Source: US Census American Community Survey Estimates

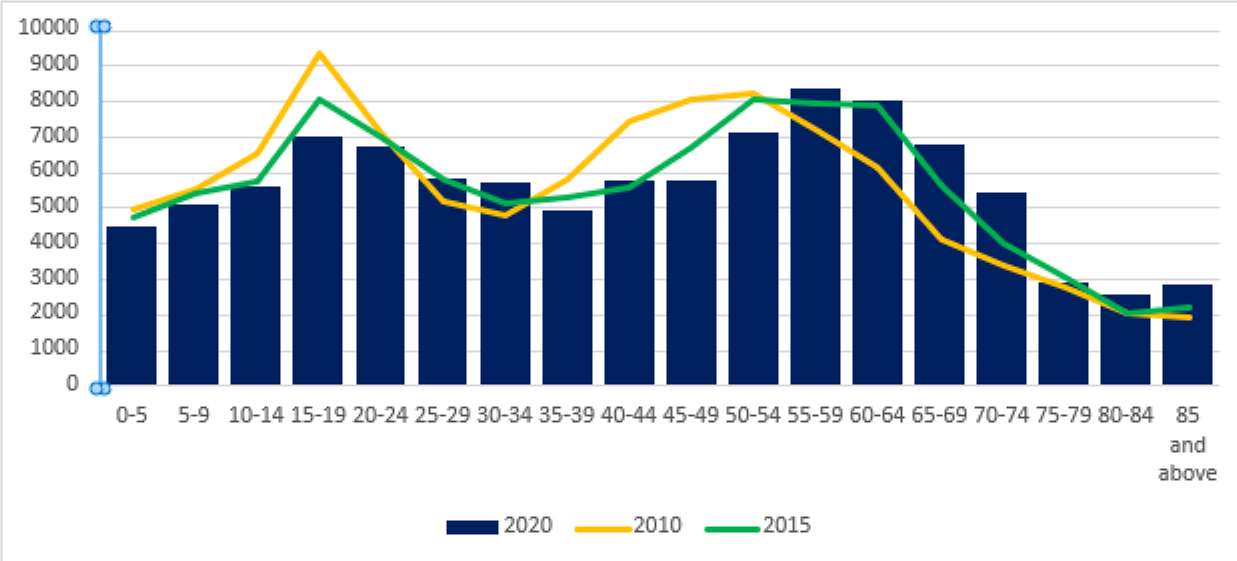


Figure A5: Age Distribution of Regional Population, Southwest Region (2010-2020).
Source: US Census American Community Survey Estimates

Community	Median Age	Population	Under 18	% Under 18	Over 65	% Over 65
Alstead	52.4	1,656	208	12.6%	433	26.1%
Antrim	43.7	2,682	524	19.5%	426	15.9%
Bennington	34.7	1,675	358	21.4%	197	11.8%
Chesterfield	50.1	3,601	739	20.5%	926	25.7%
Dublin	53.2	1,553	221	14.2%	395	25.4%
Fitzwilliam	49	2,299	333	14.5%	527	22.9%
Gilsum	47.4	743	130	17.5%	150	20.2%
Greenfield	49.1	1,822	332	18.2%	363	19.9%
Greenville	49	2,193	347	15.8%	526	24.0%
Hancock	55.5	1,711	217	12.7%	550	32.1%
Harrisville	56.5	882	128	14.5%	242	27.4%
Hinsdale	50.1	3,905	694	17.8%	1,012	25.9%
Jaffrey	42.8	5,275	1,219	23.1%	880	16.7%
Keene city	36.6	22,823	3,389	14.8%	4,131	18.1%
Langdon	42.3	629	134	21.3%	102	16.2%
Marlborough	43.8	2,492	547	22.0%	478	19.2%
Marlow	50.3	788	171	21.7%	210	26.6%
Nelson	55.2	542	78	14.4%	141	26.0%
New Ipswich	40	5,358	1,446	27.0%	773	14.4%
Peterborough	52.4	6,661	1,214	18.2%	1,991	29.9%
Richmond	51.5	1,118	176	15.7%	252	22.5%
Rindge	35	6,100	1,123	18.4%	1,035	17.0%
Roxbury	45.1	323	55	17.0%	33	10.2%
Sharon	50.3	450	86	19.1%	158	35.1%
Stoddard	46.9	1,144	211	18.4%	210	18.4%
Sullivan	45.1	696	149	21.4%	100	14.4%
Surry	44.1	901	217	24.1%	189	21.0%
Swanzey	50.2	7,219	1,135	15.7%	1,626	22.5%
Temple	51.3	1,253	128	10.2%	209	16.7%
Troy	39.9	1,734	381	22.0%	237	13.7%
Walpole	43.2	3,991	885	22.2%	855	21.4%
Westmoreland	52.4	2,047	341	16.7%	506	24.7%
Winchester	33.5	4,208	1,068	25.4%	599	14.2%
Windsor	52.4	203	22	10.8%	24	11.8%

Table A6: Median Age, Ages Under 18 and Ages Above 65 by Community, Southwest Region (2020).
Source: US Census American Community Survey 5-Year Estimates

Town	Total Population	Persons With a Disability	% of Total Population
Alstead	1,656	213	12.86%
Antrim	2,682	304	11.41%
Bennington	1,675	179	10.69%
Chesterfield	3,601	509	14.13%
Dublin	1,553	150	9.66%
Fitzwilliam	2,299	257	11.18%
Gilsum	743	115	15.48%
Greenfield	1,822	324	18.10%
Greenville	2,193	466	21.25%
Hancock	1,711	150	8.77%
Harrisville	882	110	12.47%
Hinsdale	3,905	707	18.10%
Jaffrey	5,275	689	13.23%
Keene	22,823	3,063	13.76%
Langdon	629	79	12.56%
Marlborough	2,492	303	12.16%
Marlow	788	134	17.01%
Nelson	542	66	12.18%
New Ipswich	5,358	589	10.99%
Peterborough	6,661	678	10.42%
Richmond	1,118	127	11.39%
Rindge	6,100	768	12.60%
Roxbury	323	45	13.93%
Sharon	450	49	10.89%
Stoddard	1,144	145	12.67%
Sullivan	696	47	6.75%
Surry	901	116	12.87%
Swanzey	7,219	1,320	18.29%
Temple	1,253	233	18.60%
Troy	1,734	234	13.49%
Walpole	3,991	491	12.30%
Westmoreland	2,047	180	8.84%
Winchester	4,208	557	13.50%
Windsor	203	11	5.42%

Table A7: Persons with a Disability by Community, Southwest Region (2020).
Source: US Census American Community Survey 5-Year Estimates

Race/Ethnicity	2015 Estimate	2015 Percentage	2020 Estimate	2020 Percentage
White	9,320	93.2%	7,716	96.4%
Black or African American	54	0.5%	67	0.8%
American Indian and Alaska Native	24	0.2%	63	0.8%
Asian	218	2.2%	23	0.3%
Native Hawaiian and other Pacific Islander	5	0.1%	-	0.0%
Some Other Race	94	0.9%	3	0.0%
Two or More Races	281	2.8%	130	1.6%
Hispanic and Latino	188	1.9%	87	1.1%
White Alone (Not Hispanic or Latino)	9,223	92.3%	7,652	95.6%
Total	**9,996**		**8,002**	

Table A8: Individuals Living Below the Poverty Line by Race/Ethnicity, Southwest Region (2015-2020). Source: US Census Bureau American Community Survey Estimates

Geography	Total Families	Families below the poverty line with related children Count	%
Southwest Region	9,853	797	8.1%
Alstead	122	16	13.1%
Antrim	302	32	10.6%
Bennington	154	4	2.6%
Chesterfield	420	42	10.0%
Dublin	139	10	7.2%
Fitzwilliam	182	1	0.5%
Gilsum	75	4	5.3%
Greenfield	185	3	1.6%
Greenville	157	6	3.8%
Hancock	102	0	0.0%
Harrisville	87	0	0.0%
Hinsdale	492	122	24.8%
Jaffrey	599	25	4.2%
Keene	1,863	183	9.8%
Langdon	58	10	17.2%
Marlborough	275	46	16.7%
Marlow	95	12	12.6%

Geography	Total Families	Families below the poverty line with related children Count	%
Nelson	54	6	11.1%
New Ipswich	620	19	3.1%
Peterborough	734	34	4.6%
Richmond	105	14	13.3%
Rindge	550	45	8.2%
Roxbury	14	0	0.0%
Sharon	40	0	0.0%
Stoddard	118	6	5.1%
Sullivan	96	2	2.1%
Surry	94	0	0.0%
Swanzey	708	28	4.0%
Temple	79	0	0.0%
Troy	203	19	9.4%
Walpole	454	0	0.0%
Westmoreland	215	0	0.0%
Winchester	449	106	23.6%
Windsor	13	2	15.4%

Table A9: Families Below the Poverty Line with Related Children Under 18 years by Community, Southwest Region (2020). Source: US Census Bureau American Community Survey 5-Year Estimates

Town	Number	Percent	Town	Number	Percent
Alstead	138	9.9%	Nelson	35	7.0%
Antrim	202	9.8%	New Ipswich	250	6.6%
Bennington	123	10.7%	Peterborough	290	5.5%
Chesterfield	374	13.6%	Richmond	55	5.9%
Dublin	58	4.4%	Rindge	343	6.6%
Fitzwilliam	194	9.4%	Roxbury	15	5.9%
Gilsum	99	14.2%	Sharon	49	13.8%
Greenfield	151	10.4%	Stoddard	37	4.1%
Greenville	215	12.1%	Sullivan	39	7.4%
Hancock	191	12.8%	Surry	75	10.3%
Harrisville	84	9.8%	Swanzey	843	13.9%
Hinsdale	396	11.9%	Temple	82	7.6%
Jaffrey	273	6.8%	Troy	136	9.7%
Keene	1695	8.6%	Walpole	263	9.5%
Langdon	44	8.3%	Westmoreland	132	8.2%
Marlborough	169	9.0%	Winchester	239	7.5%
Marlow	54	9.0%	Windsor	26	13.8%

Table A10: Number and Percent of Veterans per Town, Age 18 and Over Population, Southwest Region (2021)
Source: US Census Bureau American Community Survey 5-Year Estimates

Households

	Average Household Size of Owner-Occupied Unit				Average Household Size of Renter-Occupied Unit			
Municipality	**2010**	**2015**	**2020**	**% Change 2010 to 2020**	**2010**	**2015**	**2020**	**% Change 2010 to 2020**
Alstead	2.83	2.67	2.13	-25%	2.18	1.91	2.03	-7%
Antrim	2.61	2.71	2.58	-1%	2.58	1.95	2.42	-6%
Bennington	2.71	2.62	2.88	6%	1.96	2.57	1.66	-15%
Chesterfield	2.59	2.58	2.43	-6%	2.52	1.88	2.66	6%
Dublin	2.75	2.38	2.18	-21%	2.19	2.49	2.55	16%
Fitzwilliam	2.33	2.41	2.28	-2%	1.39	2.05	2.42	74%
Gilsum	2.48	2.21	2.61	5%	1.53	2.21	2.4	57%
Greenfield	2.57	2.59	2.72	6%	1.84	2.08	2.17	18%
Greenville	2.81	2.35	2.22	-21%	2.35	2.83	2.32	-1%
Hancock	2.27	2.36	2.28	0%	2.55	2.71	1.47	-42%
Harrisville	2.13	2.03	2.35	10%	2.87	1.88	2.42	-16%
Hinsdale	2.36	2.25	2.44	3%	1.98	2.23	2.29	16%
Jaffrey	2.56	2.6	2.5	-2%	1.79	2.04	1.74	-3%
Keene	2.45	2.32	2.33	-5%	2.1	1.98	1.92	-9%
Langdon	2.7	3.1	2.66	-1%	1.58	3.06	4.18	165%
Marlborough	2.47	2.36	2.84	15%	2.08	1.83	1.95	-6%
Marlow	2.82	2.47	2.28	-19%	2.37	2.79	3.23	36%
Nelson	2.26	2.52	2.36	4%	2.59	2.1	1.81	-30%
New Ipswich	3.3	2.7	2.98	-10%	1.74	4.13	2.17	25%
Peterborough	2.37	2.17	2.35	-1%	1.95	1.77	1.88	-4%
Richmond	2.78	2.72	2.57	-8%	2.51	2.9	3.88	55%
Rindge	2.51	2.67	2.86	14%	2.93	2.59	2.41	-18%
Roxbury	2.61	2.44	3.31	27%	2.36	1.93	1.5	-36%
Sharon	2.28	2.48	2.61	14%	1.85	2.67	1.67	-10%
Stoddard	2.49	2.28	2.56	3%	2.37	2.28	3.98	68%
Sullivan	2.81	2.22	2.43	-14%	2.51	3.05	2.54	1%
Surry	2.39	2.21	2.78	16%	2.53	2	2.31	-9%
Swanzey	2.6	2.68	2.58	-1%	2.35	1.77	1.93	-18%
Temple	2.47	2.82	2.31	-6%	2.7	2.59	2.4	-11%
Troy	2.74	2.54	2.54	-7%	2.13	2.36	2	-6%
Walpole	2.65	2.46	2.45	-8%	2.05	2.02	2.21	8%
Westmoreland	2.61	2.72	2.39	-8%	1.97	2.49	2.13	8%
Winchester	2.34	2.31	2.51	7%	2.45	2.41	3.08	26%
Windsor	2.63	2.39	2.13	-19%	7	2.27	4	-43%

Table A11: Change in Average Household Size by Tenure (2010-2020).
Source: US Census Bureau American Community Survey Estimates

Renter-Occupied				
Age of Householder	**2010**	**2020**	**# Change 2010-2020**	**% Change 2010-2020**
15-34	288	278	(10)	-3.5%
35-64	399	507	108	27.1%
65 and over	475	660	185	38.9%
Total	**1,162**	**1,445**	**283**	**24.4%**
Owner-Occupied				
Age of Householder	**2010**	**2020**	**# Change 2010-2020**	**% Change 2010-2020**
15-34	53	76	23	43.4%
35-64	152	224	72	47.4%
65 and over	400	303	-97	-24.3%
Total	**605**	**603**	**-2**	**-0.3%**

Table A12: Change in Tenure by Vehicles Available by Age of Householder, Southwest Region (2010 to 2020).
Source: US Census Bureau American Community Survey Estimates

Group Quarter Category	2000	2010	2020
Other noninstitutional group quarters	371	366	601
Military quarters	-	-	-
College dormitories (includes college quarters off campus)	2,978	3,818	2,986
Noninstitutionalized population:	3,349	4,184	3,587
Other institutions	214	-	51
Nursing homes	950	746	770
Correctional institutions	98	144	99
Institutionalized population	1,262	905	948
Total	**4,611**	**5,089**	**4,535**

Table A13: Change in Group Quarters by Category, Southwest Region (2000-2020).
Source: US Census Bureau, Decennial Census

Employment

Employer	Partial Address	City	Business Description	Employer Size
C & S Wholesale Grocers Inc	Corporate Dr	Keene	Grocers-Wholesale	1,000 to 4,999
EMD Group	Prescott Rd	Jaffrey	Manufacturers	1,000 to 4,999
Cheshire Medical Center	Court St	Keene	Hospitals	500 to 999
New Hampshire Ball Bearings	Jaffrey Rd	Peterborough	Bearings-Manufacturers	500 to 999
Crotched Mountain Rehab Center	Verney Dr	Greenfield	Rehabilitation Services	500 to 999
Timken Super Precision	Optical Ave	Keene	Ball & Roller Bearing-Manufacturers	500 to 999
Markem-Imaje USA	Congress St	Keene	Inks-Manufacturers	500 to 999
United Natural Foods	Stow Dr	Chesterfield	Distribution Centers-Wholesale	500 to 999

Table A14: Largest Employers, Southwest Region (2022). Source: New Hampshire Employment Security

Geography	A. Employed in Community but Living outside Community	B. Employed in Community and Living in Community	C. Living in Community but Employed outside Community	Net Commuting Flow (A+B)-C
Alstead	123	23	731	(585)
Antrim	272	75	1,077	(730)
Bennington	324	31	658	(303)
Chesterfield	930	125	1,265	(210)
Dublin	271	23	508	(214)
Fitzwilliam	162	39	832	(631)
Gilsum	156	6	327	(165)
Greenfield	670	64	753	(19)
Greenville	159	36	890	(695)
Hancock	101	46	668	(521)
Harrisville	155	7	287	(125)
Hinsdale	395	186	1,560	(979)
Jaffrey	1,811	629	1,624	816
Keene	9,648	4,065	4,524	9,189
Langdon	72	6	252	(174)
Marlborough	293	33	767	(441)
Marlow	45	3	274	(226)
Nelson	21	1	231	(209)
New Ipswich	574	217	1,896	(1,105)
Peterborough	3,453	784	1,868	2,369
Richmond	22	4	396	(370)
Rindge	1,094	233	1,587	(260)
Roxbury	NA	NA	NA	NA
Sharon	24	-	161	(137)
Stoddard	53	3	422	(366)
Sullivan	19	-	238	(219)
Surry	50	2	425	(373)
Swanzey	1,270	266	2,765	(1,229)
Temple	209	20	519	(290)
Troy	178	14	778	(586)
Walpole	944	234	1,176	2
Westmoreland	226	17	673	(430)
Winchester	456	207	1,496	(833)
Windsor	83	2	99	(14)

Table A15: Inflow/Outflow Job Counts (All Jobs), Southwest Region (2019). Source: US Census Bureau, OnTheMap

Housing Unit Characteristics and Trends

Housing Unit Trends

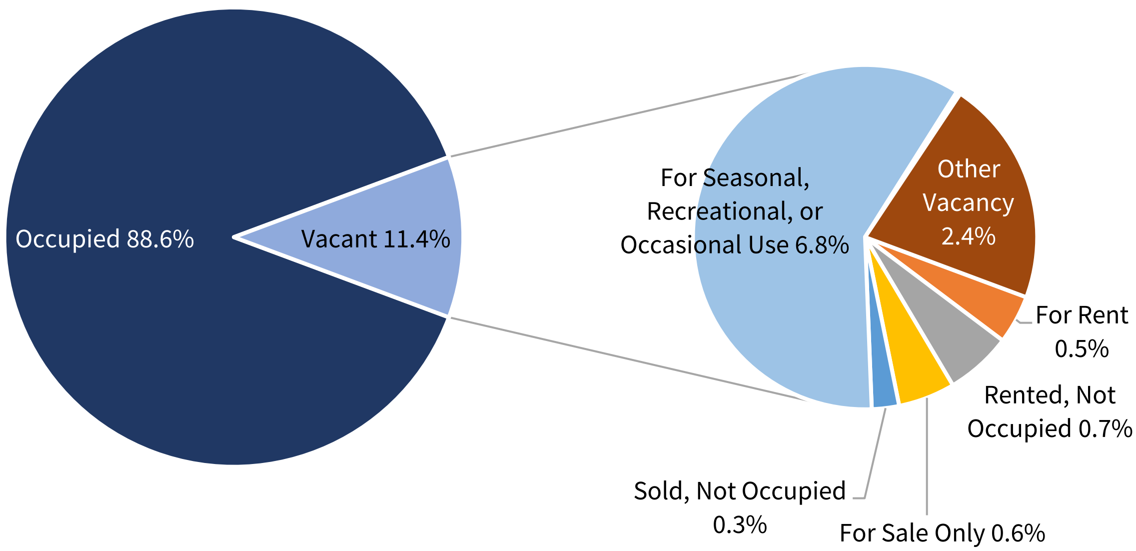


Figure A6: Housing Units by Vacancy Status, Southwest Region (2020).
Source: US Census Bureau Decennial Census and American Community Survey Estimates

Household Market, Cost and Affordability

Income

Geography	Median Household Income (All)			
	2010	*2015*	*2020*	*% Change 2010-2020*
Alstead	$ 53,108	$ 56,534	$ 48,636	-8%
Antrim	$ 61,607	$ 64,830	$ 65,714	7%
Bennington	$ 56,333	$ 65,481	$ 62,326	11%
Chesterfield	$ 79,152	$ 73,715	$ 80,385	2%
Dublin	$ 63,102	$ 64,688	$ 85,543	36%
Fitzwilliam	$ 67,993	$ 57,143	$ 68,611	1%
Gilsum	$ 50,781	NA	$ 71,346	40%
Greenfield	$ 69,063	$ 62,273	$ 86,250	25%
Greenville	$ 52,390	$ 52,602	$ 74,286	42%
Hancock	$ 64,231	$ 77,788	$ 71,167	11%
Harrisville	$ 60,417	$ 56,313	$ 83,879	39%
Hinsdale	$ 44,600	$ 50,217	$ 59,961	34%
Jaffrey	$ 56,637	$ 56,618	$ 62,747	11%
Keene	$ 48,057	$ 52,636	$ 57,393	19%
Langdon	$ 67,292	$ 71,250	$ 91,875	37%
Marlborough	$ 60,109	$ 54,491	$ 64,891	8%
Marlow	$ 56,250	$ 59,615	$ 87,000	55%
Nelson	$ 64,861	$ 74,375	$ 78,750	21%
New Ipswich	$ 77,000	$ 84,332	$ 82,537	7%
Peterborough	$ 70,114	$ 60,529	$ 95,952	37%
Richmond	$ 67,411	$ 61,477	$ 76,500	13%
Rindge	$ 68,250	$ 75,490	$ 80,729	18%
Roxbury	$ 59,583	$ 62,375	$ 79,375	33%
Sharon	$ 67,917	$ 87,500	$ 84,330	24%
Stoddard	$ 39,083	$ 68,929	$ 78,317	100%
Sullivan	$ 71,667	$ 44,531	$ 83,750	17%
Surry	$ 71,339	$ 72,500	$ 86,375	21%
Swanzey	$ 52,053	$ 57,632	$ 59,184	14%
Temple	$ 46,440	$ 72,143	$ 80,875	74%
Troy	$ 51,333	$ 56,211	$ 52,107	2%
Walpole	$ 58,112	$ 66,613	$ 76,250	31%
Westmoreland	$ 80,262	$ 78,355	$ 93,667	17%
Winchester	$ 36,932	$ 44,760	$ 52,708	43%
Windsor	$ 49,375	NA	$ 75,313	53%

Table A16: Median Household Income (All) by Community, Southwest Region (2010-2020).
Source: US Census Bureau American Community Survey Estimates

Occupation	Employed	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	1,080							
Entry Wage		$ 28,888.14	$ 722.20	$ 83,949.21	$125,923.81	No	No	No
Median Wage		$ 39,390.31	$ 984.76	$114,468.59	$171,702.88	No	No	No
Experienced Wage		$ 48,078.31	$1,201.96	$139,715.99	$209,573.99	Yes	No	No
Cashiers	1,110							
Entry Wage		$ 23,275.15	$ 581.88	$ 67,637.80	$101,456.70	No	No	No
Median Wage		$ 25,784.90	$ 644.62	$ 74,931.15	$112,396.72	No	No	No
Experienced Wage		$ 29,645.63	$ 741.14	$ 86,150.46	$129,225.70	No	No	No
Childcare workers	130							
Entry Wage		$ 20,887.04	$ 522.18	$ 60,697.92	$ 91,046.88	No	No	No
Median Wage		$ 25,151.76	$ 628.79	$ 73,091.24	$109,636.86	No	No	No
Experienced Wage		$ 29,250.32	$ 731.26	$ 85,001.71	$127,502.56	No	No	No
Construction Laborers	290							
Entry Wage		$ 36,471.14	$ 911.78	$105,985.46	$158,978.19	No	No	No
Median Wage		$ 41,830.55	$1,045.76	$121,559.95	$182,339.93	No	No	No
Experienced Wage		$ 48,994.89	$1,224.87	$142,379.60	$213,569.39	Yes	No	No
Electricians	180							
Entry Wage		$ 43,809.24	$1,095.23	$127,310.05	$190,965.07	No	No	No
Median Wage		$ 64,487.77	$1,612.19	$187,402.03	$281,103.05	Yes	No	No
Experienced Wage		$ 69,864.55	$1,746.61	$203,027.02	$304,540.53	Yes	No	Yes
Engineers	410							
Entry Wage		$ 66,797.07	$1,669.93	$194,112.89	$291,169.33	Yes	No	No
Median Wage		$ 93,278.40	$2,331.96	$271,067.88	$406,601.83	Yes	No	Yes
Experienced Wage		$113,373.28	$2,834.33	$329,463.78	$494,195.67	Yes	Yes	Yes
Fast Food and Counter Workers	840							
Entry Wage		$ 22,101.19	$ 552.53	$ 64,226.25	$ 96,339.37	No	No	No
Median Wage		$ 25,313.57	$ 632.84	$ 73,561.48	$110,342.21	No	No	No
Experienced Wage		$ 28,839.82	$ 721.00	$ 83,808.77	$125,713.15	No	No	No
Heavy and Tractor-Trailer Truck Drivers	380							
Entry Wage		$ 43,077.28	$1,076.93	$125,182.96	$187,774.43	No	No	No
Median Wage		$ 53,452.92	$1,336.32	$155,334.67	$233,002.01	Yes	No	No
Experienced Wage		$ 61,821.64	$1,545.54	$179,654.24	$269,481.35	Yes	No	No
Home Health and Personal Care Aides	660							
Entry Wage		$ 25,426.52	$ 635.66	$ 73,889.69	$110,834.54	No	No	No
Median Wage		$ 31,243.13	$ 781.08	$ 90,792.83	$136,189.25	No	No	No
Experienced Wage		$ 35,442.70	$ 886.07	$102,996.80	$154,495.20	No	No	No

Occupation	Employed	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?
Janitors and cleaners, except maids and housekeeping cleaners	590							
Entry Wage		$ 26,728.63	$ 668.22	$ 77,673.65	$116,510.47	No	No	No
Median Wage		$ 32,862.36	$ 821.56	$ 95,498.32	$143,247.48	No	No	No
Experienced Wage		$ 38,675.72	$ 966.89	$112,391.99	$168,587.98	No	No	No
Office Clerks, General	930							
Entry Wage		$ 31,331.10	$ 783.28	$ 91,048.46	$136,572.69	No	No	No
Median Wage		$ 40,942.20	$1,023.56	$118,978.41	$178,467.61	No	No	No
Experienced Wage		$ 50,787.88	$1,269.70	$147,590.03	$221,385.04	Yes	No	No
Police and sheriff's patrol officers	170							
Entry Wage		$ 50,254.65	$1,256.37	$146,040.47	$219,060.70	Yes	No	No
Median Wage		$ 55,825.83	$1,395.65	$162,230.37	$243,345.55	Yes	No	No
Experienced Wage		$ 66,979.05	$1,674.48	$194,641.73	$291,962.59	Yes	No	No
Registered Nurses	770							
Entry Wage		$ 62,611.16	$1,565.28	$181,948.59	$272,922.89	Yes	No	No
Median Wage		$ 81,447.83	$2,036.20	$236,688.13	$355,032.19	Yes	No	Yes
Experienced Wage		$ 88,310.26	$2,207.76	$256,630.42	$384,945.64	Yes	No	Yes
Retail Salespersons	1,150							
Entry Wage		$ 23,616.16	$ 590.40	$ 68,628.76	$102,943.15	No	No	No
Median Wage		$ 30,867.38	$ 771.68	$ 89,700.88	$134,551.32	No	No	No
Experienced Wage		$ 39,540.17	$ 988.50	$114,904.11	$172,356.16	No	No	No
Waiters and Waitresses	350							
Entry Wage		$ 19,284.10	$ 482.10	$ 56,039.78	$ 84,059.66	No	No	No
Median Wage		$ 24,203.68	$ 605.09	$ 70,336.12	$105,504.18	No	No	No
Experienced Wage		$ 38,950.48	$ 973.76	$113,190.44	$169,785.66	No	No	No

Assumptions
Interest Rate: 5.5% (June 2022 average from: https://www.freddiemac.com/pmms/pmms30)
Down payment: 10%
% of payment that goes to property taxes, utilities, insurance, etc.: 40%
Inflation Factor: 1.086 (CPI Inflation Calculator (bls.gov))

Table A67: Affordability by Occupation, Southwest Region (2022). Sources: New Hampshire Rental Cost Survey (Median Rent), MLS Data (Median Sold Price), and Economic and Labor Market Information Bureau (Employment and Wages)

Geography	Median Household Income (Owner-Occupied)			
	2010	***2015***	***2020***	***% Change 2010-2020***
Alstead	$ 60,893	$ 68,866	$ 64,087	0%
Antrim	$ 69,250	$ 77,438	$ 88,214	27%
Bennington	$ 63,047	$ 67,019	$ 70,320	12%
Chesterfield	$ 83,977	$ 77,269	$ 96,313	15%
Dublin	$ 64,259	$ 81,696	$ 88,125	37%
Fitzwilliam	$ 70,344	$ 64,091	$ 69,432	-1%
Gilsum	$ 50,313	NA	$ 73,295	46%
Greenfield	$ 77,404	$ 68,750	$ 96,417	25%
Greenville	$ 59,167	$ 55,208	$ 88,409	49%
Hancock	$ 70,500	$ 85,461	$ 77,969	11%
Harrisville	$ 71,607	$ 57,438	$ 83,704	17%
Hinsdale	$ 53,405	$ 56,953	$ 63,519	19%
Jaffrey	$ 64,308	$ 75,714	$ 73,365	14%
Keene	$ 70,804	$ 73,077	$ 78,009	10%
Langdon	$ 70,556	$ 71,250	$ 93,750	33%
Marlborough	$ 66,563	$ 74,688	$ 99,906	50%
Marlow	$ 62,589	$ 61,875	$ 87,375	40%
Nelson	$ 74,904	$ 86,250	$ 96,667	29%
New Ipswich	$ 85,515	$ 87,694	$ 85,225	0%
Peterborough	$ 84,703	$ 73,219	$ 114,196	35%
Richmond	$ 69,875	$ 61,364	$ 76,688	10%
Rindge	$ 71,658	$ 84,034	$ 86,742	21%
Roxbury	$ 58,750	$ 72,813	$ 85,625	46%
Sharon	$ 85,469	$ 91,667	$ 84,760	-1%
Stoddard	$ 61,250	$ 70,417	$ 79,183	29%
Sullivan	$ 80,179	$ 59,375	$ 85,500	7%
Surry	$ 73,750	$ 78,500	$ 90,481	23%
Swanzey	$ 54,959	$ 66,776	$ 86,226	57%
Temple	$ 72,786	$ 88,438	$ 94,063	29%
Troy	$ 59,107	$ 60,885	$ 72,083	22%
Walpole	$ 66,656	$ 78,276	$ 91,071	37%
Westmoreland	$ 82,064	$ 85,000	$ 95,651	17%
Winchester	$ 44,053	$ 53,267	$ 66,429	51%
Windsor	$ 48,125	NA	$ 80,833	68%

Table A18: Median Household Income (Owner-Occupied) by Community, Southwest Region (2010-2020). Source: US Census Bureau American Community Survey Estimates

Geography	Median Household Income (Renter-Occupied)			
	2010	***2015***	***2020***	***% Change 2010-2020***
Alstead	$ 27,639	$ 26,810	$ 27,250	-1%
Antrim	$ 36,528	$ 27,667	$ 36,364	0%
Bennington	$ 50,329	$ 55,500	$ 44,904	-11%
Chesterfield	$ 61,953	$ 62,542	$ 29,574	-52%
Dublin	$ 50,750	$ 31,518	$ 28,929	-43%
Fitzwilliam	$ 29,028	$ 35,833	$ 48,173	66%
Gilsum	$ 60,625	NA	$ 45,625	-25%
Greenfield	$ 26,146	$ 51,875	$ 35,673	36%
Greenville	$ 33,594	$ 30,517	$ 37,857	13%
Hancock	$ 46,250	$ 37,813	$ 68,398	48%
Harrisville	$ 48,611	$ 42,500	$ 90,833	87%
Hinsdale	$ 30,302	$ 27,219	$ 32,656	8%
Jaffrey	$ 23,958	$ 21,111	$ 41,735	74%
Keene	$ 29,420	$ 30,563	$ 41,071	40%
Langdon	$ 42,813	$ 71,250	$ 38,750	-9%
Marlborough	$ 42,930	$ 32,656	$ 32,644	-24%
Marlow	$ 53,500	$ 55,000	NA	NA
Nelson	$ 33,214	$ 27,917	$ 26,250	-21%
New Ipswich	$ 75,364	$ 52,281	$ 70,977	-6%
Peterborough	$ 30,667	$ 37,993	$ 80,290	162%
Richmond	$ 43,618	$ 63,750	NA	NA
Rindge	$ 41,833	$ 28,250	$ 43,365	4%
Roxbury	$ 67,917	$ 40,000	NA	NA
Sharon	$ 49,167	$ 56,250	NA	NA
Stoddard	$ 8,462	$ 34,297	$ 70,833	737%
Sullivan	$ 19,844	$ 36,786	NA	NA
Surry	$ 45,625	$ 52,000	$ 75,000	64%
Swanzey	$ 32,463	$ 31,497	$ 34,531	6%
Temple	$ 31,563	$ 39,844	$ 60,000	90%
Troy	$ 36,023	$ 47,000	$ 31,250	-13%
Walpole	$ 35,907	$ 39,615	$ 60,032	67%
Westmoreland	$ 35,625	$ 45,179	$ 59,750	68%
Winchester	$ 29,146	$ 28,948	$ 41,693	43%
Windsor	NA	NA	$ 41,875	NA

Table A19: Median Household Income (Renter-Occupied) by Community, Southwest Region (2010-2020). Source: US Census Bureau American Community Survey Estimates

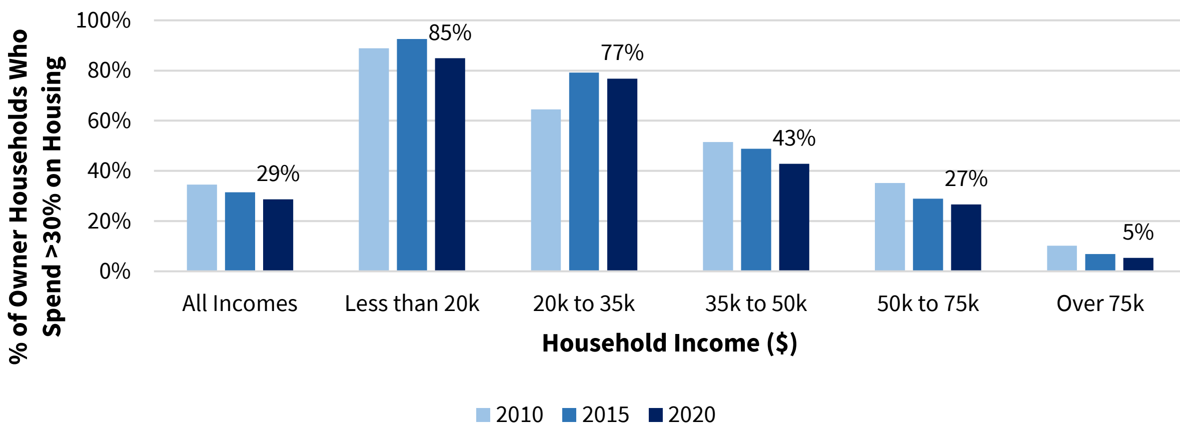


Figure A7: Owner Cost Burden by Income Level, Southwest Region (2010-2020).
Source: US Census Bureau American Community Survey Estimates

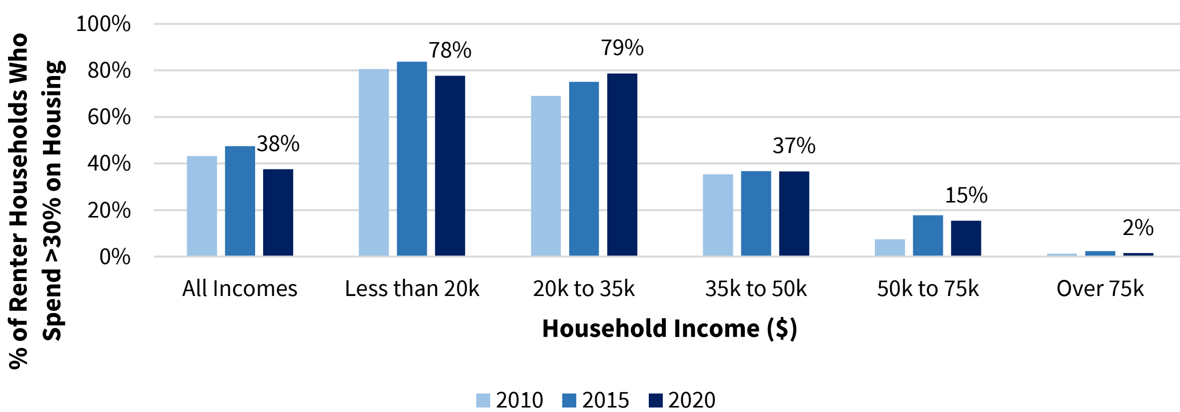


Figure A8: Renter Cost Burden by Income Level, Southwest Region (2010-2020).
Source: US Census Bureau American Community Survey Estimates

Measures of Housing Affordability

	Unit Size (number of bedrooms)						
	0	**1**	**2**	**3**	**4**	**5**	**6**
Cheshire County	$816	$983	$1,122	$1,594	$1,805	$2,076	$2,347
Sullivan County	$807	$871	$1,146	$1,417	$1,735	$1,995	$2,256
Hillsborough County, NH (part HMFA)	$971	$983	$1,293	$1,642	$1,976	$2,272	$2,569
Nashua, NH (applies to Greenville and New Ipswich	$1,082	$1,237	$1,628	$2,087	$2,208	$2,539	$2,870

Table A20: Fair Market Rents by Unit Size and County (FY22).
Source: US Department of Housing and Urban Development

Municipality	2000	2010	2020	2000 to 2020 % Change	2020 Rank (228th is highest)
Alstead	$ 26.14	$ 25.84	$ 24.15	-8%	193
Antrim	$ 24.50	$ 24.43	$ 23.64	-4%	187
Bennington	$ 27.05	$ 25.61	$ 24.85	-8%	204
Chesterfield	$ 22.18	$ 16.92	$ 18.96	-15%	103
Dublin	$ 22.31	$ 21.39	$ 24.55	10%	200
Fitzwilliam	$ 24.22	$ 26.87	$ 20.91	-14%	143
Gilsum	$ 25.07	$ 26.05	$ 23.95	-4%	191
Greenfield	$ 22.87	$ 20.86	$ 24.80	8%	202
Greenville	$ 31.31	$ 21.99	$ 19.14	-39%	105
Hancock	$ 23.65	$ 19.00	$ 22.12	-6%	163
Harrisville	$ 20.79	$ 14.28	$ 14.91	-28%	56
Hinsdale	$ 22.10	$ 24.80	$ 28.77	30%	222
Jaffrey	$ 23.49	$ 26.79	$ 24.42	4%	196
Keene	$ 32.27	$ 30.31	$ 31.52	-2%	227
Langdon	$ 24.97	$ 24.60	$ 21.99	-12%	160
Marlborough	$ 27.32	$ 25.53	$ 29.81	9%	224
Marlow	$ 33.01	$ 21.83	$ 28.54	-14%	221
Nelson	$ 22.31	$ 19.09	$ 16.73	-25%	71
New Ipswich	$ 16.90	$ 19.87	$ 19.25	14%	108
Peterborough	$ 27.63	$ 23.55	$ 25.07	-9%	205
Richmond	$ 24.04	$ 25.24	$ 20.26	-16%	126
Rindge	$ 20.52	$ 23.06	$ 20.15	-2%	123
Roxbury	$ 22.48	$ 20.50	$ 22.63	1%	171
Sharon	$ 19.79	$ 21.50	$ 22.34	13%	168
Stoddard	$ 11.92	$ 12.89	$ 15.04	26%	59
Sullivan	$ 31.17	$ 25.46	$ 25.47	-18%	207
Surry	$ 16.66	$ 14.86	$ 24.47	47%	197
Swanzey	$ 24.65	$ 24.39	$ 23.44	-5%	183
Temple	$ 21.40	$ 21.37	$ 22.98	7%	175
Troy	$ 29.21	$ 28.29	$ 22.31	-24%	167
Walpole	$ 18.91	$ 20.74	$ 21.60	14%	154
Westmoreland	$ 20.50	$ 19.11	$ 21.56	5%	153
Winchester	$ 28.05	$ 26.26	$ 27.48	-2%	217
Windsor	$ 9.88	$ 22.15	$ 9.64	-2%	20

Table A21: Total Equalized Property Tax Rates ($ per $1,000 valuation), Southwest Region (2000-2020). Source: NH Department of Revenue Administration

Measures of Current Housing Need

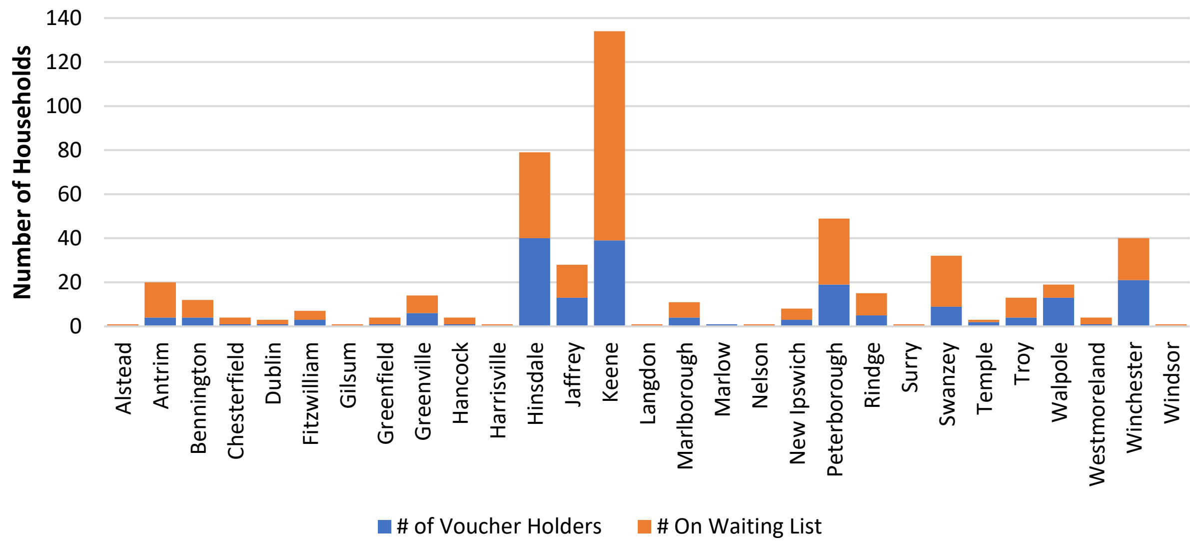


Figure A9: Housing Choice Vouchers and Households on Waiting List by Community, Southwest Region (2021). Source: NH Housing

Housing Needs Projections

Town	Owner Occupied and Rental Units Total	Owner Occupied Units Total	Owner Occupied Units Below 100 % AMI	Owner Occupied Units Above 100 % AMI	Rental Units Total	Rental Units Below 60 % AMI	Rental Units Above 60 % AMI
Alstead town	30	20	11	10	10	3	7
Antrim town	59	40	17	23	19	7	12
Bennington town	33	23	11	12	11	4	7
Chesterfield town	70	47	19	28	24	8	16
Dublin town	26	17	6	11	9	3	6
Fitzwilliam town	41	27	11	16	14	4	10
Gilsum town	14	9	4	5	5	1	4
Greenfield town	42	28	10	18	14	5	9
Greenville town	47	32	12	20	16	5	10
Hancock town	37	25	11	14	12	2	10
Harrisville town	24	16	7	9	8	1	7
Hinsdale town	46	30	25	5	16	6	10
Jaffrey town	87	58	24	34	30	9	21
Keene city	425	281	126	155	143	38	105
Langdon town	12	8	3	4	4	2	2
Marlborough town	40	27	11	16	14	4	10
Marlow town	16	10	4	6	5	1	4
Nelson town	14	10	4	6	5	1	3
New Ipswich town	108	73	30	43	35	7	28
Peterborough town	142	96	32	64	46	11	35
Richmond town	21	14	6	8	7	2	5
Rindge town	93	61	23	38	32	10	21
Roxbury town	4	3	1	2	1	0	1
Sharon town	8	5	2	3	3	1	2
Stoddard town	22	15	7	8	7	1	7
Sullivan town	12	8	4	5	4	1	4
Surry town	15	10	4	6	5	1	4
Swanzey town	141	94	41	53	47	14	33
Temple town	34	23	9	14	11	2	9
Troy town	38	25	12	14	13	4	9
Walpole town	57	38	17	20	19	4	15
Westmoreland town	29	19	8	11	10	1	9
Winchester town	79	53	24	28	27	7	20
Windsor town	5	3	2	1	2	1	1
Total	**1,873**	**1,247**	**538**	**709**	**627**	**170**	**456**

Table A22: Root Policy Research Municipal Housing Production Targets for 2025. Source: Root Policy Research

Town	Owner Occupied and Rental Units Total	Owner Occupied Units Total	Owner Occupied Units Below 100 % AMI	Owner Occupied Units Above 100 % AMI	Rental Units Total	Rental Units Below 60 % AMI	Rental Units Above 60 % AMI
Alstead town	54	35	18	17	19	6	13
Antrim town	108	73	31	42	36	13	23
Bennington town	61	41	20	21	20	7	13
Chesterfield town	126	83	34	49	43	14	29
Dublin town	46	30	10	20	16	5	11
Fitzwilliam town	73	48	20	29	25	7	18
Gilsum town	26	17	8	9	9	2	7
Greenfield town	76	51	19	33	25	9	16
Greenville town	86	58	22	35	29	9	19
Hancock town	68	46	20	26	23	4	19
Harrisville town	43	29	12	17	15	2	12
Hinsdale town	80	52	43	9	28	10	18
Jaffrey town	154	101	40	61	53	16	38
Keene city	755	496	220	276	259	68	191
Langdon town	20	14	6	8	7	3	4
Marlborough town	72	47	18	29	24	7	17
Marlow town	28	19	8	11	10	2	8
Nelson town	26	17	7	10	9	3	6
New Ipswich town	196	132	54	78	64	13	51
Peterborough town	259	174	58	116	85	21	65
Richmond town	38	25	11	14	13	3	10
Rindge town	164	107	40	67	57	18	39
Roxbury town	7	5	2	3	2	0	2
Sharon town	14	9	4	6	5	1	3
Stoddard town	39	25	12	14	13	1	12
Sullivan town	22	15	6	8	8	1	6
Surry town	26	17	7	10	9	1	8
Swanzey town	250	165	71	94	85	25	60
Temple town	61	41	16	25	20	4	16
Troy town	68	45	20	24	23	7	16
Walpole town	101	66	30	36	35	7	28
Westmoreland town	52	34	14	20	18	2	16
Winchester town	141	93	43	50	48	12	36
Windsor town	9	6	3	3	3	1	2
Total	**3,349**	**2,213**	**946**	**1,267**	**1,136**	**304**	**833**

Table A23: Root Policy Research Municipal Housing Production Targets for 2030. Source: Root Policy Research

Town	Owner Occupied and Rental Units Total	Owner Occupied Units Total	Owner Occupied Units Below 100 % AMI	Owner Occupied Units Above 100 % AMI	Rental Units Total	Rental Units Below 60 % AMI	Rental Units Above 60 % AMI
Alstead town	67	43	22	21	24	7	17
Antrim town	143	95	40	55	48	17	31
Bennington town	80	53	26	28	27	9	17
Chesterfield town	158	102	41	61	55	17	38
Dublin town	57	37	12	24	20	6	14
Fitzwilliam town	91	59	23	36	32	9	24
Gilsum town	32	21	9	11	11	3	8
Greenfield town	100	67	24	42	33	12	21
Greenville town	114	75	29	46	38	13	25
Hancock town	90	60	26	34	30	5	25
Harrisville town	55	36	14	21	19	3	16
Hinsdale town	98	62	52	10	36	13	23
Jaffrey town	193	124	48	76	68	19	49
Keene city	944	611	267	344	333	84	248
Langdon town	24	16	7	9	8	3	5
Marlborough town	89	58	23	35	31	9	23
Marlow town	35	23	9	14	12	2	10
Nelson town	33	21	9	13	11	3	8
New Ipswich town	259	173	71	101	86	18	68
Peterborough town	342	228	76	151	114	28	86
Richmond town	47	30	13	17	17	4	13
Rindge town	201	129	47	82	72	22	50
Roxbury town	9	6	2	3	3	0	3
Sharon town	19	12	5	8	6	2	4
Stoddard town	48	31	14	17	17	2	16
Sullivan town	28	18	8	10	10	1	8
Surry town	32	21	9	12	11	1	10
Swanzey town	310	201	85	116	109	31	78
Temple town	81	54	22	32	27	5	22
Troy town	85	55	25	30	30	9	21
Walpole town	126	81	37	44	45	9	36
Westmoreland town	65	42	17	25	23	3	20
Winchester town	177	115	52	63	62	15	47
Windsor town	11	8	4	3	4	1	2
Total	**4,242**	**2,768**	**1,170**	**1,598**	**1,474**	**385**	**1,089**

Table A24: Root Policy Research Municipal Housing Production Targets for 2035. Source: Root Policy Research

Town	Owner Occupied and Rental Units Total	Owner Occupied Units Total	Owner Occupied Units Below 100 % AMI	Owner Occupied Units Above 100 % AMI	Rental Units Total	Rental Units Below 60 % AMI	Rental Units Above 60 % AMI
Alstead town	73	46	23	23	27	7	19
Antrim town	164	108	46	62	56	20	36
Bennington town	92	61	30	31	31	11	20
Chesterfield town	171	109	43	66	62	19	44
Dublin town	61	38	12	26	22	6	16
Fitzwilliam town	98	62	23	39	36	9	27
Gilsum town	34	22	10	12	13	3	10
Greenfield town	115	76	28	48	39	14	25
Greenville town	131	86	33	52	45	15	30
Hancock town	104	68	30	38	36	6	30
Harrisville town	60	39	16	23	22	3	18
Hinsdale town	103	63	54	9	40	14	26
Jaffrey town	207	131	49	82	77	21	56
Keene city	1,019	646	276	370	373	91	282
Langdon town	25	16	7	9	9	3	6
Marlborough town	97	61	24	38	35	9	26
Marlow town	38	24	10	15	14	3	11
Nelson town	36	23	9	14	13	4	9
New Ipswich town	299	197	82	116	101	21	80
Peterborough town	394	260	88	172	134	33	101
Richmond town	51	32	14	18	19	4	14
Rindge town	213	133	47	86	80	24	56
Roxbury town	10	6	3	4	4	0	3
Sharon town	21	14	6	9	7	2	5
Stoddard town	52	32	15	18	19	2	17
Sullivan town	30	19	8	11	11	2	9
Surry town	35	22	9	13	13	1	11
Swanzey town	331	210	87	123	121	32	89
Temple town	93	61	25	37	32	6	26
Troy town	91	58	25	33	33	9	24
Walpole town	135	85	38	47	50	9	41
Westmoreland town	70	44	18	26	26	3	23
Winchester town	192	122	54	68	70	16	54
Windsor town	13	9	5	4	4	2	3
Total	**4,659**	**2,987**	**1,244**	**1,743**	**1,672**	**426**	**1,246**

Table A25: Root Policy Research Municipal Housing Production Targets for 2040. Source: Root Policy Research

Affordable and Equitable Housing Choice Opportunities and Barriers

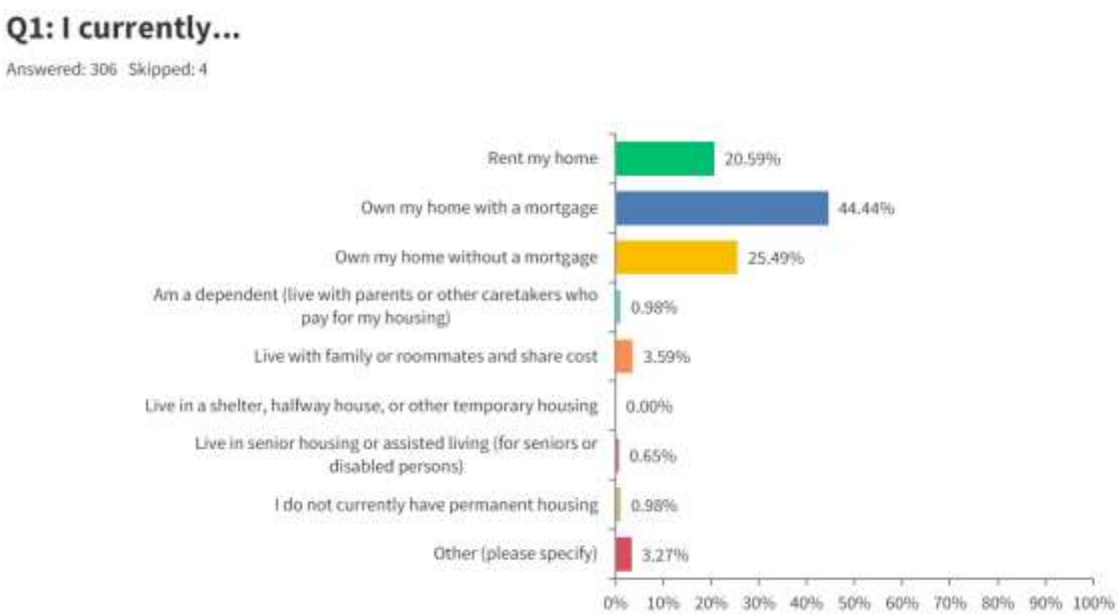
Lead Paint, Asbestos and Radon

Town	Age Group (In Months)	Total Number Screened	Population Census 2010	Percentage Screened (%)	Screening Rates (Percentage Change from a Year Earlier)	Number Of Children With EBLL (> 5 µg/Dl)	Number of Children Eligible For Case Management (> 7.5 µg/Dl)
Greenville	0 to 11	0	19	0.0	0.0	0	0
	12 to 23	15	23	65.2	-6.3	< 5	0
	24 to 35	8	26	30.8	-46.7	0	0
	36 to 72	4	84	4.8	-33.3	0	0
Hinsdale	0 to 11	2	45	4.4	0.1	0	0
	12 to 23	21	31	67.7	-34.4	< 5	0
	24 to 35	14	41	34.1	-54.8	0	0
	36 to 72	3	133	2.3	-57.1	0	0
Keene	0 to 11	5	159	3.1	399.2	0	0
	12 to 23	143	182	78.6	0.0	< 5	0
	24 to 35	119	185	64.3	1.7	< 5	0
	36 to 72	23	613	3.8	-54.8	< 5	< 5
Peterborough	0 to 11	1	58	1.7	0.0	0	0
	12 to 23	36	63	57.1	-2.7	< 5	0
	24 to 35	29	63	46.0	-14.7	< 5	0
	36 to 72	4	171	2.3	-33.4	< 5	0

Table A26: 2020 Lead Testing Data for Children Aged 72 Months and Younger. Source: The State of New Hampshire – DHHS Division of Public Health Services, Healthy Homes and Lead Poisoning Prevention Program

Qualitative Data

Household Survey



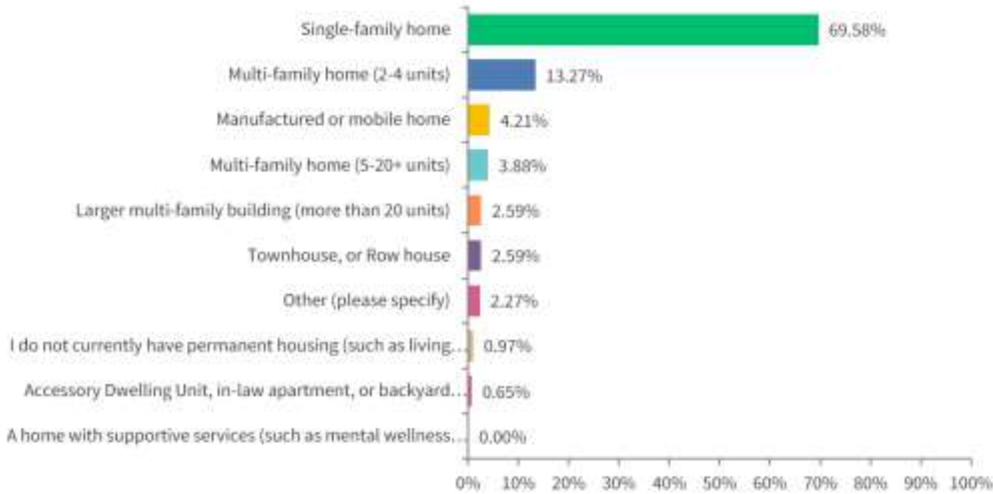
Q1: I currently...

Answered: 306 Skipped: 4

ANSWER CHOICES	RESPONSES	
Rent my home	20.59%	63
Own my home with a mortgage	44.44%	136
Own my home without a mortgage	25.49%	78
Am a dependent (live with parents or other caretakers who pay for my housing)	0.98%	3
Live with family or roommates and share cost	3.59%	11
Live in a shelter, halfway house, or other temporary housing	0%	0
Live in senior housing or assisted living (for seniors or disabled persons)	0.65%	2
I do not currently have permanent housing	0.98%	3
Other (please specify)	3.27%	10
TOTAL		306

Q2: What best describes the type of home you currently live in?

Answered: 309 Skipped: 1



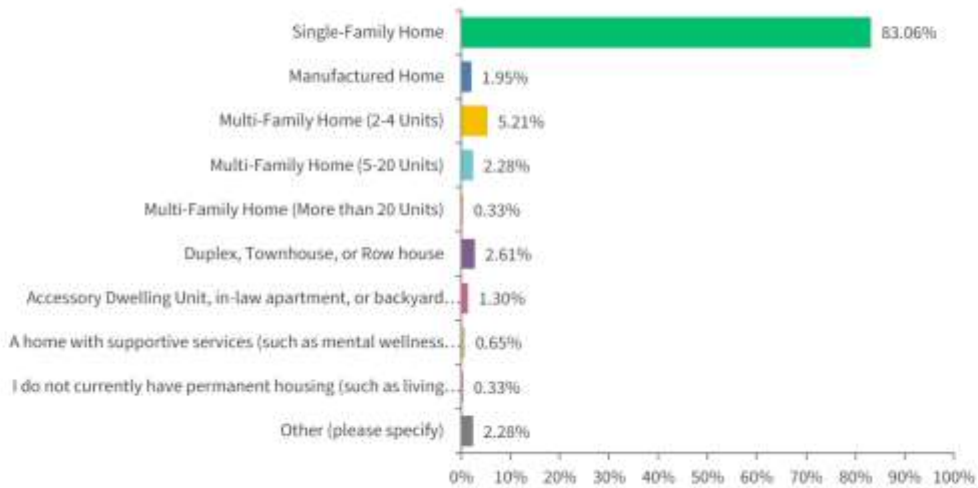
Q2: What best describes the type of home you currently live in?

Answered: 309 Skipped: 1

ANSWER CHOICES	RESPONSES	
Single-family home	69.58%	215
Multi-family home (2-4 units)	13.27%	41
Manufactured or mobile home	4.21%	13
Multi-family home (5-20+ units)	3.88%	12
Larger multi-family building (more than 20 units)	2.59%	8
Townhouse, or Row house	2.59%	8
Other (please specify)	2.27%	7
I do not currently have permanent housing (such as living with family, friends, or a nomad lifestyle)	0.97%	3
Accessory Dwelling Unit, in-law apartment, or backyard cottage	0.65%	2
A home with supportive services (such as mental wellness care, job training, dormitory, etc.)	0%	0
TOTAL		309

Q3: Ideally what type of housing would you prefer to be living in today (regardlessof affordability)?

Answered: 307 Skipped: 3



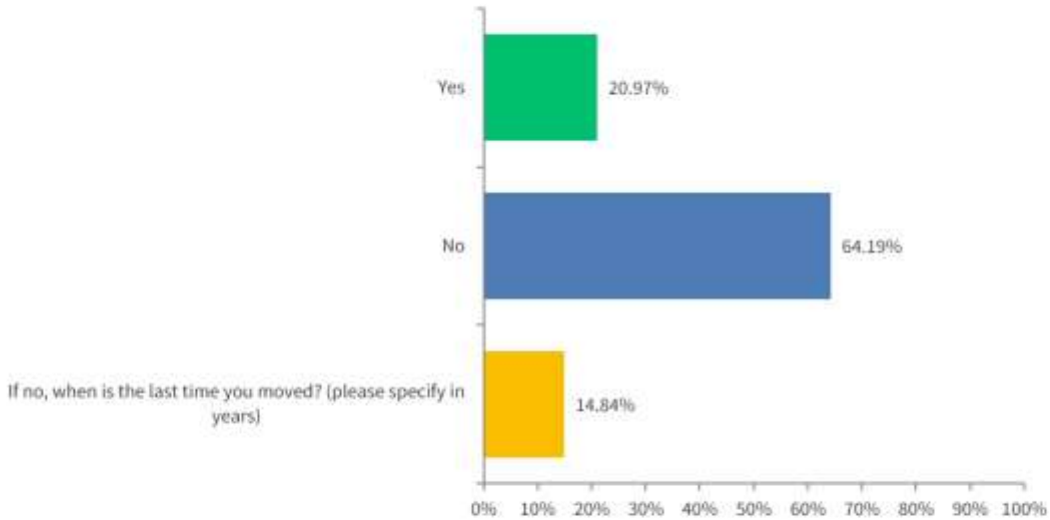
Q3: Ideally what type of housing would you prefer to be living in today (regardlessof affordability)?

Answered: 307 Skipped: 3

ANSWER CHOICES	RESPONSES	
Single-Family Home	83.06%	255
Manufactured Home	1.95%	6
Multi-Family Home (2-4 Units)	5.21%	16
Multi-Family Home (5-20 Units)	2.28%	7
Multi-Family Home (More than 20 Units)	0.33%	1
Duplex, Townhouse, or Row house	2.61%	8
Accessory Dwelling Unit, in-law apartment, or backyard cottage	1.30%	4
A home with supportive services (such as mental wellness care, job training, dormitory, etc.)	0.65%	2
I do not currently have permanent housing (such as living with family, friends, or a nomad lifestyle)	0.33%	1
Other (please specify)	2.28%	7
TOTAL		307

Q4: Are you actively looking for a new place to live?

Answered: 310 Skipped: 0



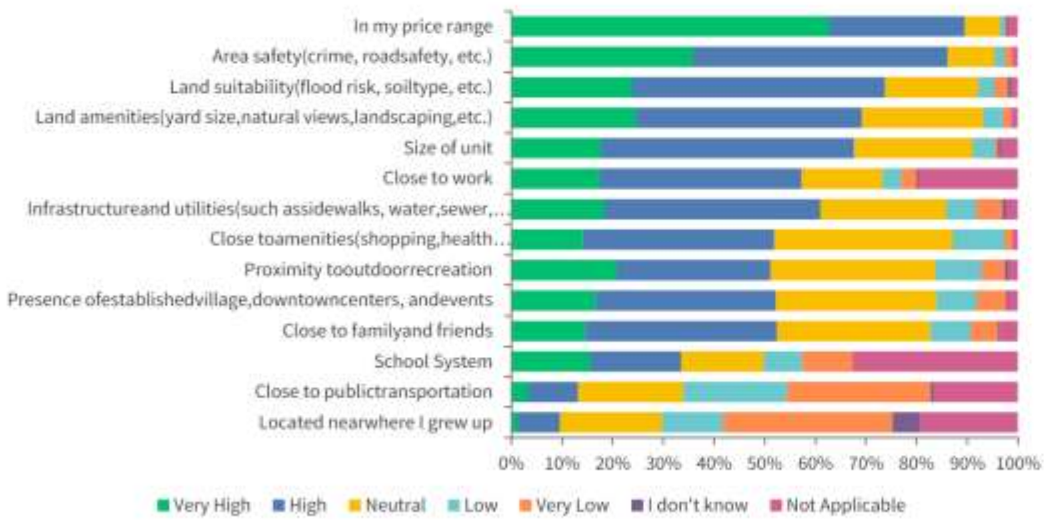
Q4: Are you actively looking for a new place to live?

Answered: 310 Skipped: 0

ANSWER CHOICES	RESPONSES	
Yes	20.97%	65
No	64.19%	199
If no, when is the last time you moved? (please specify in years)	14.84%	46
TOTAL		310

Q5: Indicate your level of priority of the following characteristics when choosing aneighborhood to live in.

Answered: 308 Skipped: 2



Q5: Indicate your level of priority of the following characteristics when choosing aneighborhood to live in.

Answered: 308 Skipped: 2

	VERY HIGH	HIGH	NEUTRAL	LOW	VERY LOW	I DON'T KNOW	NOT APPLICABLE	TOTAL	WEIGHTED AVERAGE
In my price range	62.75% 192	26.80% 82	6.86% 21	0.98% 3	0.33% 1	0.33% 1	1.96% 6	306	4.53
Area safety(crime, roadsafety, etc.)	35.86% 109	50.33% 153	9.21% 28	1.97% 6	1.64% 5	0% 0	0.99% 3	304	4.18
Land suitability(flood risk, soiltype, etc.)	23.93% 73	49.84% 152	18.36% 56	3.28% 10	2.62% 8	0.66% 2	1.31% 4	305	3.88
Land amenities(yard size,natural views,landscaping,etc.)	24.59% 75	44.59% 136	23.93% 73	3.93% 12	1.64% 5	0% 0	1.31% 4	305	3.88
Size of unit	17.82% 54	49.83% 151	23.43% 71	4.29% 13	0.66% 2	0.66% 2	3.30% 10	303	3.81
Close to work	17.33% 52	40.0% 120	16.00% 48	3.67% 11	3.00% 9	0.33% 1	19.67% 59	300	3.80
Infrastructure and utilities(such as sidewalks, water, sewer, internet)	18.36% 56	42.62% 130	24.92% 76	5.90% 18	5.25% 16	0.66% 2	2.30% 7	305	3.62

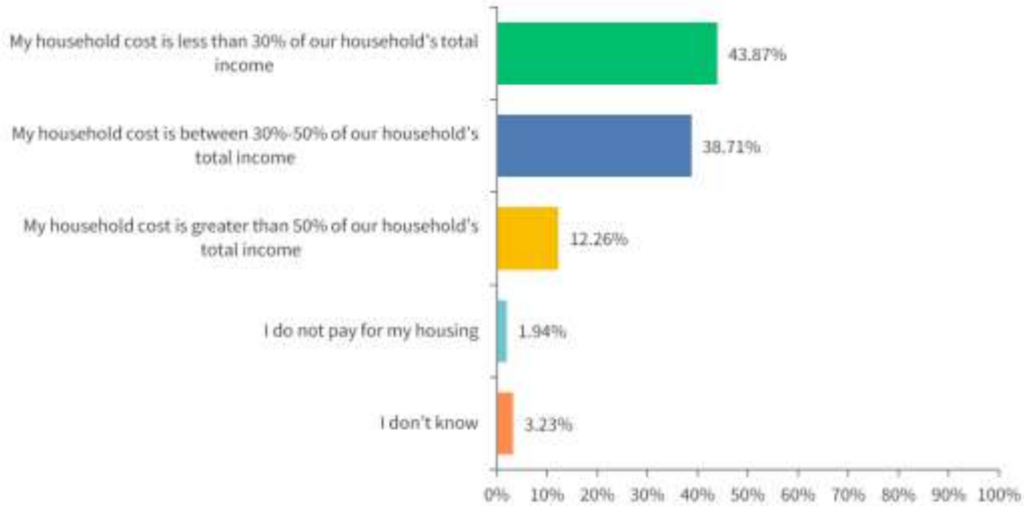
Q5: Indicate your level of priority of the following characteristics when choosing aneighborhood to live in. Continued.

Answered: 308 Skipped: 2

	VERY HIGH	HIGH	NEUTRAL	LOW	VERY LOW	I DON'T KNOW	NOT APPLICABLE	TOTAL	WEIGHTED AVERAGE
Close to amenities (shopping, health care, walkable downtown, recreational, etc.)	14.14% 43	37.83% 115	35.20% 107	10.20% 31	1.64% 5	0% 0	0.99% 3	304	3.53
Proximity to outdoor recreation	20.85% 64	30.29% 93	32.57% 100	9.12% 28	4.56% 14	0.65% 2	1.95% 6	307	3.53
Presence of established village, downtown centers, and events	16.67% 51	35.62% 109	31.70% 97	7.84% 24	5.88% 18	0.33% 1	1.96% 6	306	3.49
Close to family and friends	14.62% 44	37.87% 114	30.23% 91	7.97% 24	5.32% 16	0.33% 1	3.65% 11	301	3.49
School System	15.61% 47	17.94% 54	16.28% 49	7.64% 23	9.97% 30	0% 0	32.56% 98	301	3.32
Close to public transportation	3.30% 10	9.90% 30	20.79% 63	20.46% 62	28.38% 86	0.66% 2	16.50% 50	303	2.25
Located nearwhere I grew up	1.32% 4	8.25% 25	20.13% 61	12.21% 37	33.33% 101	5.28% 16	19.47% 59	303	1.96

Q6: Please select the statement that best describes your overall housing costs (mortgage/rent, utilities, insurance, property taxes, and maintenance):

Answered: 310 Skipped: 0



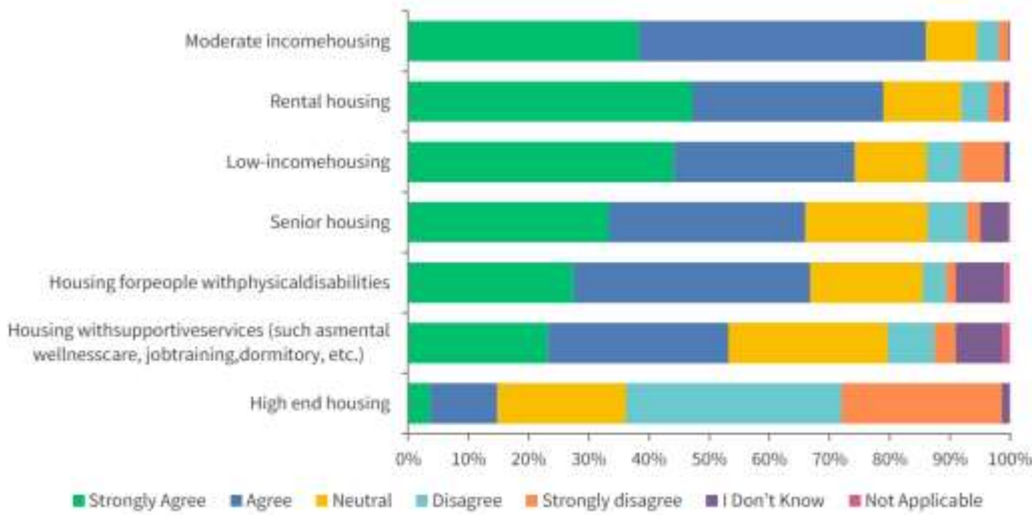
Q6: Please select the statement that best describes your overall housing costs (mortgage/rent, utilities, insurance, property taxes, and maintenance):

Answered: 310 Skipped: 0

ANSWER CHOICES	RESPONSES	
My household cost is less than 30% of our household's total income	43.87%	136
My household cost is between 30%-50% of our household's total income	38.71%	120
My household cost is greater than 50% of our household's total income	12.26%	38
I do not pay for my housing	1.94%	6
I don't know	3.23%	10
TOTAL		310

Q7: When thinking about housing in your community, please indicate your level ofagreement with the need for additional units for each stated housing type.

Answered: 310 Skipped: 0



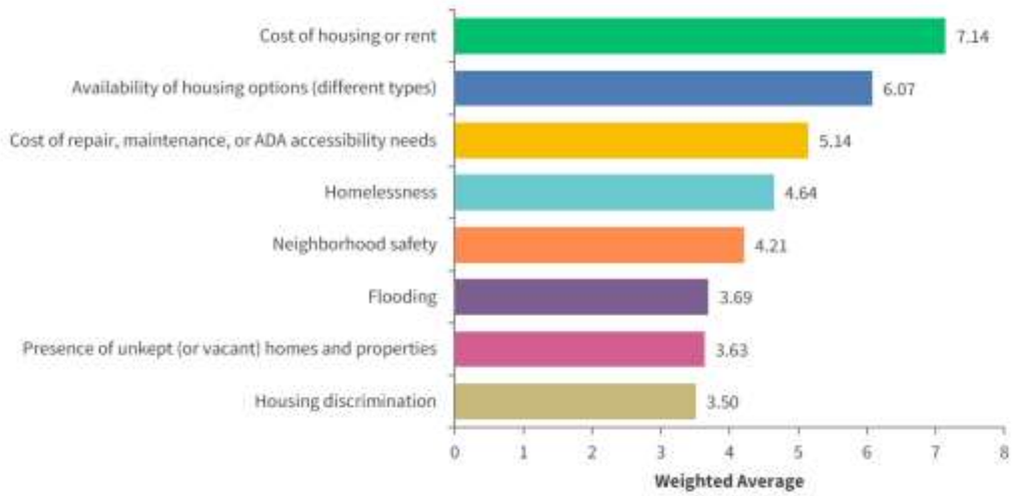
Q7: When thinking about housing in your community, please indicate your level ofagreement with the need for additional units for each stated housing type.

Answered: 310 Skipped: 0

	STRONGLY AGREE	AGREE	NEUTRAL	DISAGREE	STRONGLY DISAGREE	I DON'T KNOW	NOT APPLICABLE	TOTAL	WEIGHTED AVERAGE
Moderate income housing	38.31% 118	47.73% 147	8.44% 26	3.57% 11	1.62% 5	0.32% 1	0% 0	308	4.17
Rental housing	47.25% 146	31.72% 98	12.94% 40	4.53% 14	2.59% 8	0.65% 2	0.32% 1	309	4.15
Low-income housing	44.19% 137	30.0% 93	11.94% 37	5.81% 18	7.10% 22	0.97% 3	0% 0	310	3.95
Senior housing	33.33% 102	32.68% 100	20.26% 62	6.54% 20	2.29% 7	4.58% 14	0.33% 1	306	3.75
Housing for people with physical disabilities	27.42% 85	39.35% 122	18.71% 58	3.87% 12	1.61% 5	8.06% 25	0.97% 3	310	3.64
Housing with supportive services (such as mental wellness care, job training, dormitory, etc.)	23.23% 72	30.0% 93	26.45% 82	7.74% 24	3.55% 11	7.74% 24	1.29% 4	310	3.39
High end housing	3.62% 11	11.18% 34	21.38% 65	35.86% 109	26.64% 81	1.32% 4	0% 0	304	2.25

Q8: Prioritize the housing-related challenges facing your community.(Please rank the greatest challenge as 1 and the lowest challenge as 8)

Answered: 310 Skipped: 0



Q8: Prioritize the housing-related challenges facing your community.(Please rank the greatest challenge as 1 and the lowest challenge as 8)

Answered: 310 Skipped: 0

	1	2	3	4	5	6	7	8	THIS CHALLENGE DOES NOT APPLY TO MY COMMUNITY	TOTAL	WEIGHTED AVERAGE
Cost of housing or rent	62.84% 164	19.54% 51	3.45% 9	1.92% 5	1.92% 5	1.53% 4	2.30% 6	3.07% 8	3.45% 9	261	7.14
Availability of housing options (different types)	17.42% 50	36.24% 104	13.59% 39	11.50% 33	6.62% 19	5.92% 17	2.44% 7	2.44% 7	3.83% 11	287	6.07
Cost of repair, maintenance, or ADA accessibility needs	4.04% 11	17.28% 47	24.26% 66	16.54% 45	12.13% 33	8.82% 24	5.51% 15	2.94% 8	8.46% 23	272	5.14
Homelessness	5.56% 15	10.37% 28	15.56% 42	15.93% 43	13.70% 37	8.89% 24	7.41% 20	7.41% 20	15.19% 41	270	4.64
Neighborhood safety	3.90% 11	6.38% 18	15.25% 43	14.89% 42	18.09% 51	10.64% 30	13.12% 37	8.16% 23	9.57% 27	282	4.21
Flooding	3.38% 9	5.26% 14	9.77% 26	11.65% 31	11.28% 30	16.54% 44	12.78% 34	15.04% 40	14.29% 38	266	3.69
Presence of unkept (or vacant) homes and properties	3.72% 11	5.41% 16	11.15% 33	10.14% 30	10.47% 31	16.89% 50	15.54% 46	16.22% 48	10.47% 31	296	3.63
Housing discrimination	3.79% 11	2.76% 8	6.90% 20	9.31% 27	14.83% 43	17.24% 50	17.93% 52	12.07% 35	15.17% 44	290	3.50

Q9: Indicate the level of impact each of the following factors has on your ability tostay in the community.

Answered: 310 Skipped: 0

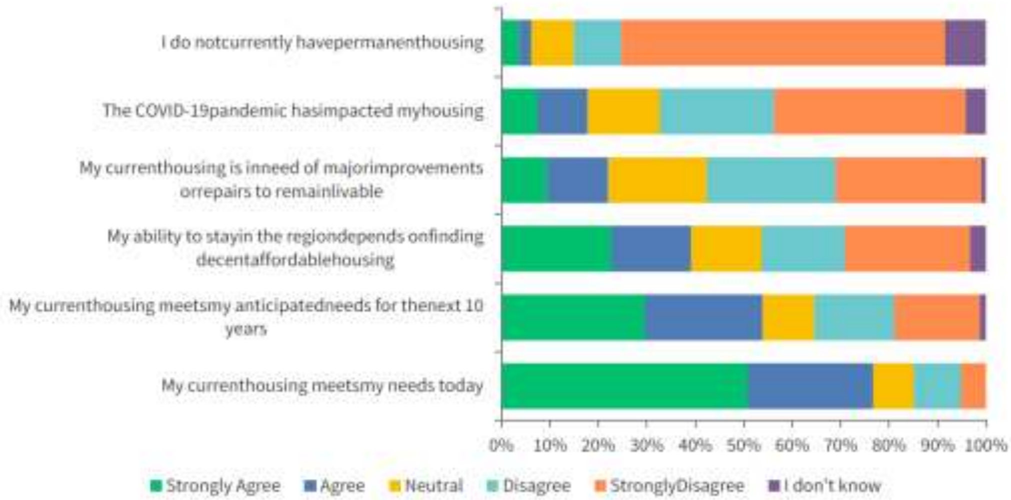
Q9: Indicate the level of impact each of the following factors has on your ability to stay in the community.

Answered: 310 Skipped: 0

	SIGNIFICANTLY IMPACTS	SOMEWHAT IMPACTS	SLIGHTLY IMPACTS	DOES NOT IMPACT	I DON'T KNOW	NOT APPLICABLE	TOTAL	WEIGHTED AVERAGE
Cost of available housing	53.57% 165	13.96% 43	5.19% 16	15.58% 48	0.97% 3	10.71% 33	308	4.16
Supply of available housing	43.18% 133	15.26% 47	5.84% 18	21.43% 66	1.62% 5	12.66% 39	308	3.88
Type of available housing	35.18% 108	24.43% 75	10.42% 32	17.26% 53	1.63% 5	11.07% 34	307	3.84
Quality of available housing	30.62% 94	24.76% 76	9.45% 29	21.17% 65	2.61% 8	11.40% 35	307	3.67
Location of available housing	24.43% 75	28.34% 87	17.92% 55	16.94% 52	1.63% 5	10.75% 33	307	3.64
I don't feel I have the choice to leave my community due to lack of housing options and/or moving costs	27.06% 82	13.53% 41	7.26% 22	24.09% 73	5.28% 16	22.77% 69	303	3.43

Q10: Indicate your level of agreement with the following statements about yourcurrent housing needs.

Answered: 310 Skipped: 0



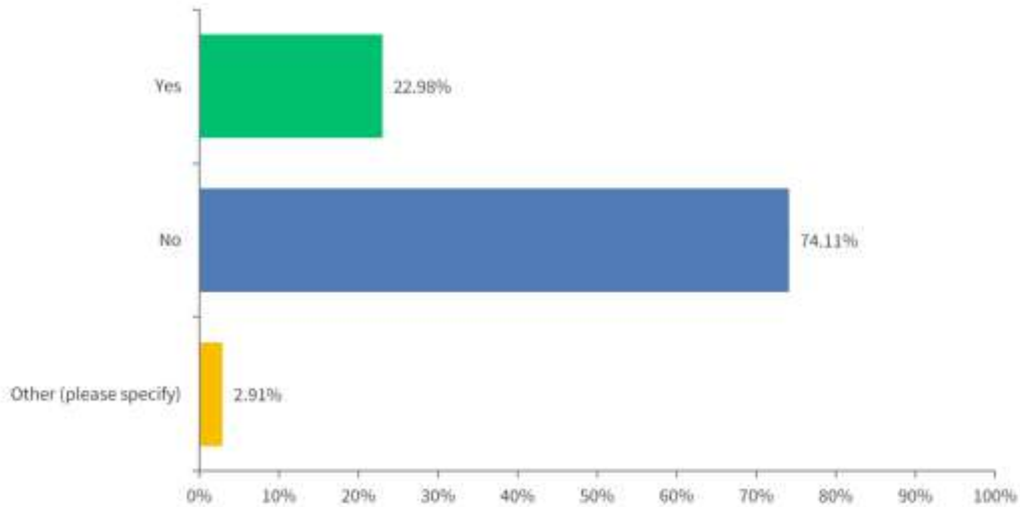
Q10: Indicate your level of agreement with the following statements about yourcurrent housing needs.

Answered: 310 Skipped: 0

	STRONGLY AGREE	AGREE	NEUTRAL	DISAGREE	STRONGLY DISAGREE	I DON'T KNOW	TOTAL	WEIGHTED AVERAGE
I do not currently have permanent housing	3.58% 11	2.61% 8	8.79% 27	9.77% 30	66.78% 205	8.47% 26	307	4.46
The COVID-19 pandemic has impacted my housing	7.44% 23	10.36% 32	14.89% 46	23.62% 73	39.48% 122	4.21% 13	309	3.81
My current housing is in need of major improvements or repairs to remain livable	9.39% 29	12.62% 39	20.39% 63	26.54% 82	30.10% 93	0.97% 3	309	3.56
My ability to stayin the regiondepends onfinding decentaffordablehousing	22.65% 70	16.50% 51	14.56% 45	17.15% 53	25.89% 80	3.24% 10	309	3.07
My currenthousing meetsmy anticipatedneeds for thenext 10 years	29.55% 91	24.35% 75	10.71% 33	16.56% 51	17.53% 54	1.30% 4	308	2.68
My currenthousing meetsmy needs today	50.81% 157	25.89% 80	8.41% 26	9.71% 30	5.18% 16	0% 0	309	1.93

Q11: Do you travel more than 30 minutes from your home for work, childcare, or other daily needs?

Answered: 309 Skipped: 1



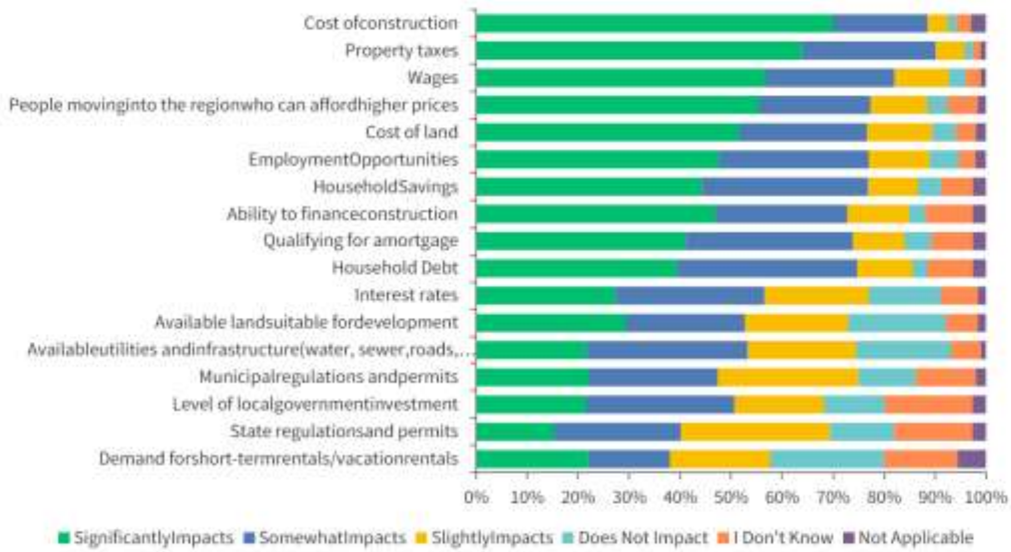
Q11: Do you travel more than 30 minutes from your home for work, childcare, or other daily needs?

Answered: 309 Skipped: 1

ANSWER CHOICES	RESPONSES	
Yes	22.98%	71
No	74.11%	229
Other (please specify)	2.91%	9
TOTAL		309

Q12: Indicate the impact you believe the following factors have on cost and supplyof housing in your community.

Answered: 310 Skipped: 0



Q12: Indicate the impact you believe the following factors have on cost and supply of housing in your community.

Answered: 310 Skipped: 0

	SIGNIFICANTLY IMPACTS	SOMEWHAT IMPACTS	SLIGHTLY IMPACTS	DOES NOT IMPACT	I DON'T KNOW	NOT APPLICABLE	TOTAL	WEIGHTED AVERAGE
Cost of construction	69.93% 214	18.63% 57	3.92% 12	1.63% 5	2.94% 9	2.94% 9	306	4.56
Property taxes	63.82% 194	26.32% 80	5.59% 17	1.64% 5	1.64% 5	0.99% 3	304	4.50
Wages	56.81% 171	25.25% 76	10.63% 32	3.32% 10	2.99% 9	1.00% 3	301	4.31
People moving into the region who can afford higher prices	55.41% 169	21.97% 67	11.15% 34	3.93% 12	5.90% 18	1.64% 5	305	4.19
Cost of land	51.64% 157	25.00% 76	12.83% 39	4.61% 14	3.95% 12	1.97% 6	304	4.18
Employment Opportunities	47.67% 143	29.33% 88	12.00% 36	5.67% 17	3.33% 10	2.00% 6	300	4.15
HouseholdSavings	44.30% 136	32.57% 100	9.77% 30	4.56% 14	6.19% 19	2.61% 8	307	4.07
Ability to finance construction	46.89% 143	25.90% 79	12.13% 37	3.28% 10	9.18% 28	2.62% 8	305	4.01
Qualifying for amortgage	41.04% 126	32.90% 101	10.10% 31	5.21% 16	8.14% 25	2.61% 8	307	3.96

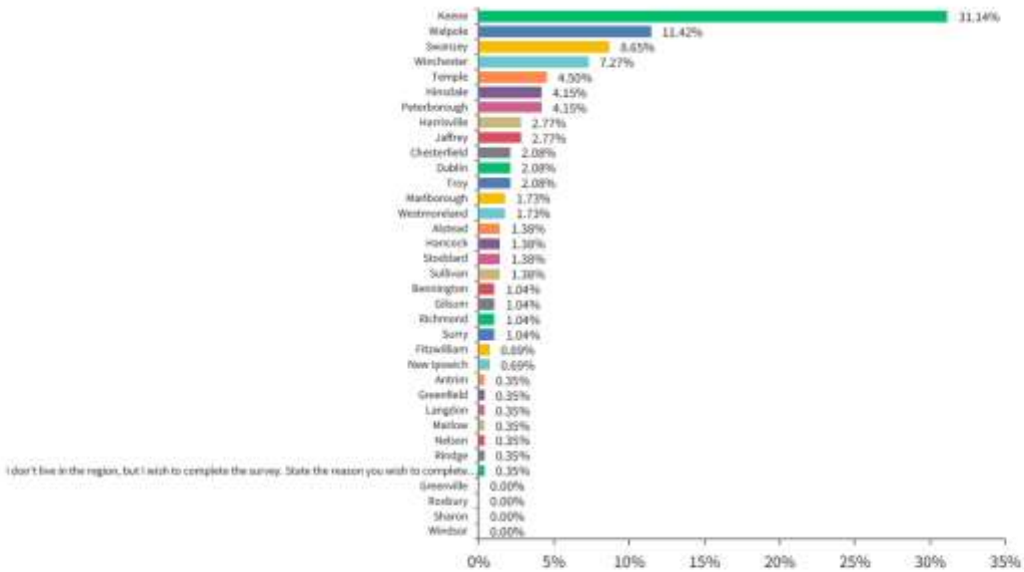
Q12: Indicate the impact you believe the following factors have on cost and supply of housing in your community. Continued

Answered: 310 Skipped: 0

	SIGNIFICANTLY IMPACTS	SOMEWHAT IMPACTS	SLIGHTLY IMPACTS	DOES NOT IMPACT	I DON'T KNOW	NOT APPLICABLE	TOTAL	WEIGHTED AVERAGE
Household Debt	39.34% 120	35.41% 108	10.82% 33	2.95% 9	8.85% 27	2.62% 8	305	3.96
Interest rates	27.30% 83	29.28% 89	20.39% 62	14.14% 43	7.24% 22	1.64% 5	304	3.56
Available land suitable for development	29.32% 90	23.45% 72	20.20% 62	19.22% 59	6.19% 19	1.63% 5	307	3.51
Available utilities and infrastructure (water, sewer, roads, electric, internet etc.)	21.57% 66	31.70% 97	21.24% 65	18.63% 57	5.88% 18	0.98% 3	306	3.45
Municipal regulations and permits	22.04% 67	25.33% 77	27.63% 84	11.18% 34	11.84% 36	1.97% 6	304	3.35
Level of local government investment	21.52% 65	29.14% 88	17.55% 53	11.92% 36	17.22% 52	2.65% 8	302	3.27
State regulations and permits	15.28% 46	24.92% 75	29.24% 88	12.62% 38	15.28% 46	2.66% 8	301	3.13
Demand for short-term rentals/vacation rentals	21.97% 67	16.07% 49	19.67% 60	22.30% 68	14.43% 44	5.57% 17	305	3.09

Q14: Please select the Town you live in.

Answered: 289 Skipped: 21



Q14: Please select the Town you live in.

Answered: 289 Skipped: 21

ANSWER CHOICES	RESPONSES	
Keene	31.14%	90
Walpole	11.42%	33
Swanzey	8.65%	25
Winchester	7.27%	21
Temple	4.50%	13
Hinsdale	4.15%	12
Peterborough	4.15%	12
Harrisville	2.77%	8
Jaffrey	2.77%	8
Chesterfield	2.08%	6
Dublin	2.08%	6
Troy	2.08%	6
Marlborough	1.73%	5
Westmoreland	1.73%	5
Alstead	1.38%	4
Hancock	1.38%	4
Stoddard	1.38%	4
Sullivan	1.38%	4
Bennington	1.04%	3
Gilsum	1.04%	3
Richmond	1.04%	3
Surry	1.04%	3
Fitzwilliam	0.69%	2
New Ipswich	0.69%	2
Antrim	0.35%	1
Greenfield	0.35%	1
Langdon	0.35%	1
Marlow	0.35%	1
Nelson	0.35%	1
Rindge	0.35%	1
I don't live in the region, but I wish to complete the survey. State the reason you wish to complete the survey for this region, for example, I wish to move here in the future.	0.35%	1
TOTAL		289

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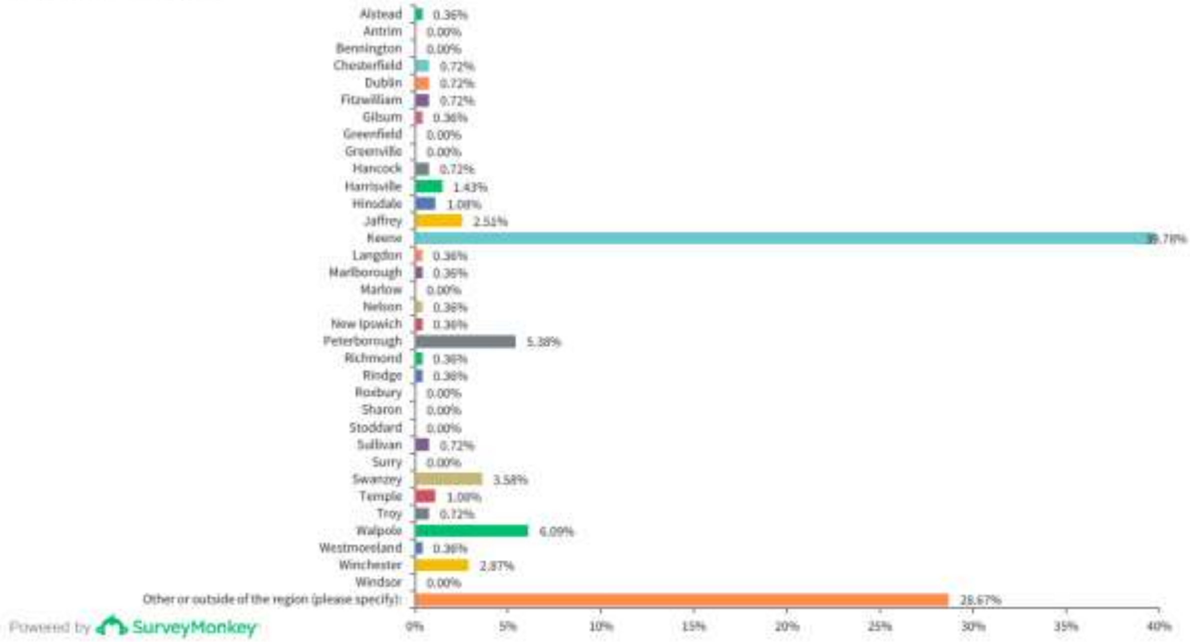
Q15: Please select the Town/City you work in.

Answered: 279 Skipped: 31



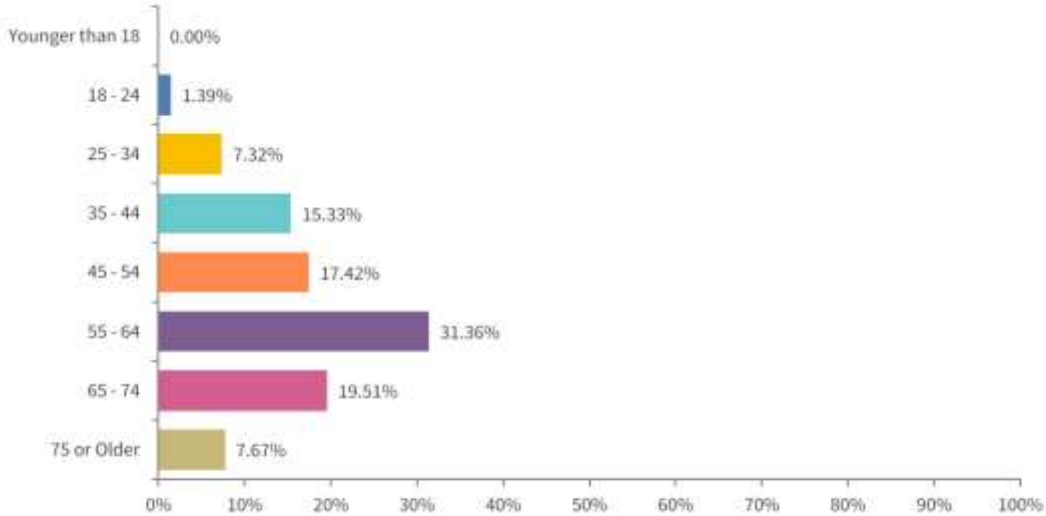
Q15: Please select the Town/City you work in.

Answered: 279 Skipped: 31

ANSWER CHOICES	RESPONSES	
Alstead	0.36%	1
Antrim	0%	0
Bennington	0%	0
Chesterfield	0.72%	2
Dublin	0.72%	2
Fitzwilliam	0.72%	2
Gilsum	0.36%	1
Greenfield	0%	0
Greenville	0%	0
Hancock	0.72%	2
Harrisville	1.43%	4
Hinsdale	1.08%	3
Jaffrey	2.51%	7
Keene	39.78%	111
Langdon	0.36%	1
Marlborough	0.36%	1
Marlow	0%	0
Nelson	0.36%	1
New Ipswich	0.36%	1
Peterborough	5.38%	15
Richmond	0.36%	1
Rindge	0.36%	1
Roxbury	0%	0
Sharon	0%	0
Stoddard	0%	0
Sullivan	0.72%	2
Surry	0%	0
Swanzey	3.58%	10
Temple	1.08%	3
Troy	0.72%	2
Walpole	6.09%	17
Westmoreland	0.36%	1
Winchester	2.87%	8
Windsor	0%	0
Other or outside of the region (please specify):	28.67%	80
TOTAL		279

Q16: Please select your age.

Answered: 287 Skipped: 23



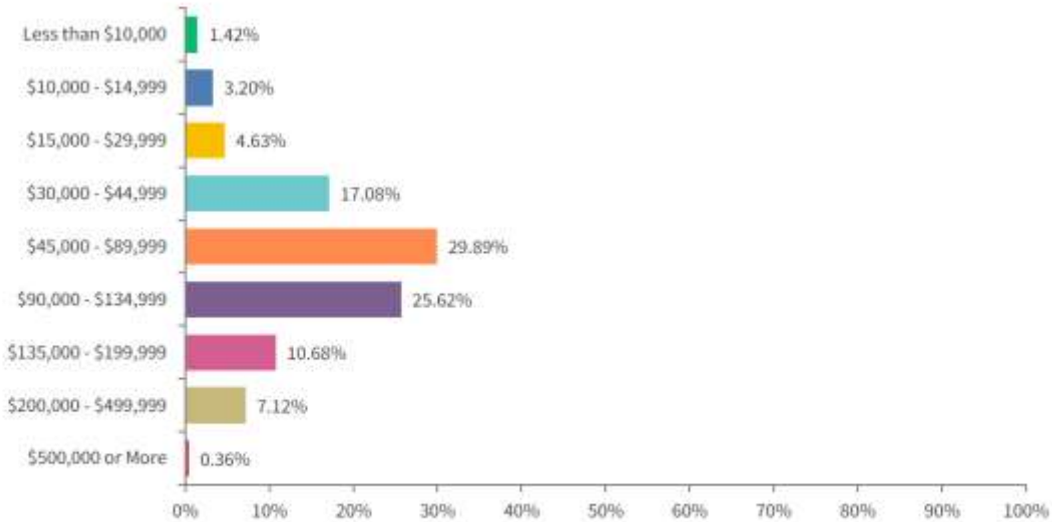
Q16: Please select your age.

Answered: 287 Skipped: 23

ANSWER CHOICES	RESPONSES	
Younger than 18	0%	0
18 - 24	1.39%	4
25 - 34	7.32%	21
35 - 44	15.33%	44
45 - 54	17.42%	50
55 - 64	31.36%	90
65 - 74	19.51%	56
75 or Older	7.67%	22
TOTAL		287

Q17: What is your approximate annual household income.

Answered: 281 Skipped: 29



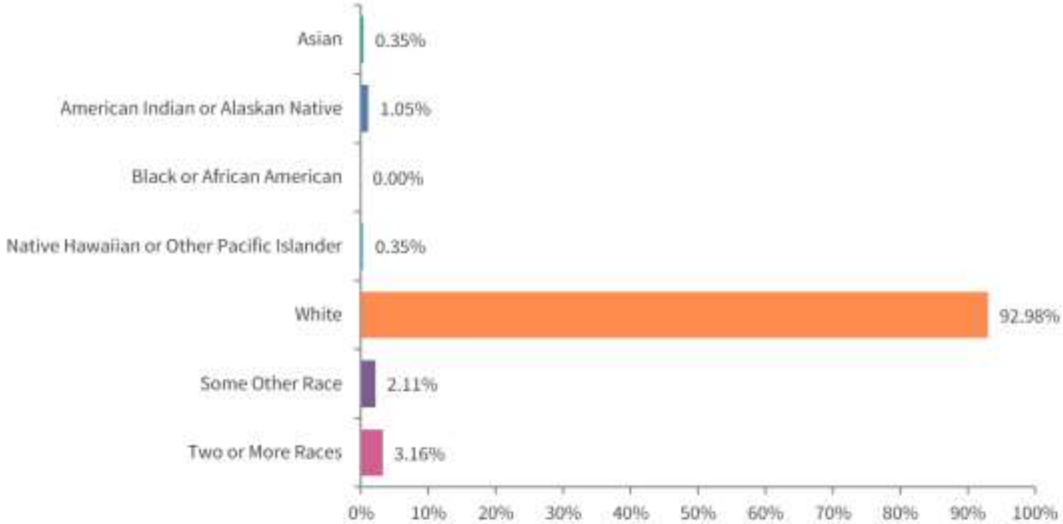
Q17: What is your approximate annual household income.

Answered: 281 Skipped: 29

ANSWER CHOICES	RESPONSES	
Less than $10,000	1.42%	4
$10,000 - $14,999	3.20%	9
$15,000 - $29,999	4.63%	13
$30,000 - $44,999	17.08%	48
$45,000 - $89,999	29.89%	84
$90,000 - $134,999	25.62%	72
$135,000 - $199,999	10.68%	30
$200,000 - $499,999	7.12%	20
$500,000 or More	0.36%	1
TOTAL		281

Q18: Which of the following best describes you?

Answered: 285 Skipped: 25



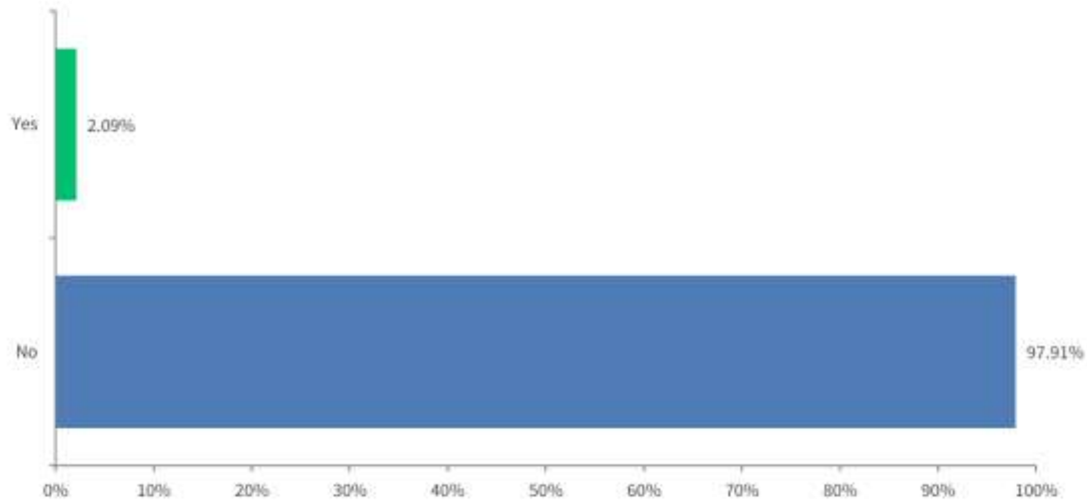
Q18: Which of the following best describes you?

Answered: 285 Skipped: 25

ANSWER CHOICES	RESPONSES	
Asian	0.35%	1
American Indian or Alaskan Native	1.05%	3
Black or African American	0%	0
Native Hawaiian or Other Pacific Islander	0.35%	1
White	92.98%	265
Some Other Race	2.11%	6
Two or More Races	3.16%	9
TOTAL		285

Q19: Are you Hispanic or Latino?

Answered: 287 Skipped: 23



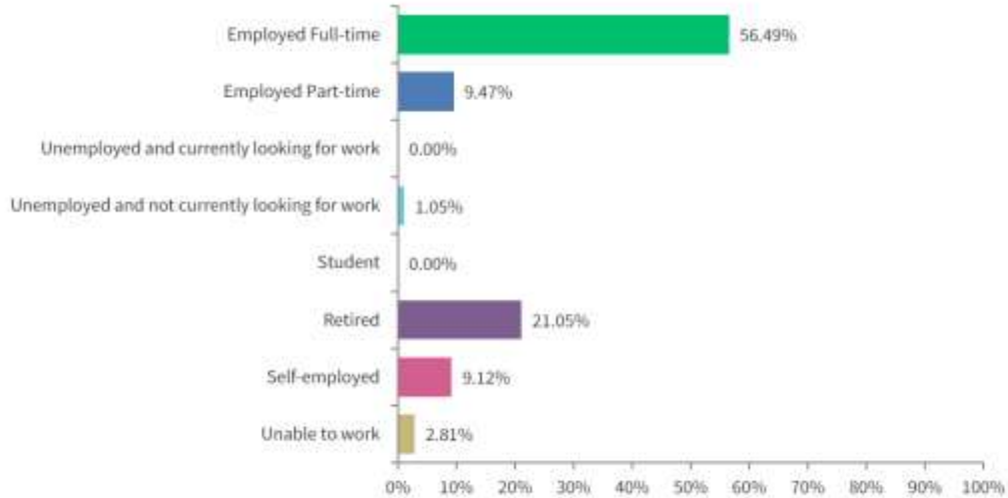
Q19: Are you Hispanic or Latino?

Answered: 287 Skipped: 23

ANSWER CHOICES	RESPONSES	
Yes	2.09%	6
No	97.91%	281
TOTAL		287

Q20: What is your employment status?

Answered: 285 Skipped: 25



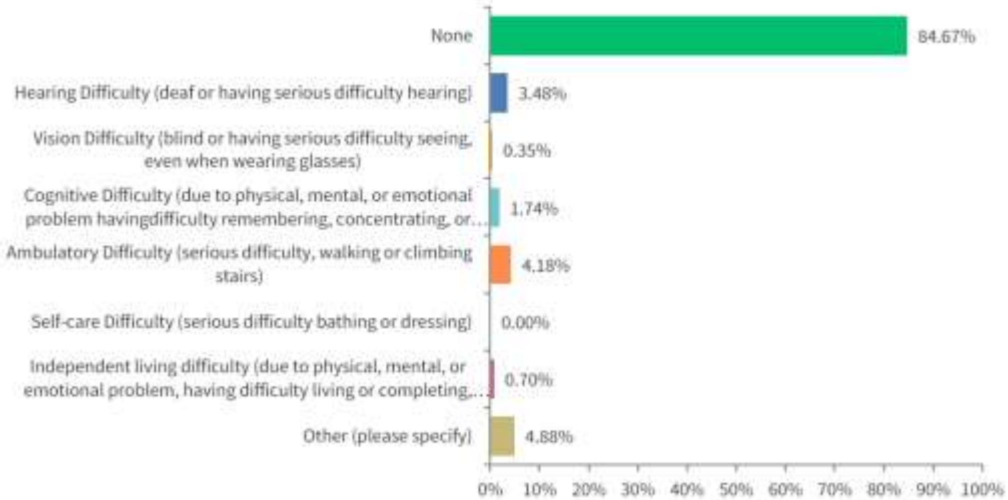
Q20: What is your employment status?

Answered: 285 Skipped: 25

ANSWER CHOICES	RESPONSES	
Employed Full-time	56.49%	161
Employed Part-time	9.47%	27
Unemployed and currently looking for work	0%	0
Unemployed and not currently looking for work	1.05%	3
Student	0%	0
Retired	21.05%	60
Self-employed	9.12%	26
Unable to work	2.81%	8
TOTAL		285

Q23: Which describes your disability status?

Answered: 287 Skipped: 23



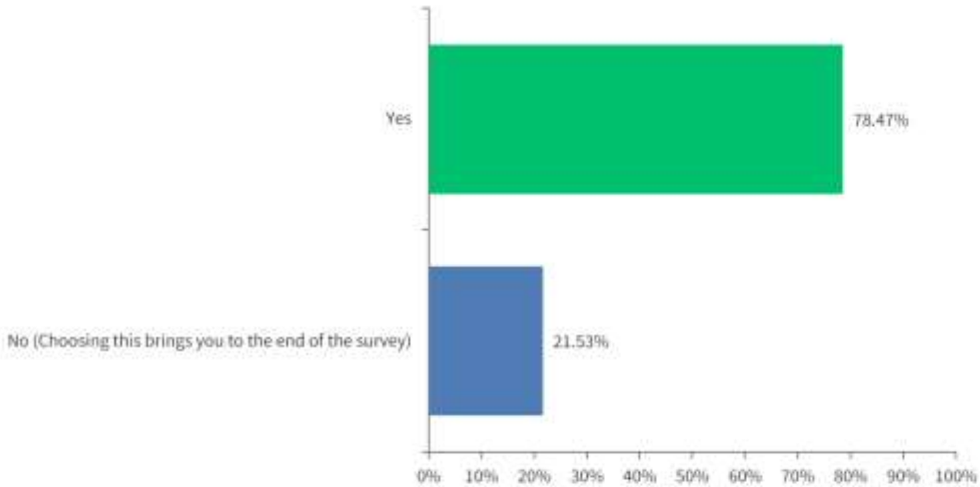
Q23: Which describes your disability status?

Answered: 287 Skipped: 23

ANSWER CHOICES	RESPONSES	
None	84.67%	243
Hearing Difficulty (deaf or having serious difficulty hearing)	3.48%	10
Vision Difficulty (blind or having serious difficulty seeing, even when wearing glasses)	0.35%	1
Cognitive Difficulty (due to physical, mental, or emotional problem havingdifficulty remembering, concentrating, or making decisions)	1.74%	5
Ambulatory Difficulty (serious difficulty, walking or climbing stairs)	4.18%	12
Self-care Difficulty (serious difficulty bathing or dressing)	0%	0
Independent living difficulty (due to physical, mental, or emotional problem, having difficulty living or completing, tasks alone)	0.70%	2
Other (please specify)	4.88%	14
TOTAL		287

Q24: Are you willing take a few more minutes to share your thoughts on housing with a few deeper dive questions?

Answered: 274 Skipped: 36



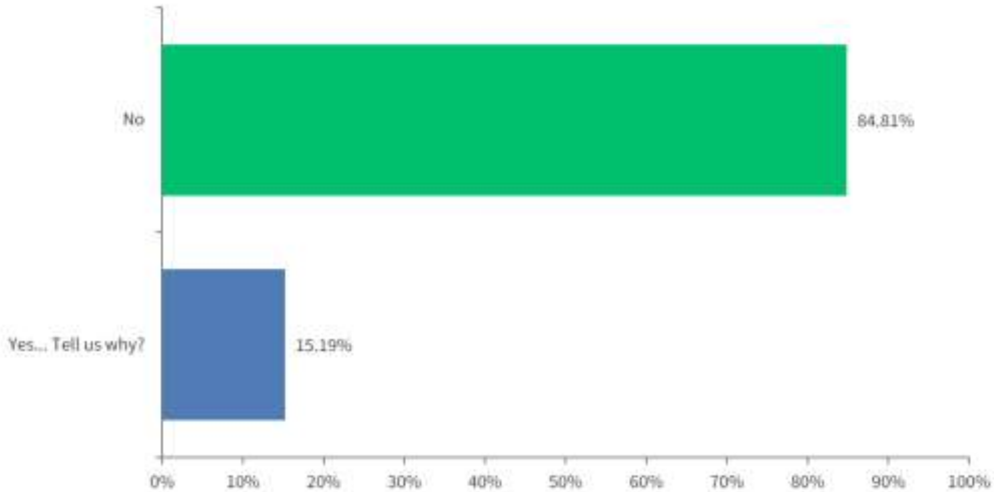
Q24: Are you willing take a few more minutes to share your thoughts on housing with a few deeper dive questions?

Answered: 274 Skipped: 36

ANSWER CHOICES	RESPONSES	
Yes	78.47%	215
No (Choosing this brings you to the end of the survey)	21.53%	59
TOTAL		274

Q25: Have you or your family ever been at risk of eviction or losing your home?

Answered: 270 Skipped: 40



Q25: Have you or your family ever been at risk of eviction or losing your home?

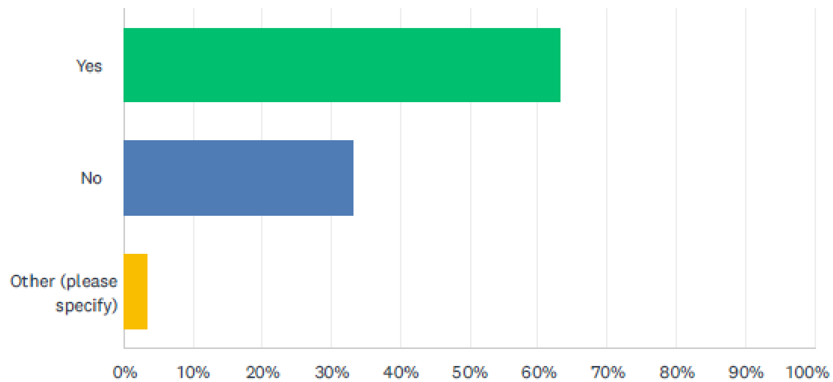
Answered: 270 Skipped: 40

ANSWER CHOICES	RESPONSES	
No	84.81%	229
Yes... Tell us why?	15.19%	41
TOTAL		270

Employer Survey

Q1 In the last 5 years, have you ever lost business or experienced financial loss because of staffing shortages (i.e. scheduling issues, inability to meet orders, excessive overtime)?

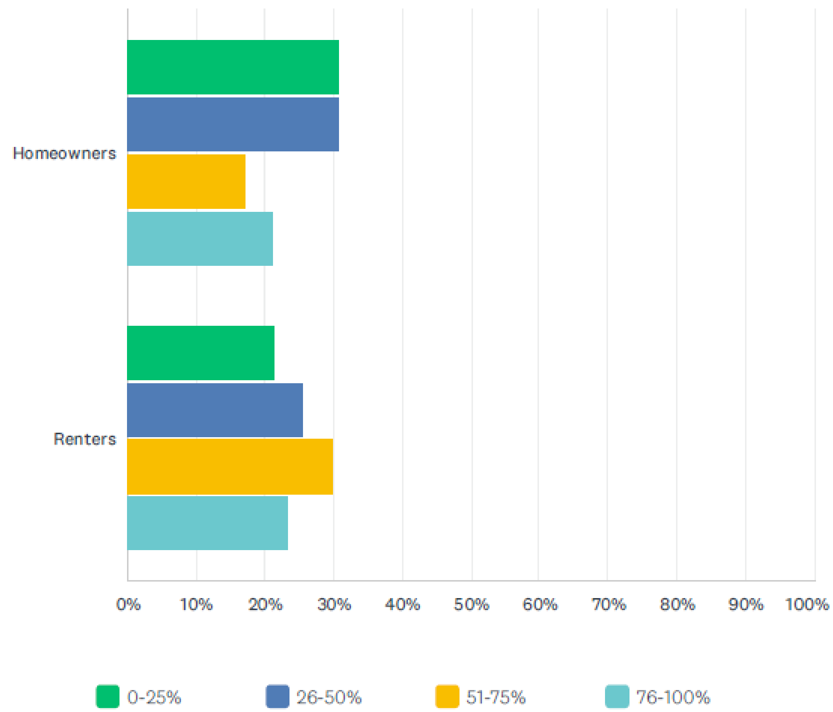
Answered: 57   Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	63.16%	36
No	33.33%	19
Other (please specify)	3.51%	2
TOTAL		57

Q2 To the best of your knowledge, what percentage of employees are:

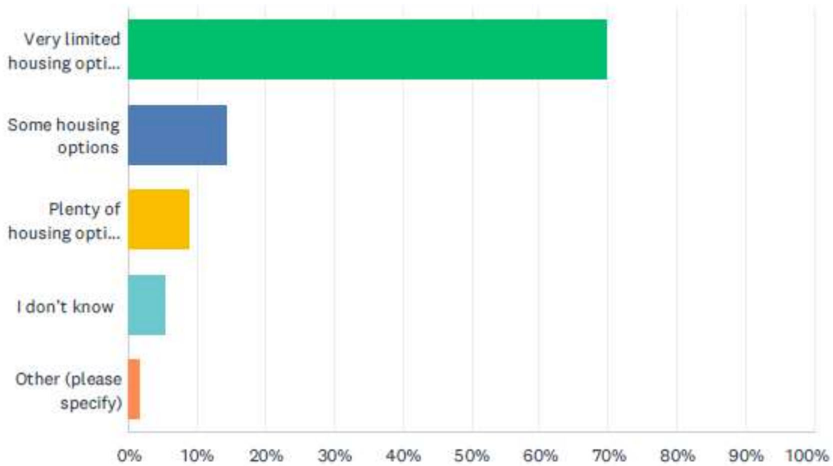
Answered: 57 Skipped: 0



	0-25%	26-50%	51-75%	76-100%	TOTAL
Homeowners	30.77% 16	30.77% 16	17.31% 9	21.15% 11	52
Renters	21.28% 10	25.53% 12	29.79% 14	23.40% 11	47

Q3 How would you describe the availability of employee housing options in or near the area where your business is located?

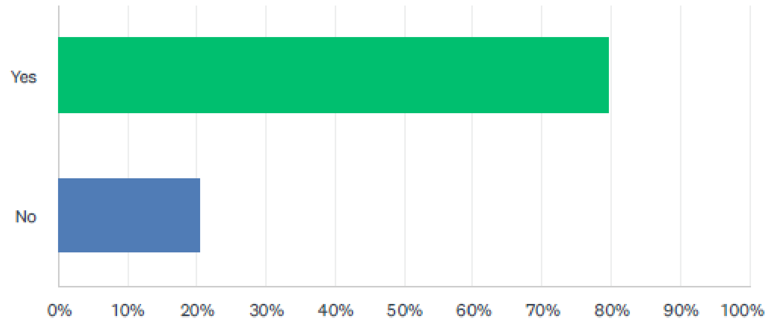
Answered: 56 Skipped: 1



ANSWER CHOICES	RESPONSES	
Very limited housing options	69.64%	39
Some housing options	14.29%	8
Plenty of housing options	8.93%	5
I don't know	5.36%	3
Other (please specify)	1.79%	1
TOTAL		56

Q4 Do you believe that a housing supply shortage impacts your ability to attract or keep workers?

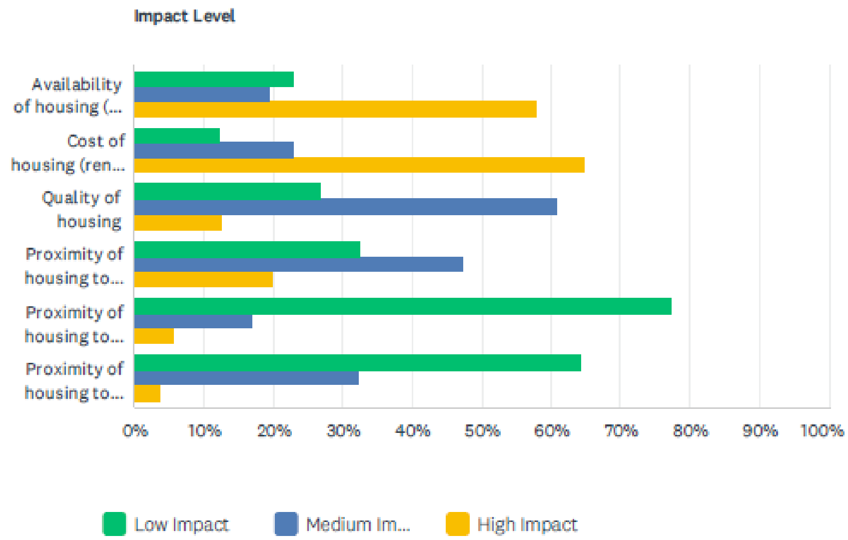
Answered: 54 Skipped: 3



ANSWER CHOICES	RESPONSES	
Yes	79.63%	43
No	20.37%	11
TOTAL		54

Q5 To what extent do you think the following factors impact your ability to attract or keep qualified workers?

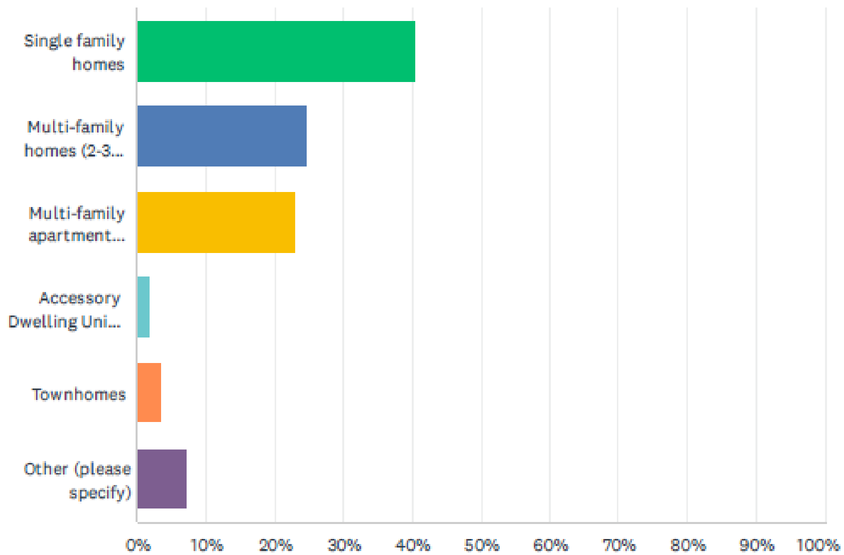
Answered: 57   Skipped: 0



Impact Level	LOW IMPACT	MEDIUM IMPACT	HIGH IMPACT	TOTAL
Availability of housing (for rent or purchase)	22.81% 13	19.30% 11	57.89% 33	57
Cost of housing (rent or mortgage)	12.28% 7	22.81% 13	64.91% 37	57
Quality of housing	26.79% 15	60.71% 34	12.50% 7	56
Proximity of housing to workplace	32.73% 18	47.27% 26	20.00% 11	55
Proximity of housing to public transportation	77.36% 41	16.98% 9	5.66% 3	53
Proximity of housing to amenities (e.g. parks, open space, schools)	64.29% 36	32.14% 18	3.57% 2	56

Q6 As an employer, what types of housing are most helpful in supporting your efforts to recruit and retain employees?

Answered: 57   Skipped: 0



ANSWER CHOICES	RESPONSES	
Single family homes	40.35%	23
Multi-family homes (2-3 units in one building)	24.56%	14
Multi-family apartment buildings (over 3 units in one building)	22.81%	13
Accessory Dwelling Units (ADUs)	1.75%	1
Townhomes	3.51%	2
Other (please specify)	7.02%	4
TOTAL		57

Q7 Do you currently participate in any of the following strategies to help employees secure housing?

Answered: 57 Skipped: 0

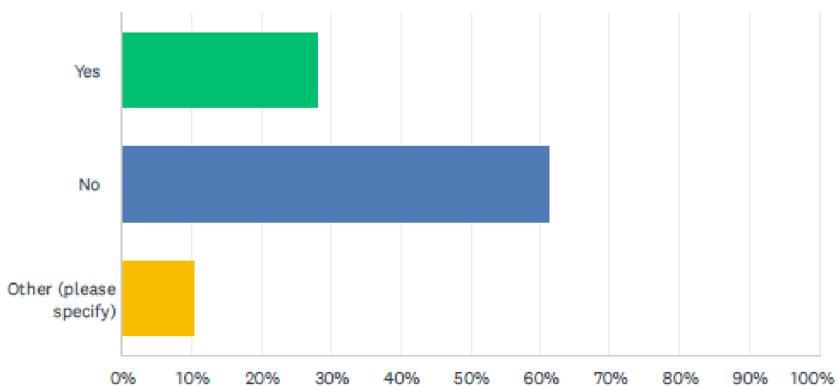
	CURRENTLY PROVIDE	DON'T PROVIDE	DON'T PROVIDE BUT AM INTERESTED IN LEARNING ABOUT OR PROVIDING	TOTAL
Down Payment and/or Closing Cost Assistance	1.75% 1	96.49% 55	1.75% 1	57
Rent Subsidy	3.51% 2	91.23% 52	5.26% 3	57
Secondary (Gap) Financing	1.75% 1	98.25% 56	0.00% 0	57
Homebuyer Education	12.28% 7	82.46% 47	5.26% 3	57
Moving Cost Assistance	8.77% 5	85.96% 49	5.26% 3	57
Cash Contributions	3.57% 2	96.43% 54	0.00% 0	56
Land Donation	0.00% 0	100.00% 56	0.00% 0	56
Construction Financing	3.64% 2	96.36% 53	0.00% 0	55
Low-Income Housing	5.36% 3	91.07% 51	3.57% 2	56
Tax Credit Investments	3.57% 2	94.64% 53	1.79% 1	56
Employer Operated Housing	8.93% 5	87.50% 49	3.57% 2	56

Q8 What do you feel would help the most in achieving better housing solutions for your employees?

Answered: 49 Skipped: 8

Q9 Do you see your company having a role in helping to address New Hampshire's housing issue as it relates to employee attraction and retention?

Answered: 57 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	28.07%	16
No	61.40%	35
Other (please specify)	10.53%	6
TOTAL		57

Q10 Please provide an e-mail address if you are interested in participating in a one-on-one interview or focus group to learn more about the current housing situation and its impact on the workforce, and what you as an employer can do to help:

Answered: 13 Skipped: 44

Q11 In a typical year, how many of your employees are full-time, part-time, and/or seasonal?

Answered: 49 Skipped: 8

ANSWER CHOICES	RESPONSES	
Full-Time	93.88%	46
Part-Time	75.51%	37
Seasonal	55.10%	27
If self-employed with no employees, enter 1 here	6.12%	3

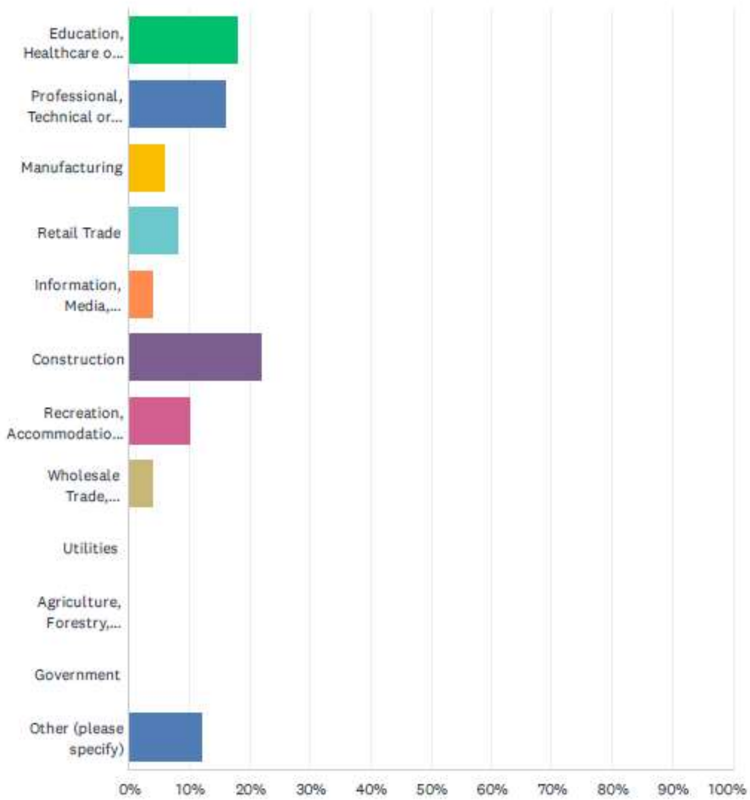
Q12 What proportion of your employees are entry-level, young professionals, mid-career, or nearing the end of their career?

Answered: 50 Skipped: 7

	0-25%	26-50%	51-75%	76-100%	TOTAL
Entry level	59.52% 25	16.67% 7	16.67% 7	7.14% 3	42
Young professionals	50.00% 17	44.12% 15	5.88% 2	0.00% 0	34
Mid-career	31.11% 14	28.89% 13	31.11% 14	8.89% 4	45
Nearing end of career	57.89% 22	21.05% 8	10.53% 4	10.53% 4	38

Q13 What industry best describes your business?

Answered: 50 Skipped: 7



ANSWER CHOICES	RESPONSES	
Education, Healthcare or Social Services	18.00%	9
Professional, Technical or Administrative Services	16.00%	8
Manufacturing	6.00%	3
Retail Trade	8.00%	4
Information, Media, Communications, Finance, Insurance or Real Estate	4.00%	2
Construction	22.00%	11
Recreation, Accommodation or Food Service	10.00%	5
Wholesale Trade, Transportation or Warehousing	4.00%	2
Utilities	0.00%	0
Agriculture, Forestry, Fishing, Hunting or Mining	0.00%	0
Government	0.00%	0
Other (please specify)	12.00%	6
TOTAL		50

Q14 If your business does not fall into any of the above categories, please describe here.

Answered: 12 Skipped: 45

Q15 In 2021, approximately what proportion of your full-time employees earned:

Answered: 48 Skipped: 9

	0-25%	26-50%	51-75%	76-100%	TOTAL
$0 - $24,999	50.00% 13	15.38% 4	11.54% 3	23.08% 6	26
$25,000 - $49,999	30.77% 12	35.90% 14	15.38% 6	17.95% 7	39
$50,000 - 74,999	28.13% 9	50.00% 16	21.88% 7	0.00% 0	32
$75,000 - $114,999	86.96% 20	13.04% 3	0.00% 0	0.00% 0	23
$115,000 or higher	87.50% 14	0.00% 0	12.50% 2	0.00% 0	16

Q16 What is the primary location of your business?

Answered: 50 Skipped: 7

ANSWER CHOICES	RESPONSES	
Keene	42.00%	21
Jaffrey	10.00%	5
Peterborough	10.00%	5
Surry	4.00%	2
Walpole	4.00%	2
Winchester	4.00%	2
Other (please specify)	4.00%	2
Alstead	2.00%	1
Bennington	2.00%	1
Chesterfield	2.00%	1
Fitzwilliam	2.00%	1
Gilsum	2.00%	1
Greenfield	2.00%	1
Hinsdale	2.00%	1
Marlborough	2.00%	1
Rindge	2.00%	1
Roxbury	2.00%	1
Temple	2.00%	1
Antrim	0.00%	0
Dublin	0.00%	0
Greenville	0.00%	0
Hancock	0.00%	0
Harrisville	0.00%	0
Langdon	0.00%	0
Marlow	0.00%	0
Nelson	0.00%	0
New Ipswich	0.00%	0
Richmond	0.00%	0
Sharon	0.00%	0
Stoddard	0.00%	0
Sullivan	0.00%	0
Swanzey	0.00%	0
Troy	0.00%	0
Westmoreland	0.00%	0
Windsor	0.00%	0
TOTAL		50

Q17 Approximately what percentage of your employees live:

Answered: 47 Skipped: 10

	0-25%	26-50%	51-75%	76-100%	TOTAL
in same neighborhood/area as your organization	61.90% 26	14.29% 6	4.76% 2	19.05% 8	42
in the same town/city but not the same neighborhood	62.16% 23	24.32% 9	2.70% 1	10.81% 4	37
in an adjacent town/city	36.84% 14	34.21% 13	26.32% 10	2.63% 1	38
in a non-adjacent town/city	55.88% 19	26.47% 9	11.76% 4	5.88% 2	34
my employees work from home periodically	90.00% 27	6.67% 2	0.00% 0	3.33% 1	30
my employees work from home regularly	88.00% 22	0.00% 0	4.00% 1	8.00% 2	25

Q18 How do you hear about housing challenges?

Answered: 49 Skipped: 8

Q19 Please feel free to share any additional thoughts, comments, or questions.

Answered: 4 Skipped: 53

Social Services Provider Survey

SURVEY for SOCIAL SERVICE PROVIDERS

RESULTS SUMMARY REPORT

Table of Contents

1. *PURPOSE*

This survey's focus was on social service providers who work at the nexus of emergency housing or homes with supportive services. The survey sought to:

1. Identify gaps in services for geographic areas or populations
2. Understand organizational challenges and opportunities for social service providers
3. Identify potential tools to advance needed housing across the state

2. *METHODS*

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.

3. *PARTICIPANTS*

Considering the survey response rate this survey has a margin of error ranging from 8 to 12%. The survey garnered 72 respondents of an estimated 140 providers with sufficient data to consider as part of this analysis. Respondents represented organizations both big and small, and across the nine regions of New Hampshire, as seen in Table 1.

Respondent participation varied by question. This variability can partially be attributed to certain questions being irrelevant to a subset of organizations. For example, a food bank does not directly provide beds or units of housing. On the flip side, a few of the larger organizations indicated in their comments that the survey was not conducive to their varied programming that would each require a different set of answers for each.

The estimated 140 social service providers with an interest in housing were based on the membership lists from the three Continuums of Care.

Region	Percent Respondents
State	18%
CNHRPC	29%
LRPC	18%
NCC	8%
NRPC	21%
RPC	17%
SNHPC	31%
SRPC	24%
SWRPC	21%
UVLSRPC	28%

Table 1. Respondents work in organizations across the state of New Hampshire.

4. QUESTIONS ON ORGANIZATION SERVICES

Respondents answered a series of questions related to the services provided and population(s) served by their respective organizations. Services and populations listed represent commonly used types and demographic groups. Services are defined in the report dictionary. Respondents were asked to indicate for each provided service whether it was essential to their organizational missions as well as the regularity of its use by guests. Those services related to housing were differentiated as seen in Table 2 and Figure 1, with 41 respondents providing some type of housing-related service. Additional services provided can be seen in Table 3 and Figure 2. The population(s) served, differentiated by those with targeted versus generally available services, can be seen in Figure 3.

	Cumulative	Services essential to organizational mission	Regularly used services, not essential to organizational mission	Rarely used services, not essential to organizational mission
Emergency shelter program	*42%*	35%	4%	3%
Rapid rehousing program	*36%*	28%	7%	1%
Scattered site supportive housing	*33%*	24%	4%	6%
Site-based supportive housing	*32%*	25%	3%	4%
Affordable housing owner/operator	*29%*	26%	3%	0%
Transitional housing (6+ month)	*25%*	22%	3%	0%
Housing developer	*25%*	15%	4%	6%
Private market landlord	*18%*	10%	6%	3%
Hospital in-patient	*11%*	6%	3%	3%

Table 2. Summary table of housing services provided by social service providers, differentiated by those essential to an organization's missions and regularity of use.

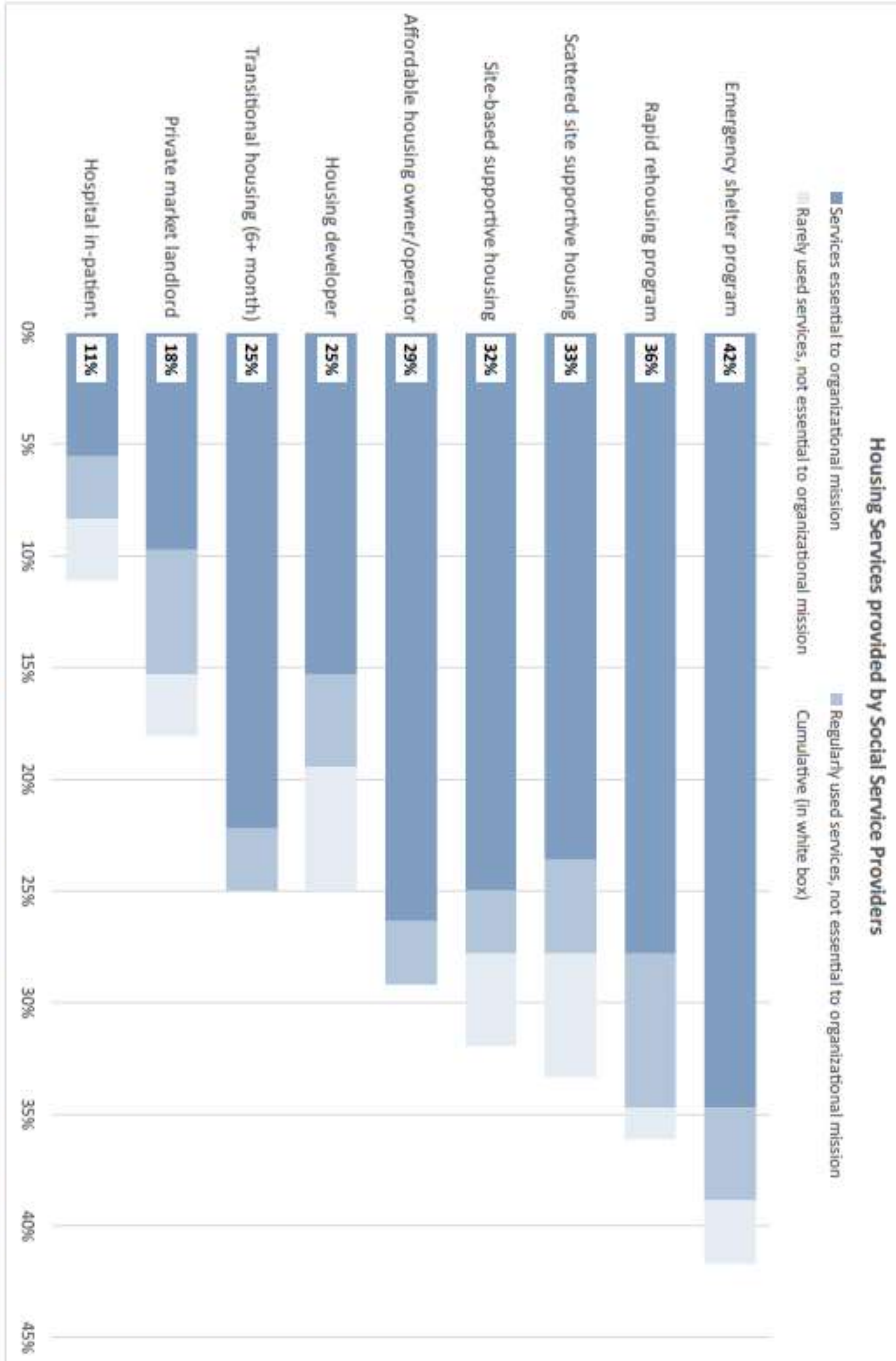


Figure 1. Types of housing services provided by social service providers, differentiated by those essential to an organization's missions and regularity of use.

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	Cumulative	Services essential to organizational mission	Regularly used services, not essential to organizational mission	Rarely used services, not essential to organizational mission
Homelessness prevention	*72%*	51%	14%	7%
Transportation assistance	*61%*	36%	15%	10%
Financial counseling	*57%*	22%	19%	15%
Rental assistance	*56%*	42%	10%	4%
Food assistance	*49%*	38%	10%	1%
Peer support services	*44%*	29%	8%	7%
Employment services	*44%*	21%	15%	8%
Technology assistance	*42%*	15%	8%	18%
Substance use services	*38%*	25%	11%	1%
Domestic / sexual violence, or human trafficking services	*38%*	18%	10%	10%
Mental health counseling	*35%*	24%	7%	4%
Interpretive services	*33%*	15%	7%	11%
Home heating fuel assistance	*33%*	28%	4%	1%
Energy efficiency / Weatherization programming	*19%*	14%	1%	4%
Immigrant or Refugee application assistance	*15%*	4%	4%	7%

Table 3. Summary table of non-housing services provided by social service providers, differentiated by those essential to an organization's missions and regularity of use.

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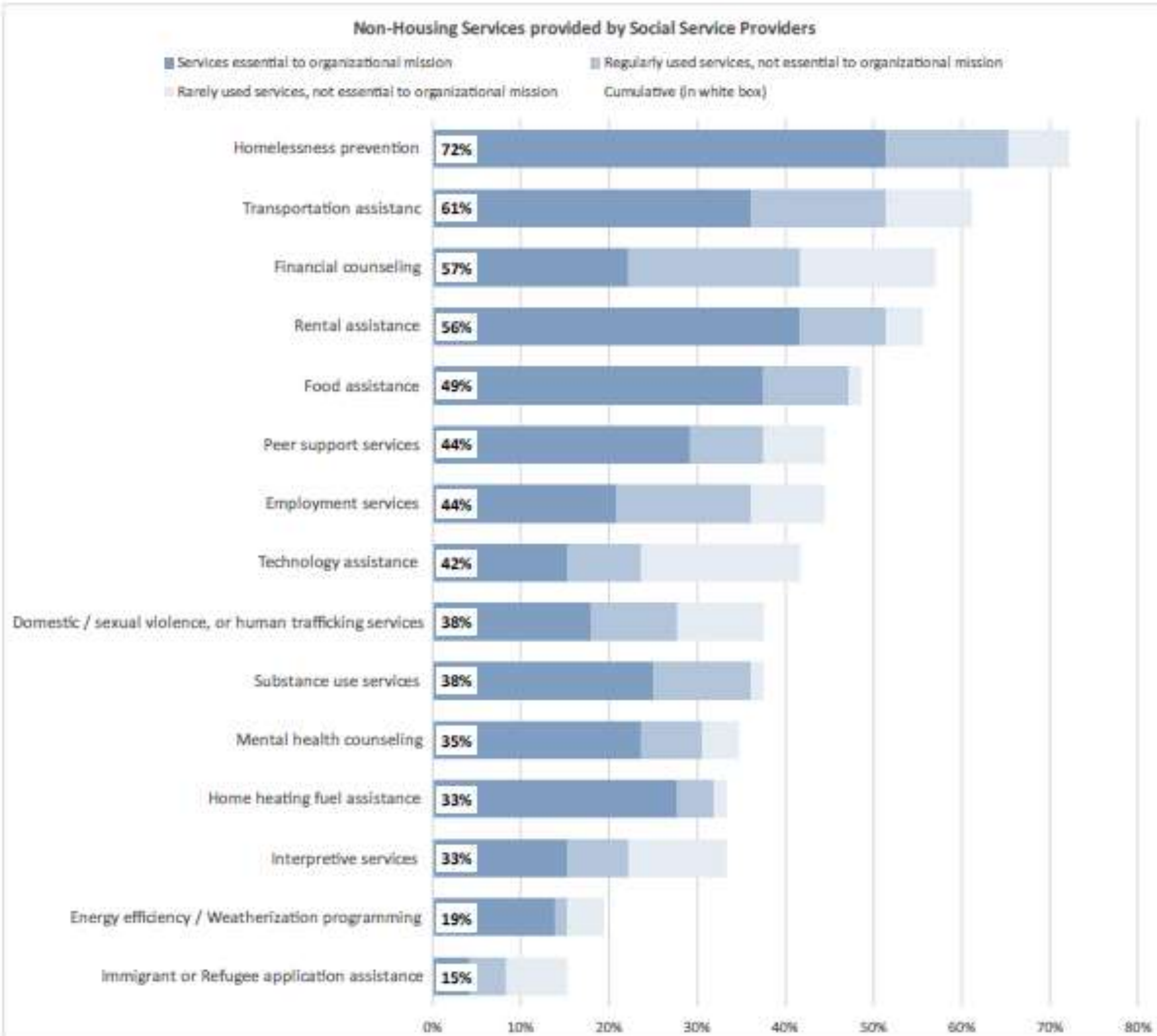

Figure 2. Types of non-housing services provided by social service providers, differentiated by those essential to an organization's missions and regularity of its use by guests.

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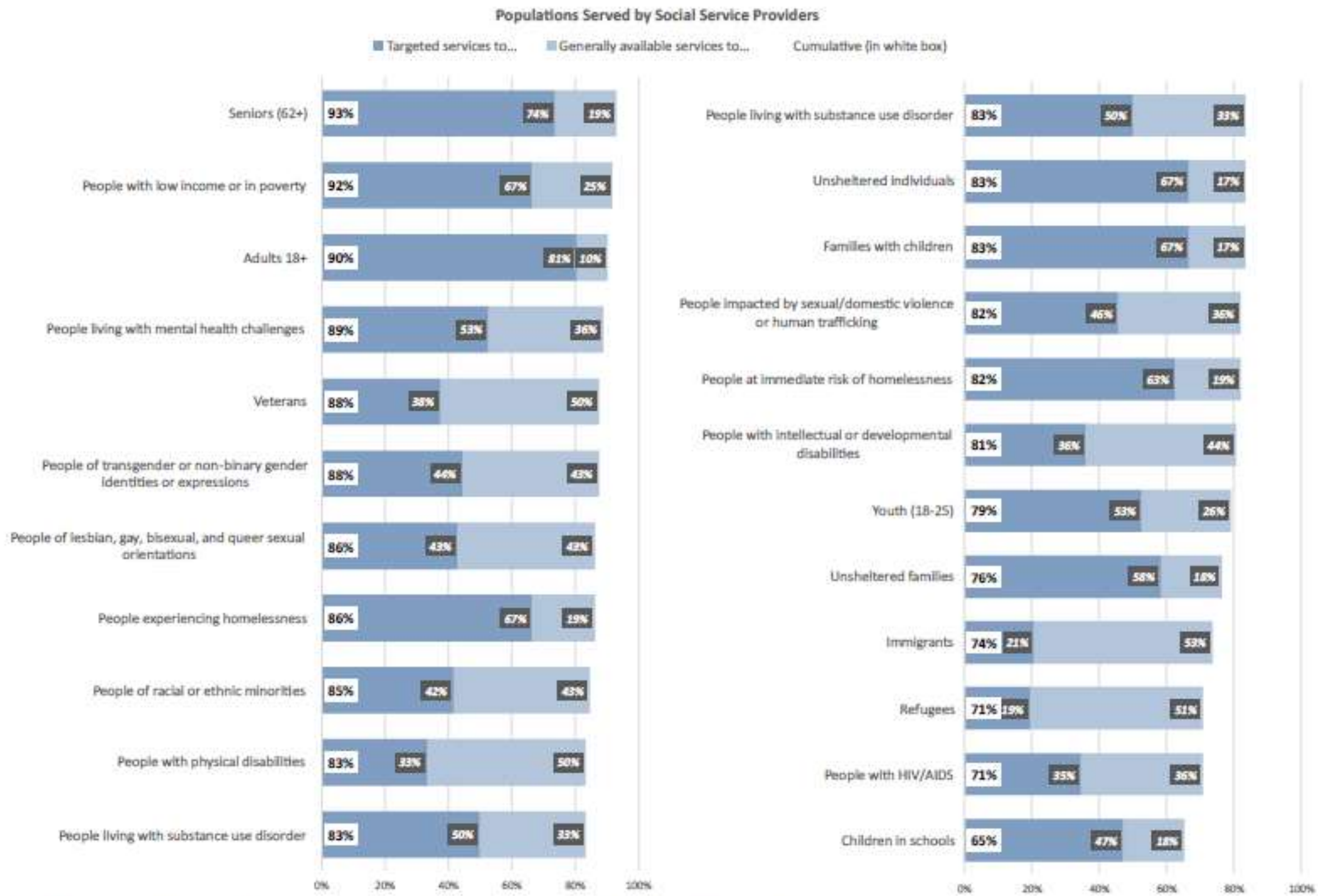

Figure 3. Populations served by social service providers, differentiated by those with targeted versus generally available services.

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5. *QUESTIONS ON UNDERSTANDING NEED*

Respondents gave their professional opinion about the need for housing in their service area at the time of this survey. Respondents were asked to compare current housing supply versus demand, seen in Figure 4. Respondents were also asked to indicate the impact on the need for housing during the COVID-19 pandemic, seen in Figure 5.

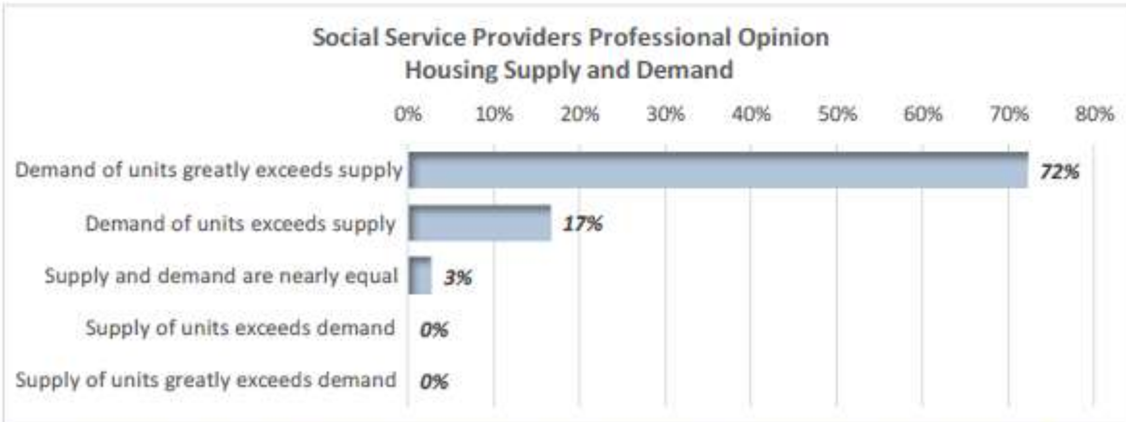

Figure 4. Respondents provided their professional opinion on the alignment of supply and demand of housing stock in their organization's service area.

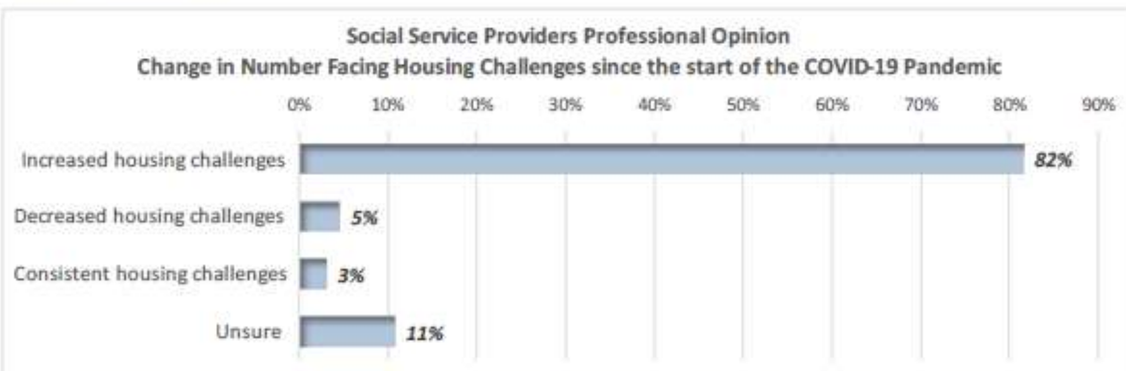

Figure 5. Respondents describe how the COVID-19 pandemic impacted the number of people facing housing challenges.

Respondents provided comments to estimate their opinion on the increase or decrease of housing challenges during the COVID-19 pandemic. Of the respondents who provided a numeric value on an increase, the range extended from an increase of 10% to 200%, with an average value of 58% and a median value of 50%. Those selecting a decrease in housing challenges explained this effect in relation to the eviction moratorium, and increased funding for rental assistance during the COVID-19 pandemic.

Quotes

- "Many of our clients are experiencing rapidly rising housing costs"
- "Increased since the eviction moratorium COVID funding ended"

- "Since 2018, more people are struggling to meet rental obligations without assistance"
- "The number of unsheltered individuals seems to have increased"
- "Yes, it has increased and will continue to increase dramatically"

Lastly, respondents provided comments describing those having the hardest time keeping and finding housing. These comments were categorized into themes and summarized in Table 4.

Theme	Percent comments
Mental Health	32%
Low Income	30%
Substance Use Disorder	25%
Families with children / Single parents	22%
Rental history	16%
Criminal History	16%
Older Adults	13%
Single Adults	11%
Disability	10%
Chronic Homelessness	10%
Fixed income	10%
Not meet required criteria	5%
Moderate income	5%
Pets	3%
Domestic Violence Survivors	3%
Sex Workers	2%
Youth	2%

Table 4. Respondents described in comments those populations with the biggest difficulties finding and keeping housing. Comments were categorized and tabulated according to a set of themes.

6. QUESTIONS ON ORGANIZATION FUNCTIONING

Respondents described their organization's functioning and priority needs for optimizations through a series of fixed, priority rank, and Likert scale questions.

Organization current functioning and needs

Respondents provided comments about their organization's waitlist for services, including numerical detail illustrating any difference before and during the COVID-19 pandemic. Respondents described their waitlist either through the average length of time or the number of individuals or families listed. Those who indicated wait times ranged from 6 months to four years. Those who indicated the number of households listed ranged from one to 600. All respondents with a waitlist indicated an increase in wait or number since before the COVID-19 pandemic. Comments indicated that some of the increase during the pandemic has subsided.

Respondents provided details on the referrals made by their organizations. In Figure 6, respondents described the regularity of these referrals by month, as well as the reason the referral was needed.

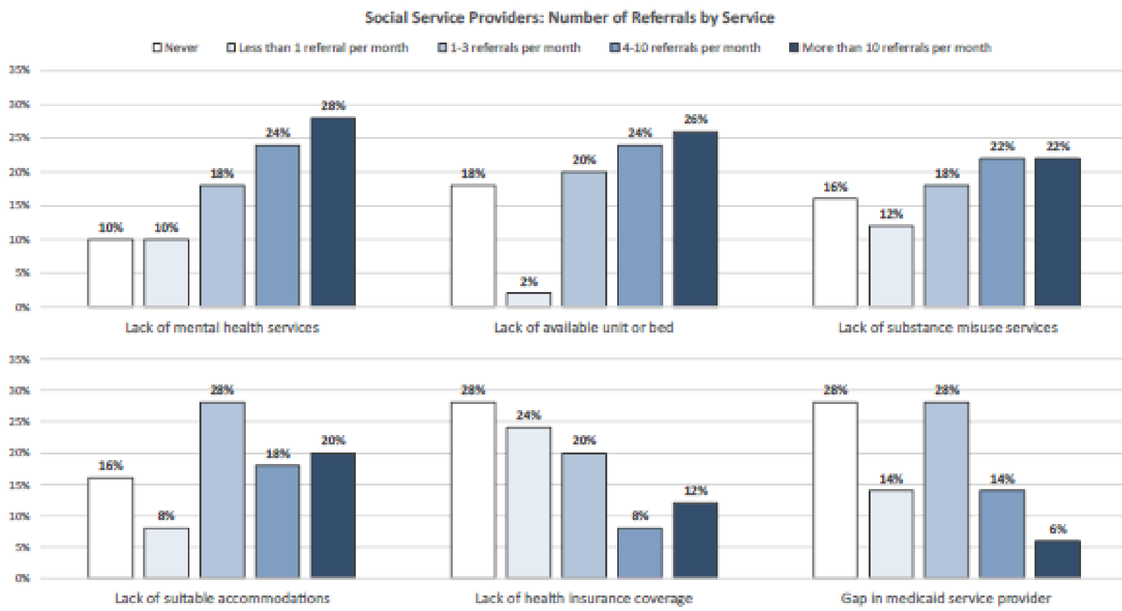

Figure 6. Respondents describe the average number of referrals made by their organizations to another every month. Respondents differentiated referral by the reason it was required.

To improve their organization's functioning, respondents ranked 12 strategies that would make the biggest impact, with the option to note a strategy as not applicable. Respondent rankings are summarized in Table 5 and Figure 7, where a weighed rank is provided for each strategy. The weighted rank weights the most preferred choice, 1st, the highest, and the least preferred choice, 12th, the lowest. These weighted values are added and then divided by the number of respondents, excluding those who indicated "not applicable." The final value is placed on a similar scale to the initial ranking with 1 having the highest preference.

Respondents provided comments on other strategies to improve their organization functioning, highlights below.

Quotes

- "A partnership from the state to address youth and young adult homelessness"
- "Access to shelter/respite/treatment, especially an incredible need for couples!"
- "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"
- "Community Housing Websites to help navigate various housing vouchers and services"
- "Financial literacy for clients - budgeting assistance, help them gain income so they can afford market rents"
- "Housing for staff"
- "Outreach workers to help clients navigate assistance program and housing applications"
- "Respite for those leaving or in need of acute medical care that can't be in a shelter"
- "We know that DV survivors are one population that typically does well in transitional housing units. Offering funding for this subpopulation would go a long way to helping people rebuild and get stable long term."

	Weighted Rank without Not Applicable	1st / 2nd	3rd / 4th	5th / 6th	7th / 8th	9th / 10th	11th / 12th	Not Applicable
Additional beds/units	*1.6*	49%	13%	9%	2%	0%	2%	24%
Funding for supportive services	*2.5*	30%	38%	9%	6%	0%	2%	15%
Available landlords	*3.4*	33%	13%	16%	9%	4%	7%	18%
Funding for building/unit upkeep	*3.8*	20%	20%	7%	7%	9%	5%	32%
Financial assistance for guests	*4.0*	21%	23%	15%	9%	13%	2%	17%
Municipal support	*4.7*	13%	15%	22%	24%	7%	4%	15%
Funding for outreach/education	*4.8*	10%	10%	29%	12%	12%	2%	24%
Available qualified labor force	*5.2*	18%	11%	18%	16%	18%	9%	11%
New community partnerships	*6.0*	9%	15%	19%	9%	21%	15%	13%
Improve existing partnerships	*6.6*	2%	20%	9%	20%	26%	13%	11%
Technology assistance	*6.9*	2%	13%	13%	16%	7%	29%	20%
Staff training	*7.1*	2%	7%	11%	23%	11%	25%	20%

Table 5. Summary table of respondent rankings for strategies to improve their organizations functioning.

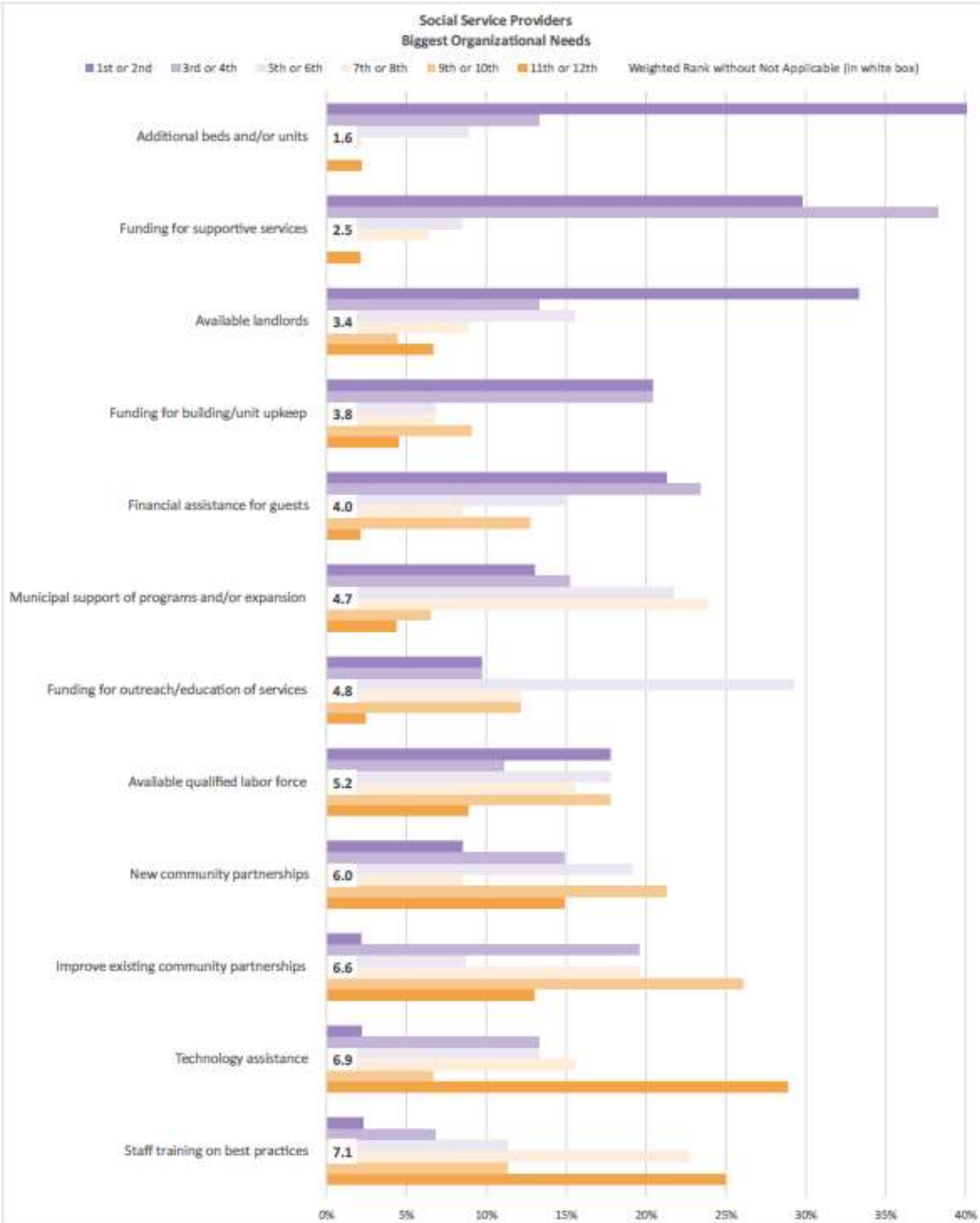

Figure 7. Summary figure of respondent rankings for strategies to improve their organization's functioning.

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Provider capacity-building

Respondents shared their capacity-building efforts related to new programs or expansion for their organization, along with their needs to fulfill the vision described. Over 50% of respondents shared a vision of expansion in available housing beds or units their organization provides. The vision comments below are highlights from respondents' descriptions in their own words.

Vision Comments

- "It would be great to expand our transitional housing program to where we are able to have a rental just for the survivors we are working with."
- "Child Care Support for parents that wish to work"
- "One where everyone gets to live safe, stable and healthy lives, filled with purpose, respect and dignity"
- "New support service provider within our own agency to assist tenants in our present developments"
- "Developing a comprehensive financial literacy/career counseling center"
- "Welcome opportunity to expand our survivor focused housing programs by 1) purchasing properties for scattered site or other types of transitional housing units 2) by securing funding for more Housing Advocates to be able to effective case management and wraparound supports and 3) to provide education and outreach to Merrimack County landlords."
- "Convert larger Concord homes into one-bedroom apartments for people exiting long-term homelessness. Partner with an organization that could provide a 'sober house' or other structured group living situation for people who have not succeeded in living independently."
- "Expand our homeless outreach efforts"
- "Syringe Service Program & expanded harm reduction supplies delivered to participants & available at centers"
- "Our vision includes a wider range of housing and an increase in the workforce."
- "To support development of a low-barrier emergency shelter"
- "More shelter and transitional housing program to help people to navigate problems of overcoming housing rental issues. More landlords complain that people don't have the resources to deal with their mental or physical health problems and then they feel that they get stuck with them."
- Developing our own buildings for rent
- "Senior Resource Coordinator. Volunteer visitor program for homebound with dementia. Safe Driver and Car Fit classes to prevent transportation gaps. Transportation innovations for rural areas"
- "A Family Resource Center where families could meet with all necessary agencies in one location. This would make it easier for people with transportation issues."
- "New housing unit for domestic violence/sexual abuse survivors"

Some organizations with housing services describe a vision to expand their capacity of beds or units. Of the 14 respondents seeking to expand, 7 provided an estimate of new capacity. For bed capacity, 3 organizations are seeking to expand with up to a total of 92 new beds. For unit capacity, 4 organizations are seeking to expand with up to a total of 141 new units. One organization seeking to expand has plans for both bed and unit additions.

To improve their organization's capacity building efforts, respondents ranked 7 strategies that would make the biggest impact, with the option to note a strategy as not applicable. Respondent rankings are summarized in Table 6 and Figure 8, where a weighed rank is provided for each strategy. The weighted rank weights the most preferred choice, 1st, the highest, and the least preferred choice, 7th, the lowest. These weighted values are added and then divided by the number of respondents, excluding those who indicated "not applicable." The final value is placed on a similar scale to the initial ranking with 1 having the highest preference.

Respondents provided comments on other strategies to improve their organization's capacity building, highlights below.

Quotes

- "Help with finding a permanent location of our own to purchase in the greater Nashua Area"
- "Trained staff- We should be fast tracking human service certificate training"
- "Ongoing funding for staff or operational costs"
- "Consultants who have successfully helped build other communities and increased housing opportunities"

	Weighted Rank without Not Applicable	1st	2nd	3rd	4th	5th	6th	7th	Not Applicable
Funding/matching funds for new facilities	*1.1*	29%	21%	5%	10%	0%	2%	0%	33%
Dependable, ongoing funding/matching funds for services	*1.6*	24%	8%	19%	11%	8%	0%	0%	30%
Available land in specific types of locations	*1.7*	15%	5%	10%	20%	0%	0%	0%	50%
Funding/matching funds to expand or otherwise enhance existing facilities	*2.0*	5%	16%	24%	8%	5%	3%	0%	38%
Staff with appropriate skillset	*3.5*	8%	11%	3%	3%	16%	3%	19%	38%
Grant writer	*3.9*	3%	5%	5%	5%	5%	16%	11%	49%
Permitting assistance	*4.1*	0%	5%	3%	0%	18%	16%	5%	53%

Table 6. Summary table of respondent rankings for strategies to improve their organization capacity building.

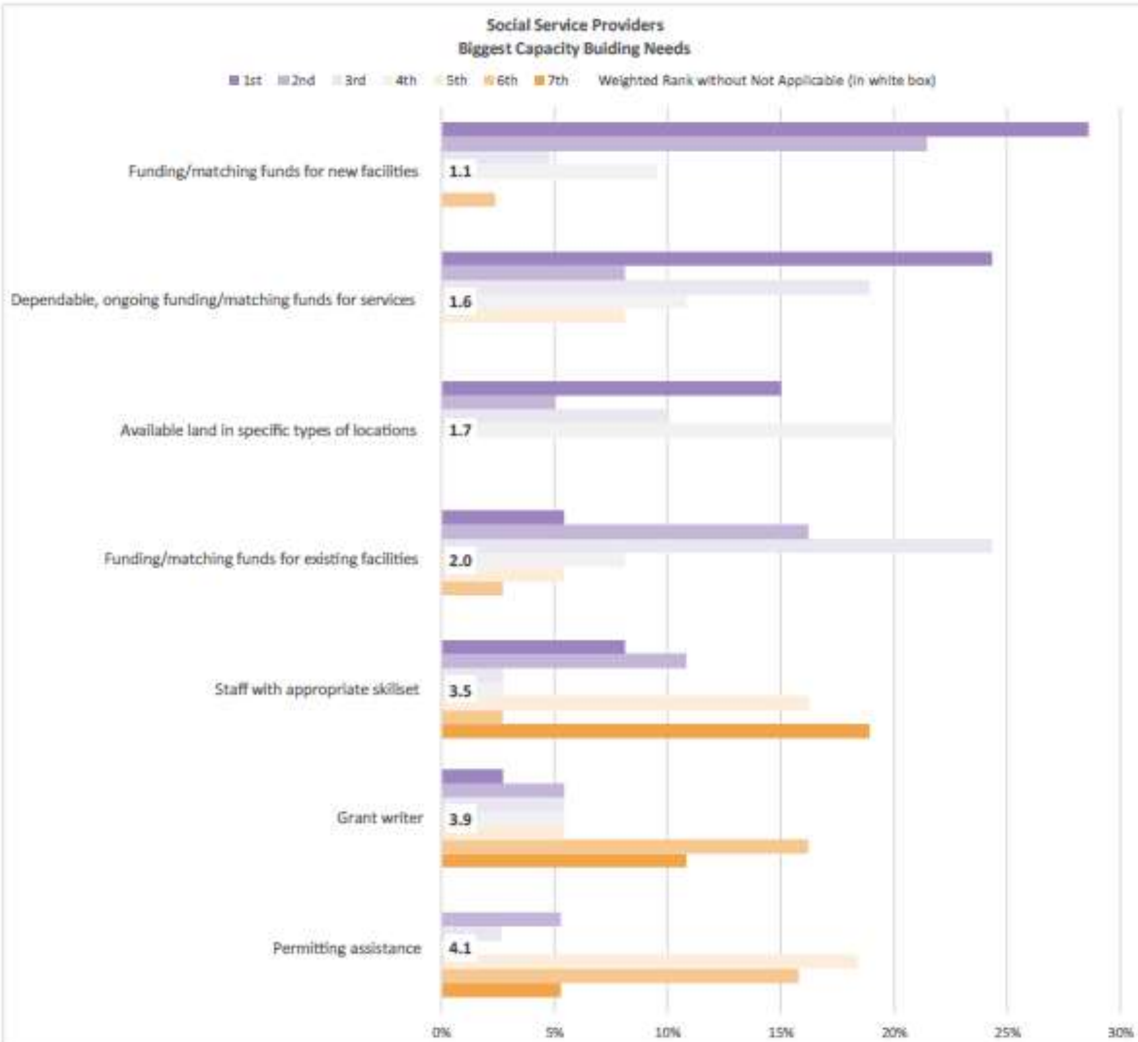

Figure 8. Summary figure of respondent rankings for strategies to improve their organization capacity building.

Respondents provided details on the local standards and opinions that impact their organization capacity building, summarized in Figure 9. Although provided the choice, no respondent described these standards and dynamics as neutral. Additional comments were shared with highlights below.

Quotes

- "Everyone dislikes homeless in their community but will not do the necessary steps to help address it"
- "Tax base versus educational service costs consequences"
- "The stigma associated with substance use and recovery centers prevents city leadership from expanding services"
- "Residents do not want building of supportive housing in their back yards"
- "Lack landlords willing to work with people/lack of supportive mental health"

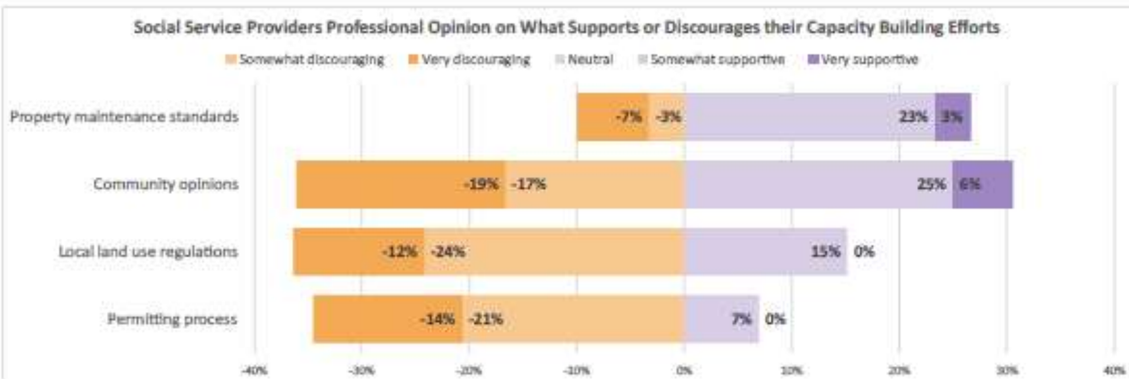

Figure 9. Respondents describe community standards and opinions in whether each discourages (orange) or supports (purple) their organization's capacity building.

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7. QUESTIONS ON STAFFING AND CASELOAD

If relevant, respondents were asked to provide additional information about their organization's staffing and caseload management. About half of respondents answered the following questions.

Staffing challenges

Respondents indicated whether the staffing issues in Figure 10 were a challenge for their organization.

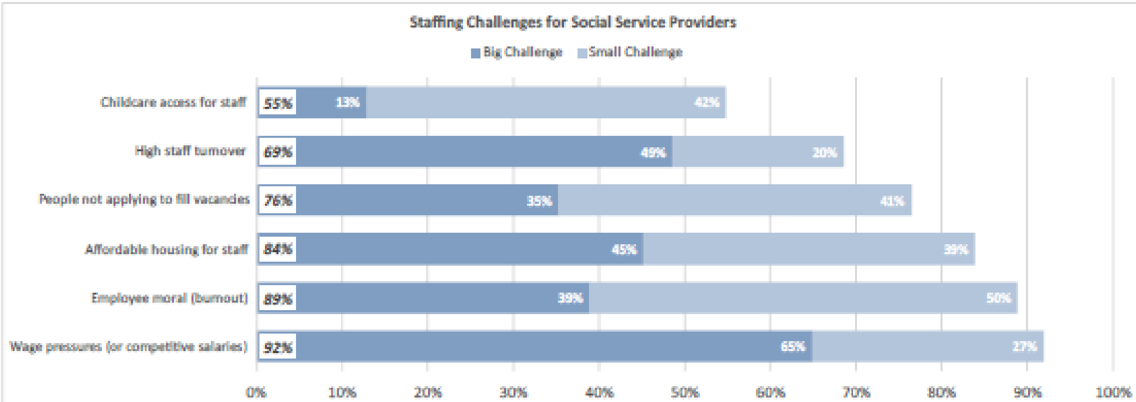


Figure 10. Staffing topics were chosen by respondents as a big challenge, small challenge, not a challenge, or not applicable for their organization. The percentages in this graph do not include organizations that noted an issue as not applicable.

Respondents indicated whether they used strategies in Figure 11 to address staffing needs during the COVID-19 pandemic. Many respondents utilized multiple of these strategies to meet staffing needs with 20% using all four listed in Figure 11, 35% using three listed, 23% using two listed, 17% using one listed, and one percent using none listed with no other described with a comment. In comments, respondents emphasized the ability for staff to work from home. In addition, respondents noted use of increased pay or benefits for staff, availability of personal protective equipment, and professional development opportunities. Respondents also indicated a shift of work to salaried staff in one case and part time staff in another.

Quotes

- "During peak of pandemic, we did all these things. Services have gradually gone back to pre-pandemic norms with some lasting changes (more zoom meetings)."
- "Recovery centers must be staffed and have requirements for the # of days and hours to be open. Otherwise we don't get federal funding."

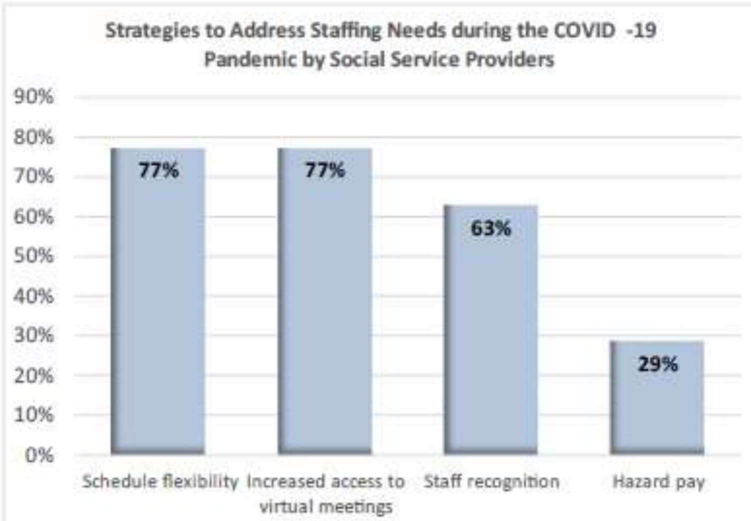


Figure 11. Respondents indicate strategies they used to address their organization's staffing needs during the COVID-19 pandemic.

Provider caseload management

Respondents were asked to describe their current and ideal case management load, as well as the number of staff estimated to meet their ideal load. A third of respondents were unsure of their case management load or indicated variability by program. For those that responded, a summary of current and ideal caseload is provided in Table 7. For all respondents to meet ideal organizational caseload, an addition of 76 to 103 staff is needed. No respondent indicated fewer staff needed to meet their ideal caseload.

Quotes

- "Pandemic has increased all caseloads drastically"

	Percent of Respondents	Difference in Caseload Range	Median
Equal current and ideal caseload	26%	-	-
Higher current than ideal caseload	50%	39% to 733%	100%
Lower current than ideal caseload	21%	-10% to -75%	-35%
Number of staff needed to meet ideal caseloads By organization: Average 4.5 / Median 3 Cumulative across all organizations: 76 to 103			

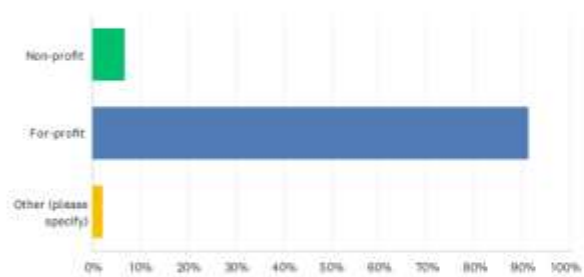
Table 7. Summary of respondent descriptions of their organization's case management load.

Landlord and Property Manager Survey

A survey was sent to landlords and property managers statewide by the Apartment Association of NH during the summer and early fall of 2022. Questions were developed by the NH Regional Planning Commissions. Forty-six (46) total surveys were completed, one (1) of which appears to have been completed by a landlord/property manager in Southwest NH. Questions and responses to the entire survey is shown below.

Q1 Please indicate which of the following categories best represents your business model (Select one):

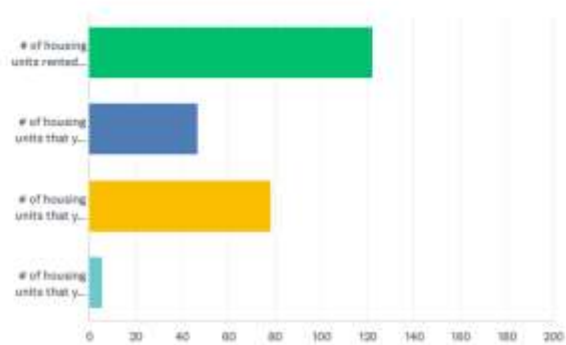
Answered: 46 Skipped: 0



ANSWER CHOICES	RESPONSES	
Non-profit	6.52%	3
For-profit	91.30%	42
Other (please specify)	2.17%	1
TOTAL		46

Q2 How many housing units do you rent, lease or manage in your New Hampshire portfolio? (Respond to all categories that apply)

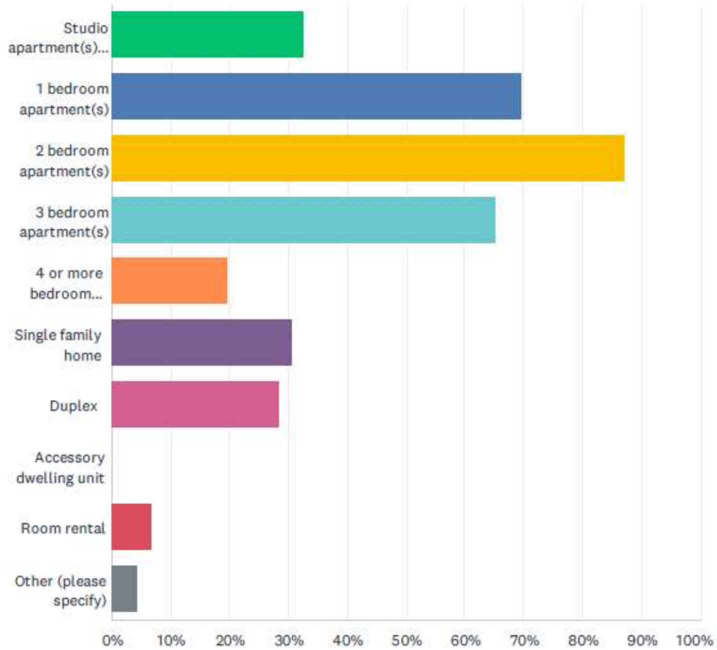
Answered: 46 Skipped: 0



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
# of housing units rented and/or leased	122	4,637	38
# of housing units that you manage on behalf of a third party but do not own	47	1,308	28
# of housing units that you manage and own	78	3,275	42
# of housing units that you own that are managed by a third party	6	156	28
Total Respondents: 46			

Q3 What type of housing units do you have in your New Hampshire portfolio? (Select all that apply)

Answered: 46 Skipped: 0



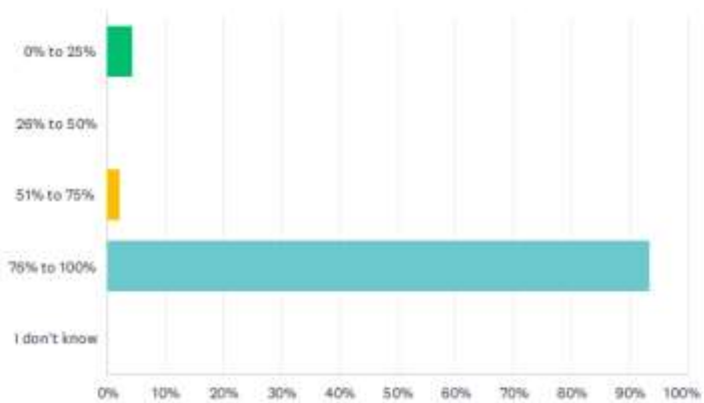
ANSWER CHOICES	RESPONSES	
Studio apartment(s) and/or Micro unit(s)	32.61%	15
1 bedroom apartment(s)	69.57%	32
2 bedroom apartment(s)	86.96%	40
3 bedroom apartment(s)	65.22%	30
4 or more bedroom apartment(s)	19.57%	9
Single family home	30.43%	14
Duplex	28.26%	13
Accessory dwelling unit	0.00%	0
Room rental	6.52%	3
Other (please specify)	4.35%	2
Total Respondents: 46		

Q4 Please list all of the NH municipalities in which you currently rent or manage housing units. Please separate town names with commas (e.g., Manchester, Londonderry, Salem):

Answered: 45 Skipped: 1

Q5 What share of the units that you own or manage -- regardless of their current occupancy status -- are available for long-term lease (6 months or more)? (Select one)

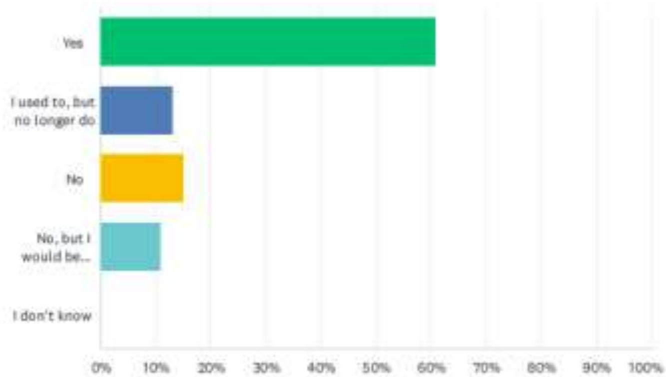
Answered: 46 Skipped: 0



ANSWER CHOICES	RESPONSES	
0% to 25%	4.35%	2
26% to 50%	0.00%	0
51% to 75%	2.17%	1
76% to 100%	93.48%	43
I don't know	0.00%	0
TOTAL		46

Q6 Do you accept any types of rental housing subsidy for any of your housing units? (Select one)

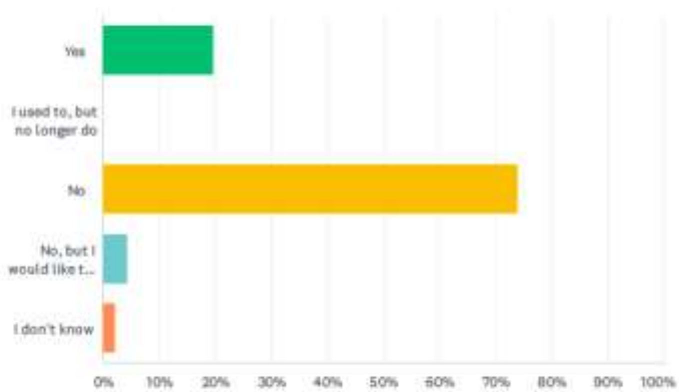
Answered: 46 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	60.87%	28
I used to, but no longer do	13.04%	6
No	15.22%	7
No, but I would be willing to look into doing so	10.87%	5
I don't know	0.00%	0
TOTAL		46

Q7 Do you own or manage any income-restricted housing units? (Select one)

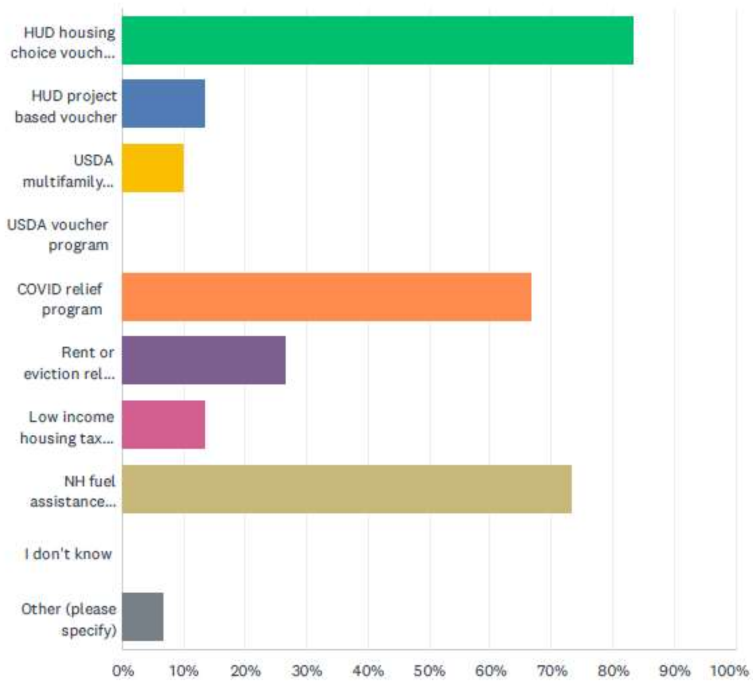
Answered: 46 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	19.57%	9
I used to, but no longer do	0.00%	0
No	73.91%	34
No, but I would like to look into doing so	4.35%	2
I don't know	2.17%	1
TOTAL		46

Q8 If you answered "yes" to Question #6 or #7, which of the following programs do you participate in or have your tenant's participated in? (Check all that apply)

Answered: 30   Skipped: 16



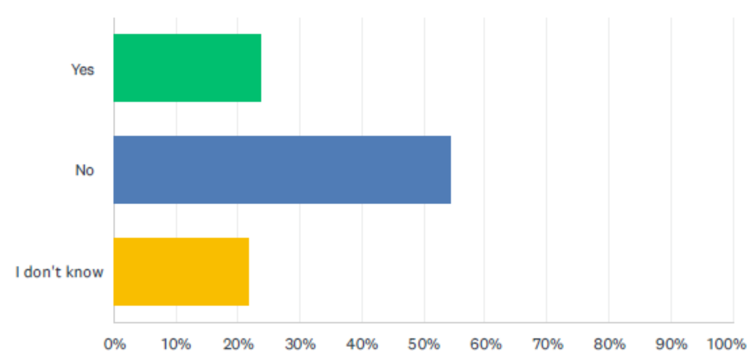
ANSWER CHOICES	RESPONSES	
HUD housing choice voucher (Section 8, tenant based voucher)	83.33%	25
HUD project based voucher	13.33%	4
USDA multifamily rental assistance	10.00%	3
USDA voucher program	0.00%	0
COVID relief program	66.67%	20
Rent or eviction relief program (unrelated to COVID relief program)	26.67%	8
Low income housing tax credit program (LIHTC)	13.33%	4
NH fuel assistance program	73.33%	22
I don't know	0.00%	0
Other (please specify)	6.67%	2
Total Respondents: 30		

Q9 If you responded "no" to either Question #6 or #7, please explain why. For example, is it because the paperwork is too complicated, you don't make enough income participating through subsidy programs, you are only interested in for-profit housing, you are concerned with renters associated with subsidy programs, you are not familiar or overwhelmed with the potential administrative responsibilities, or some other reason?

Answered: 25 Skipped: 21

Q10 Do you plan to acquire, build, or manage any new rental units in the next 5 years? (Select one)

Answered: 46 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	23.91%	11
No	54.35%	25
I don't know	21.74%	10
TOTAL		46

Q11 If you responded "yes" to question #10, please provide an estimate of the number of rental units, location(s) (municipalities), and status of projects in the pipeline. If you responded "no" to question #10, please explain why not.

Answered: 22   Skipped: 24

Q12 What are the key factors that drive your decisions to grow your business (acquire, build or manage additional housing units)? For example, is it the availability of financing, availability of land or property, partnership support, supply chain concerns, and/or something else?

Answered: 36   Skipped: 10

Q13 In the past year, how would you self-assess your success with the following (Very successful, Successful, Not very successful, It varies from property to property, I don't know, Does not apply)?

Answered: 46 Skipped: 0

	VERY SUCCESSFUL	SUCCESSFUL	NOT VERY SUCCESSFUL	IT VARIES FROM PROPERTY TO PROPERTY	I DON'T KNOW	DOES NOT APPLY	TOTAL
On-time rent collection	41.30% 19	34.78% 16	8.70% 4	13.04% 6	0.00% 0	2.17% 1	46
Collection of rent back pay	10.87% 5	32.61% 15	6.52% 3	13.04% 6	0.00% 0	36.96% 17	46
Keeping vacancies low	69.57% 32	21.74% 10	2.17% 1	0.00% 0	0.00% 0	6.52% 3	46
Quickly able to make recently vacated units ready for new tenants	50.00% 23	45.65% 21	0.00% 0	2.17% 1	0.00% 0	2.17% 1	46
Quickly able to lease-up new tenants	58.70% 27	32.61% 15	0.00% 0	4.35% 2	2.17% 1	2.17% 1	46
Few maintenance concerns due to past or ongoing investments	28.89% 13	46.67% 21	6.67% 3	13.33% 6	4.44% 2	0.00% 0	45
Renter satisfaction	60.00% 27	33.33% 15	2.22% 1	4.44% 2	0.00% 0	0.00% 0	45
Quickly meeting needs of applicants seeking housing with 1 bedroom or smaller	21.74% 10	23.91% 11	10.87% 5	6.52% 3	2.17% 1	34.78% 16	46
Quickly meeting needs of applicants seeking housing with 2 bedrooms	26.09% 12	41.30% 19	8.70% 4	4.35% 2	2.17% 1	17.39% 8	46
Quickly meeting needs of applicants seeking housing of 3 bedrooms or larger	26.09% 12	28.26% 13	6.52% 3	4.35% 2	2.17% 1	32.61% 15	46

Q14 If you would like to provide more context for the responses to Question #13, please use this space to explain:

Answered: 13 Skipped: 33

Q15 If you are currently keeping a waiting list, please indicate the current wait time in months for your properties (if in years add months together). If it really depends on the unit type or location of the unit please explain why.

Answered: 16 Skipped: 30

Q16 Please indicate the degree of hardship the following issues currently have on your ability to successfully operate as a landlord or property manager (No hardship, Minor hardship, Moderate hardship, Major hardship, Not applicable, I don't know):

Answered: 46 Skipped: 0

	NO HARDSHIP	MINOR HARDSHIP	MODERATE HARDSHIP	MAJOR HARDSHIP	NOT APPLICABLE	I DON'T KNOW	TOTAL
Cost of property taxes/payment in lieu of taxes	17.39% 8	32.61% 15	21.74% 10	19.57% 9	6.52% 3	2.17% 1	46
Labor costs	15.22% 7	19.57% 9	41.30% 19	21.74% 10	0.00% 0	2.17% 1	46
Finding adequately skilled labor force to manage property	10.87% 5	19.57% 9	10.87% 5	34.78% 16	19.57% 9	4.35% 2	46
Repair and maintenance costs	13.04% 6	19.57% 9	36.96% 17	28.26% 13	0.00% 0	2.17% 1	46
Utility costs	17.39% 8	10.87% 5	34.78% 16	30.43% 14	4.35% 2	2.17% 1	46
Restrictions on evictions	13.04% 6	10.87% 5	26.09% 12	30.43% 14	13.04% 6	6.52% 3	46
Availability of rental subsidies	23.91% 11	10.87% 5	15.22% 7	2.17% 1	28.26% 13	19.57% 9	46
Federal regulations	19.57% 9	19.57% 9	19.57% 9	17.39% 8	15.22% 7	8.70% 4	46
State regulations	17.39% 8	17.39% 8	26.09% 12	19.57% 9	8.70% 4	10.87% 5	46
Local regulations (e.g. zoning, building code, etc)	19.57% 9	28.26% 13	13.04% 6	21.74% 10	8.70% 4	8.70% 4	46
Finding quality tenants	30.43% 14	28.26% 13	23.91% 11	10.87% 5	4.35% 2	2.17% 1	46

Q17 If you have raised rent or leasing rates in the past 5 years, what were the key factors for doing so? For example, was it the result of a change in fair market value, inflation, maintenance costs, improvements to units, improvements made in the neighborhood and/or something else?

Answered: 43 Skipped: 3

Q18 Are there any other key challenges that you face as a landlord or property manager that you would like to bring to our attention? If so, please leave your comments here.

Answered: 26 Skipped: 20

Q19 New Hampshire's regional planning commissions are interested in learning more about property manager's and landlord's perspectives relative to the rental housing market in New Hampshire. If you are interested in sharing more information with us, please leave your e-mail address here. Some regional planning commissions may follow up with an invitation for an interview, participation in a focus group, or simply an invitation asking you to elaborate and share more information by sending additional written comments.

Answered: 16 Skipped: 30

NH Realtor Survey

A survey was sent to NH realtors statewide by the NH Association of Realtors (NHAR) during the summer and early fall of 2022. Questions were developed collaboratively between NHAR and the NH Regional Planning Commissions. Two hundred and nine (209) total surveys were completed, seven (7) of which were completed by members of the NHAR Monadnock Region Board. Questions and responses to the survey from the NHAR Monadnock Region Board are summarized below.

1. **What is your primary NH Realtor Board?**

   7 Responded from Monadnock Region Board

2. **In the last six months, roughly what percentage of buyers whom you've represented in purchasing a home, or to whom your client has sold a home, have been from out of state?**

0 to 25%	26 to 50%	51 to 75%	76 to 100%	No Response
3	2	1	0	1

3. **From which state or states are these buyers predominantly coming?**

CT	MA	NY	RI	NJ	PA	VA	IL	"Southern"	No Response
3	2	2	1	1	1	1	1	1	1

4. **Roughly how far above asking price, on average in the past six months, have been the offers you've had accepted on behalf of a buyer client or have accepted on behalf of a seller client?**

At or below asking price	Over asking price between $1 and $1,000	Over asking price between $1,001 and $20,000	Over asking price between $20,001 and $40,000	No Response
0	2	0	4	1

5. **In the past six months, roughly what percentage of your closed sales, whether as a buyer or seller agent, have been cash sales?**

0-25%	26-50%	51-75%	76-100%	No Response
4	0	2	0	1

6. **Buyer agents: In the last six months, what has roughly been the average number of offers made on behalf of a buyer client before a sale?**

0-5 offers	6-10 offers	10-15 offers	More than 15 offers	No Response
4	1	1	0	1

7. Buyer agents: Including closed sales only, in the past six months what percentage of those clients have been first-time buyers?

0-25%	26-50%	51-75%	76-100%	No Response
5	1	0	0	1

8. Buyer agents: Roughly what percentage of your first-time buyers who began searching for a home between six months and a year ago have not yet successfully completed the home buying process?

0-25%	26-50%	51-75%	76-100%	No Response
1	3	1	1	1

9. Listing agents: In the last six months, what has roughly been the average number of offers made on properties you have represented?

0-5 offers	6-10 offers	11-15 offers	Over 15 offers	No Response
3	1	1	1	1

10. Of the homes purchased (buying and selling) in the last six months, roughly what percentage of those are being used as vacation homes or short-term rentals (as opposed to year-round housing)?

None	1-10%	11-25%	26-50%	51-100%	No Response
2	2	1	1	0	1

Developer Survey

Current Statewide Outreach Summary:

Council on Housing Stability - Developer Survey

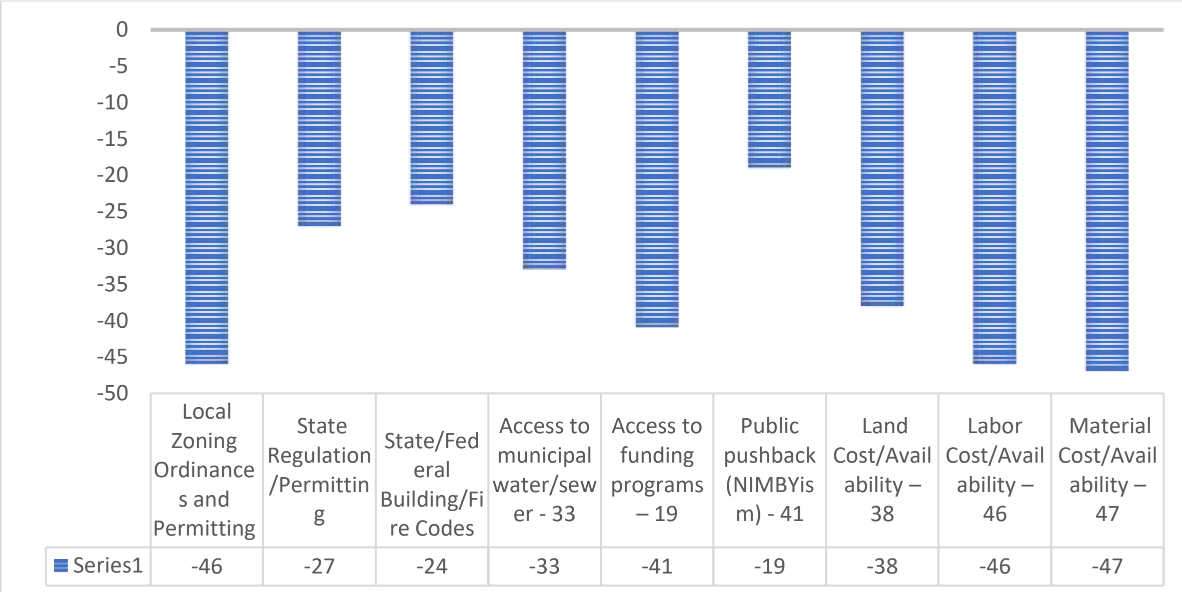
- **a.** Contacts: Harrison Kanzler or Jen Czysz – CHS Regional Coordination & Leadership Work Group)
- **b.** Timeline: Survey run from 12/16/2022 through 1/15/2022
- **c.** Responses Received: 30 responses
- **d.** Link to Full Report Out: ***https://public.3.basecamp.com/p/b6P1PwuG5hEDDzJnoaRDoxrg***

Overview:
This survey is short and recently completed. This survey is targeted toward identifying barriers to housing creation in NH. It does not provide data or statistics about the number or type of units produced, costs of production, or market analysis from this audience. With a limited response rate, this information should be used to inform conversations about which barriers are most meaningful given local conditions.

Key Findings:

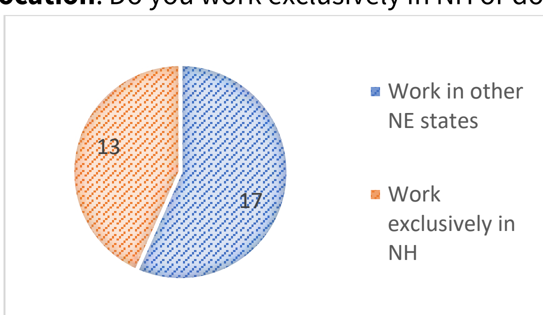
Question & Response Summary:

- **Hierarchy of Issues:** To what extent do the following factors impact your ability to create housing in NH? Response choices were provided response and scored as follows: (*Major Hinderance -2, Minor Hinderance -1, Nonissue 0, Minor Aid/Ease of Development +1, Major Aid/Ease of Development +2.)*
  - The top three (3) negative impacts were 1) Material Cost & Availability, 2) Labor Cost & Availability, 3) Local Zoning Ordinances & Permitting.
  - Following those top three (3) Public Pushback (NIMBYism), Land Costs/Availability, and Access to Water & Sewer are highlighted by the CHS report.

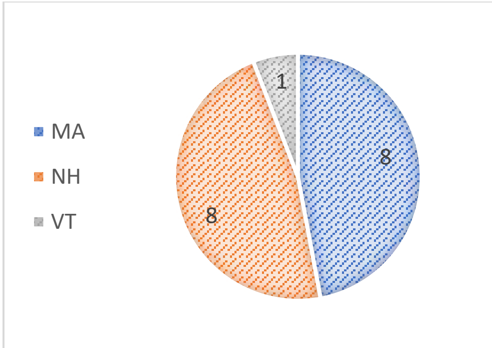


- **Descriptions of Hinderances**: For each of the above marked "major" or "minor" hinderance, please describe the hinderance(s)
    - Quotes are available from the report (use link above) similar too:
        - "Zoning density; municipal utilities often time do not exist; cost of labor and materials are prohibitive and economy of scales for rural areas are another challenge"
        - "[..]With a change of use, any renovation must bring the whole building up to code, preventing modest improvements that would benefit everyone and prohibiting smaller, local entrepreneurs from even considering starting a small business. As a result, small towns are seeing more and more out of state deep pocketed corporate developers putting in monstrosities, without commitment to a sense of community." (this quote aligns with this recently published (non-NH specific) article by Strong Towns.)

- **Work Location**: Do you work exclusively in NH or do you work in other New England states?



- **Easiest Work Location**: If you work in other states, which is the easiest to work in? (*ME, NH, VT, MA, RI, CT)*



- **Brief Description** of what makes this the easiest?
  - Quotes are available from the report (use link above) similar too:
    - “It's really not a state issue as much as the municipalities within the State. Most NH communities we work in are "open for business" and want to work with developers. Many communities in Maine are the same, though Maine is worse than NH at the state level. NH at the state level is also generally a good place to work.”
    - “We work in MA and NH, NH is difficult, but MA is more so. Union's in MA increase development cost, and overall MA regulations are more strict and land is less available.”
    - “Communities in MA on a local level are forced to review projects in a different manor. ANR developments at least streamline frontage subdivisions and the state has regulations that mandate workforce housing and therefore typically this type of housing is not overly regulated on the local level. Not to mention towns generally know that if they do not objectively review a project then a developer has other options.”

- **Challenges in NH**: Personal insight or examples of events, legislation, permits, etc. that have hindered your ability, or desire, to create units in NH
  - Excerpt from Report (*state-level focus*): These responses mirror much of what has already been stated in the first question, however they provide for some clearer explanation. At the State level, AoT is mentioned again a few times as being a hindrance for development. Included with that are other permits provided by DOT and permitting for wetlands. Outside of that most focus is on Municipal level code and interpretation/enforcement. Of note on several occasions is multifamily properties and the requirements placed on those properties specifically, as well as the false perspective publicly that these properties will increase the tax burden on property tax payers.

- **Benefits of NH**: Provide examples, if any, of what NH does well to help you as a developer:
  - Excerpt from Report (*state-level focus*): From these positives it is clear that the climate in New Hampshire is moving in the right direction. Several cite that communities who want affordable housing are being flexible, as are the departments with which the

developers are working. Our existing programs and the organizations that oversee them are highly praised as being receptive, proactive, and helpful in any way they can be. Recent legislative changes, such as the Housing Appeals Board, are also referenced as being great assets to the State and developer.

B. Developer's Lunch Write-up: Center for Ethics in Society, St. Anselm's College, "Center's Housing We Need Task Force"

- **a.** Contacts: resources via George Reagan & Noah Hodgetts
- **b.** Timeline: Held June 30, 2021
- **c.** Participants: 26
- **d.** Link to Session Notes: https://www.anselm.edu/sites/default/files/CEBG/Developers%20Lunch_%20Executive%20Summary.pdf and Full Report Out: https://public.3.basecamp.com/p/Q4fXtmedCjMtpuvyCsRrMcZm

Overview: This roundtable produced a completed white paper and notes (linked above). It discusses recent market conditions, impacts of the pandemic, barriers to missing middle housing, and potential solutions identified by the participants.

Key Findings:

- **Recent Market Conditions**:
  - favor large scale projects, SF is not cost effective, regulation is costly
- **The Pandemic**:
  - It is easy to sell anything you build – low interest rates encouraged buyers, cash provides the upper hand. However labor and materials have risen, land costs and permitting used to matter more now its materials and workers as chief barriers.
- **Barriers To Missing Middle**:
  - Hard to approve, and only big projects can forego revenue for the length of time needed to get through that. SHAB could help this, PB's are not educated on housing need, under great pressure from community members in opposition. Additionally qualifying some families who need housing for LIHTC is hard, some do not make enough to qualify for the benefit. DES Alternation of Terrain permits, and state permitting also increase costs.
- **Solutions to the Housing Crisis**: Question Asked: *Name one change that would have the greatest impact on the housing crisis?*
  - Relax zoning ordinances,
  - A vibrant Housing Appeals Board,
  - Inclusionary zoning with flexible density bonuses,
  - Predictability and consistency of zoning ordinances and building codes,
  - Expanded water and sewer systems to make small-scale development easier,
  - Large employers supporting construction of housing for their employees by constructing, donating land, or financial support

- The business community advocating for greater awareness that development does not raise taxes,
- An active “silent majority” in local elections and hearings,
- Young people and renters serving on regulatory boards.

Key Stakeholder Interviews

Municipal Staff, Elected Officials, Land Use Board Volunteers, and Economic Development Representatives

SWRPC interviewed a number of individuals affiliated with the 33 member communities in the Region to get input and gain perspective on housing issues in Southwest NH from a variety of viewpoints. Interviews occurred during the summer and early fall of 2022. Our goal was to interview a variety of perspectives. Municipal staff included a Town Manager, Code Enforcement Officer and Planner (3). Elected officials included a City Councilor and several Selectmen (7). Several from land use boards including a Planning Board and Zoning Board of Appeals were interviewed (5). In addition, feedback was taken from economic development committee representatives (3).

A questionnaire was used to guide discussion. The following questions were included in the questionnaire:

1. Please indicate your affiliation with your community.
2. How has housing availability and affordability impacted your community?
3. What do you see as the primary factors impacting housing availability and affordability in your community?
4. What are the greatest constraints to your municipality achieving their housing goals?
5. Are there land use or zoning constraints on affordable or workforce housing development?
6. 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?
7. Please identify the priority level of the following issues in terms of highest priority (in your opinion) for your municipality to address:

	High Priority	Medium Priority	Low Priority	Not a Priority	Unsure
Economic Development					
Workforce Development					
Natural Resource Preservation/Preservation of Rural Character					
Affordable and/or Workforce Housing					
Transportation/Infrastructure Improvements					

8. Indicate your level of agreement with the following statements (Strongly Agree, Agree, Neutral, Disagree, Strongly Disagree, N/A, I do not know):
    a. Your municipality provides affordable home purchase choices.
    b. Your municipality provides adequate rental options.
    c. Your municipality provides housing choices that attract workers of all ages.

    d. Your municipality provides adequate housing options for aging seniors.
    e. Your municipality provides adequate housing choices near job and transit access.

9. Indicate your level of agreement with the following statements (Strongly Agree, Agree, Neutral, Disagree, Strongly Disagree, N/A, I do not know):
    a. Your region provides affordable home purchase choices.
    b. Your region provides adequate rental options.
    c. Your region provides housing choices that attract workers of all ages.
    d. Your region provides adequate housing options for aging seniors.
    e. Your region provides adequate housing choices near job and transit access.
10. What types of programs, policies, or strategies has your municipality implemented to address housing needs and has it been successful? What would you have done differently?
11. Are there any programs, policies, or strategies that your municipality is interested in trying to address housing needs? If so, what have been the barriers to moving forward?
12. Who are the housing partners in your community? Are there additional municipal representatives or other partners that we should engage with?

Developers/Builders

SWRPC interviewed two developers/builders that conduct work in the Region. These interviews supplemented a statewide survey that was conducted in 2022 with by the NH Council on Housing Stability. The following questions were included in the questionnaire used for these interviews:

1. What type of work are you (or your company) engaged in?
    a. General Contractor
    b. Engineer
    c. Architect
    d. Developer
    e. Other [please specify]
2. How long has your company worked in housing in NH?
    a. 0 – 5 years
    b. 5 – 10 years
    c. 10 – 15 years
    d. 15 + years
3. Where do you work?
4. What type of residential construction or development do you do?
    a. New construction
    b. Rehabilitation
    c. Renovation
    d. Conversions (between use types)
    e. Conversions (between number of units)
    f. Single-family
    g. Multi-family
    h. Mixed-use
    i. Other [please specify]
5. What share of the renovation or rehab work you complete is focused on:
    a. Improvement to address health, accessibility, structural, or energy efficiency (*such as lead paint abatement, ramps and ADA accessibility, insulation or energy system efficiency)*
    b. Improvements related to appearance, such as upgrades of fixtures and materials.
    c. Other improvements
6. What prevents you from doing more improvements which address health, accessibility, structural or energy efficiency?
7. Do your staff have training in the following areas:
    a. Lead paint (*such as certified Lead renovators, certified lead abatement, etc.*)
    b. Accessibility & ADA standards
    c. Energy efficiency (*such as Home Energy Rating System (HERS))*
    d. Others

About The Housing They Produce (Considering current conditions):

8. Do you focus on a particular type of work more so than others, if so why?
9. How many new or rehabbed residential units do you produce in an average year?
10. From first concept (or contact for private construction) through final completion how long does it take to build new housing?
11. How do inquiries and demand match up to your capacity?
12. Who do you most often receive inquiries from?
    a. List provided: local residents, people relocating from away, second homes, investor-owned property, other please specify
13. Overall, what is the average cost (per square foot) to develop a new housing unit? How much does that vary? (Consider the unit type you build most often)
14. Are there common project components which require a specific skill set (such as lead abatement, mold remediation, etc.) that affect your ability to take on a project, or greatly increase the cost or time needed to complete the work? If so, how often does this situation arise?
15. In your opinion, has the covid-19 pandemic changed your response to any of these questions about the housing you produce? If so, how?

Local Conditions:

16. What types of housing do you see the greatest demand for?
17. Is that demand changing during the pandemic?
18. Is there a new, or increased, market to create accessory dwelling units in recent years?
    a. Yes
    b. No
    c. Other
19. Is there a new, or increased, market for residential conversions (single-family to multi-family) in recent years?
    a. Yes
    b. No
    c. Other
20. Where is new housing being built in your area?
    a. Listed Option include: Downtowns, Near Downtowns, Village Centers, Near Village Center, Outlying Areas
21. Where should new housing be built and not built?
    a. Listed Option include: Downtowns, Near Downtowns, Village Centers, Near Village Center, Outlying Areas
22. What types of new housing should be built? And not built?
    a. Listed OptionSingle-family homes, duplexes, small multi-unit buildings, larger multi-unit buildings, tiny homes, manufactured, accessory dwelling units, mixed-use buildings, senior specific housing, workforce specific housing
23. What do you think is your area's greatest housing need?
24. What do you think it will be in 10 years?

25. As NH’s demographics are changing, do you see a need to build more diverse housing? (i.e. smaller homes for seniors, rentals for millennials)

Barriers & Opportunities

26. What are the biggest barriers to the development of housing that meetings local needs and is affordable to your area?
27. Has the cost of construction changed over time?
    a. Are changes due to increased labor costs, permitting, materials, land, other please specify
28. Does housing in your area impact your ability to find or keep employees or subcontractors?
29. What policies, programs, funding or regulation changes do you think could be used to help produce innovative housing solutions that matches local needs?
    a. Examples to provide in needed:
        i. Few restrictions on duplex and multi-family,
        ii. Allowing smaller lots,
        iii. Pre-approved plans for accessory units,
        iv. More locally produced materials and supplies (industry),
        v. More skilled local labor,
        vi. Easier conversions of large homes and non-residential existing buildings,
        vii. Funding to reduce costs on resident,
        viii. Funding for renovations and energy efficiency upgrades,
        ix. Clearer and more streamlined local permitting (fast track process, regional regulatory approaches
        x. Improved participation of developers and builders in regulation development and municipal decision making
        xi. Density bonuses
        xii. Presence of a local building inspector
30. What do you see, if any, as promising opportunities to reduce, or alleviate rising costs of construction?
31. What is the most important thing local leaders should consider when making housing policy decisions?

Others to Speak With

32. What questions did we not ask today that we should have?
33. Who wasn’t in the room today who can help this discussion?

Focus Groups

SWRPC Planner's Roundtable

On April 26, 2022, SWRPC hosted a SWRPC Planner's Roundtable with local planners working in Southwest NH. Planners from Keene, Jaffrey, Winchester, Hinsdale, New Ipswich, Swanzey, Peterborough and Fitzwilliam attended. The meeting covered the following questions.

1. How is housing perceived in your community right now? What's the community's opinion about adding additional housing units?
2. What does your Master Plan say about housing? How does the Master Plan steer discussion about housing?
3. What are the primary factors that impact housing availability in your community?
4. What are the opportunities for developing affordable housing in your community?
5. Do towns feel like they are putting in more than their fair share or affordable housing?
6. Are people retrofitting existing homes and buildings into multifamily homes?
7. What are you seeing in terms of new housing proposals?

Monadnock Regional Healthcare Workforce Group

On October 19th 2022, SWRPC met with the Monadnock Regional Healthcare Workforce Group, a broad coalition of healthcare stakeholders in the Southwest Region who together have identified housing as the single greatest impediment to ensuring a robust healthcare workforce. During the discussion, SWRPC staff gave a preliminary overview of the project's key findings and trends observed to date. Following this presentation, SWRPC staff posed the following three questions to the group:

1. What changes do you feel are needed to achieve better housing solutions for our future healthcare workforce?
2. What do you feel should be the role of employers in helping to address our current housing challenges?
3. Are there are any housing efforts/initiatives/success stories you would like us to highlight in the RHNA that are being led by those within the healthcare sector (or by the Workforce Group more specifically)?

The subsequent discussion highlighted the significant workforce challenges that are facing the healthcare industry within Southwest NH. As one participant put it, employers must now take a much more active role than they have historically to find a house or apartment which a new employee can move into. The lack of staffing, in part driven by the current housing market, has significantly limited several healthcare facilities' ability to maintain regular operations or serve the number of patients which they have been able to historically.

The group discussed potential solutions and opportunities that have been explored to date, ranging from building workforce housing on adjacent land to being a more active advocate at local public meetings where a workforce housing project is being proposed.

Presentations, Blogs and Other Educational and Informational Products

The following educational and informational products are available online. All available resources below are hyperlinked.

Regional Housing Needs Assessment Webpage

Presentations

Regional Needs Assessment, Preparing for the Launch, March 21, 2023

Regional Needs Assessment: Preparing for the Launch Part 1, February 14, 2023

SWRPC Annual Meeting Presentation, June 14, 2022

Winter Commission Meeting Presentation, February 8, 2022

Population Projections, October 19, 2021

Blogs

Key Takeaways from the Local Housing Needs Workshop, December 12, 2022

Recent Trends in Housing Costs in the Southwest Region, November 4, 2022

Free Guided Bus Tour of Resident Owned Communities on 9/27, August 12, 2022

Manufactured Homes in Resident Owned Communities: Affordable Opportunities to Own a Home, February 28, 2022

Regional Effort to Assess Housing Needs, Find Solutions, February 18, 2022

How Housing Opportunity Protects Rural Character, December 1, 2021

ADUs: How Homeowners Can Be Home Creators, October 29, 2021

SWRPC's Facebook Page

Consultant Deliverables

The following products were developed by private consultants to assist with the development of the Regional Housing Needs Assessments conducted by the nine Regional Planning Commissions. The resources listed below include hyperlinks that directly link readers to each resource.

NH Fair Share Modeling Report

NH Fair Share Modeling Presentation

NH Housing Toolbox

State of NH State, County, and Municipal Population Projections: 2020-2050