

APPENDIX B – ENGAGEMENT PROCESS

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PRESS RELEASE

A press release announcing the launch of the Regional Housing Needs Assessment was created and distributed to 15 local and regional media outlets throughout the Southern New Hampshire Planning Commission region on February 25th, 2022. These outlets included:

- Auburn Village Crier
- Bedford Bulletin
- Bedford Journal
- Derry News
- Londonderry Times
- Londonderrynh.net
- Manchester Ink Link
- New Boston Beacon
- NutField News
- The Forum
- The Goffstown News
- The Hooksett Banner
- Tri-Town Times
- Weare in the World
- Windham Independent Weekly

It was also shared on a statewide level through media outlets such as New Hampshire Public Radio and the New Hampshire Union Leader. In addition, each Regional Planning Commission shared the press release with their local and regional media outlets.

PRESS RELEASE COPY

Commissions Launch Review to Assess Housing Needs and Identify Solutions

The trends and challenges affecting housing in New Hampshire will be part of an assessment by regional planning commissions to assist communities in identifying solutions to address unmet need and future demand.

Affordable housing is crucial to the New Hampshire economy. The low housing inventory, increased population and rising prices affects families who want to live and work in the state.

In partnership with the New Hampshire Office of Planning and Development, each of the state's nine regional planning commissions are conducting a multi-faceted Housing Needs Assessments over the next year.

The assessments launch this month and begin with regionalized community surveys, which ask residents to share what impact the housing situation has had on them; what has worked, and what needs to change. The Southern New Hampshire Planning Commission's survey link is available at snhpchousing.org.

At the conclusion of the project, all nine regional planning commissions along with housing stakeholders and the state's Business and Economic Affairs office will use the data to provide resources, strategies, and recommendations to local municipalities. The assessments and identified regional solutions will aid in the state's collective efforts to ensure housing availability.

For more information please contact the SNHPC project team at housing@snhpc.org.

SURVEY FINDINGS AND ANALYSIS

METHODOLOGY

To collect input from a broad range of stakeholders, multiple surveys were developed for this Housing Needs Assessment and were distributed statewide. All surveys followed an opinion survey format questionnaire for collecting data and viewpoints from a broad sample group. Survey data of this format is relatively easy to obtain but can require more time for coding, due to the nature of open-ended questions.

All survey sampling was conducted through SurveyMonkey.com. SNHPC staff chose this survey medium due to their ease of circulation to a broad audience. The effectiveness of online surveys is high when paired with paid social media placement. Posts with a survey link are targeted to a specific audience within the SNHPC's geographic area. According to Census data, New Hampshire households with broadband internet connection was at 87.7% for the 2015-2019 data period. Due to greatly increased broadband and cellular data deployment across the SNHPC region over the last decade, reaching people online proved an efficient method for survey sample collection.

GENERAL PUBLIC SURVEY

A general public survey was developed to assess the needs and perceptions of community members and was distributed in both English and Spanish. The survey was structured into 29 optional (not required) questions including multiple choice, rating scale, ranking, and open-ended formats and included the following three sections:

- **Housing: The Key Questions** This section was comprised of 12 key questions. Topics included current living situation, desired housing types, prioritizing neighborhood characteristics, current housing costs and income, perceived need for specific housing types, prioritizing the community's housing challenges, factors affecting the ability to stay in the community, extent to which respondent's housing needs are met, daily travel habits, and perceived factors affecting the cost and supply of housing.
- **Demographic Questions** This part of the survey asked a few demographic questions to better understand the needs of various population groups. Respondents were asked to identify their location (home and work), age, income, race, employment status, household size, and disability status.
- **A Deeper Dive into Housing** Here, open-ended questions were asked regarding housing experiences and general thoughts on housing in the community. Topics included eviction, the circumstances leading to the respondent's current housing situation, future housing plans/desires/goals, and opinion on how to create housing for all income levels and circumstances.

The SurveyMonkey online survey was made live on February 14th, 2022 and remained open through May 3rd, 2022. There were four survey sampling links, each targeted toward a different audience and/or outreach method. Figure 1 shows the number of survey responses received by each sampling link. The first sampling link was specifically created for the project website (SNHPChousing.org). It was also used as a general web link primarily used for email distribution.

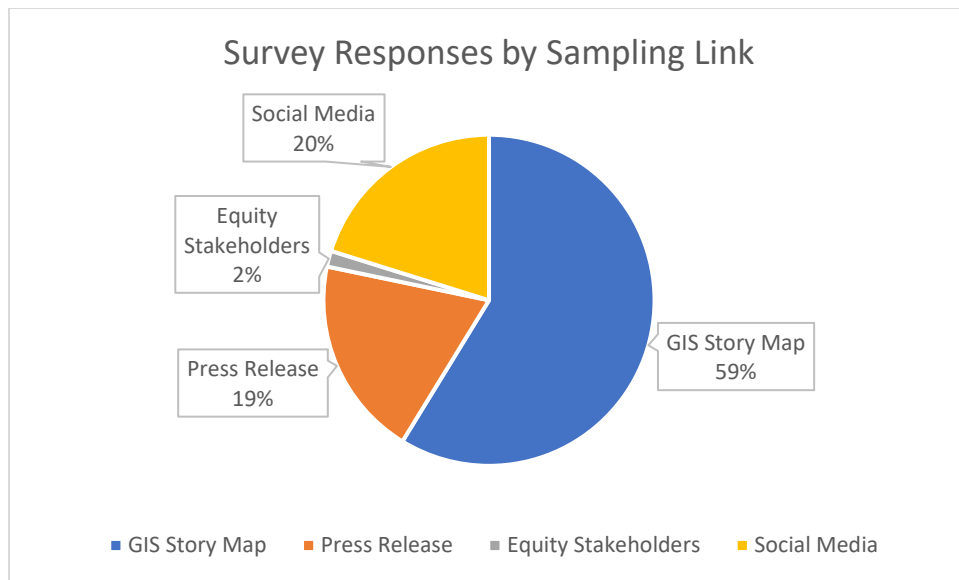


FIGURE 1: SURVEY RESPONSES BY COLLECTOR LINK

The second link was formatted for use in the project announcement press release, which was shared with 19 media outlets across the region.

The third link was created for distribution to 50 “Equity” stakeholders. These stakeholders included various regional agencies focused on housing, housing rights and law, disability rights, assisting new Americans, health and education. This outreach was conducted to ensure low income and minority groups were represented within the survey sample.

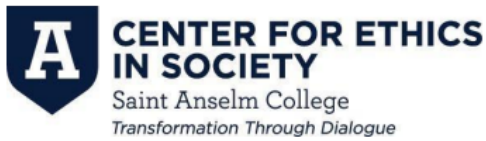
The forth link was formatted for use in social media posts using the Facebook platform. This social media formatted link was used for both paid and unpaid posts on Facebook.

EMPLOYER SURVEY

To understand the role housing plays in workforce attraction and retention, an Employer Survey was also developed. In addition to social media and newsletters, this survey was shared with over 19,000 Businesses in Good Standing (BIGS) registered with the Secretary of State in the Southern New Hampshire Planning Commission region.

The survey contained 18 optional (not required) questions including multiple choice, rating scale, and open-ended formats. Topics included employee status, percentage of employees by tenure, industry type, employee earnings, business location, proximity of business in regard to where employees live, percentage of employees who rent vs. own, availability of housing options near the business, perception of the impact housing has on attracting and retaining workers, how business owners hear about housing challenges, housing types that would support employee recruitment, housing assistance offered to employees, and stating whether or not the business may have a role in helping address NH’s housing issue as it relates to employee attraction and retention.

The SurveyMonkey online survey was made live on February 14th, 2022 and remained open through June 2nd, 2022. There were two survey sampling links, each targeted toward a different audience and/or outreach method. The first sampling link was specifically created for the project website (SNHPChousing.org). The second was shared with the BIGS List.



Developer's Lunch: Executive Summary
June 30, 2021

DEVELOPER SURVEY

On June 30, 2021 Saint Anselm College's Center for Ethics in Society held a Developer's Lunch. Many of New Hampshire's most important for-profit and nonprofit developers gathered with the Center's Housing We Need Task Force to discuss solutions to New Hampshire's housing crisis. The developers offered their perspective on a variety of topics, including

types of building projects that have recently been successful, conditions that are favorable and unfavorable to their work, and how to increase housing supply and affordability.

Aligning with the perspectives of the general public survey and the municipal focus group meetings, the developers generally agreed that market conditions favor larger-scale projects now. Barriers to "missing middle" housing identified by the developers included the lengthy timeline for getting approvals at the local level (foregoing revenue in the process). The capacity of planning and zoning boards as well as opposition to multifamily units by residents were also cited as barriers. For low-income housing, it was suggested that the income qualification for the low income housing tax credits is a barrier: some households do not make enough money to qualify for the benefit.

To view the full Executive Summary of the Developer's Lunch, please visit:

https://www.anselm.edu/sites/default/files/CEBG/Developers%20Lunch_%20Executive%20Summary.pdf

SOCIAL SERVICE PROVIDER SURVEY

In partnership by the New Hampshire Regional Planning Commissions and New Hampshire Council on Housing Stability, a statewide survey of social service providers was also conducted. This 22-question survey's focus is on emergency housing and 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

This survey was distributed statewide during the Spring of 2022 to social service providers. The effort was coordinated with the New Hampshire Council on Housing Stability - Homelessness work group, 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 the Coalition to End Homelessness and Regional Planning Commissions on social media and via direct request. The survey garnered 72 respondents of an estimated 166 providers. 21% of all respondents represented the SNHPC region.

89% of social service providers surveyed reported that demand of units exceeds or greatly exceeds supply and 82% said there has been an increase in housing challenges since the start of the COVID-19 pandemic. It was reported that those who have the hardest time keeping and finding housing included mental health (32%), low income (30%), substance use disorder (25%), families with children/ single parents (22%), rental history (16%) and criminal history (16%).

SURVEY RESULTS

GENERAL PUBLIC SURVEY

451 individuals provided responses to the General Public survey, representing all 14 communities in the SNHPC region. The majority of respondents (73%) own their home and 20% are renters. This aligns with the actual number of people living in an owner-occupied home (70%) and people living in a rented home (30%) in our region according to the U.S. Census Bureau.

86% of survey respondents have 2 or fewer adults in their household and 65% of all respondents have 0 dependents living in their household. According to the U.S. Census Bureau the average household size for the region is 2.54. Manchester has the smallest average household size at 2.33 and Chester and Windham have the largest at 2.96 and 2.90, respectively.

In order to compare general public feedback with focus group responses, the survey results were analyzed by all responses in black, Manchester residents in green, medium towns in blue (Bedford, Derry, Goffstown, Hooksett, Londonderry, Windham) and small towns (Auburn, Candia, Chester, Deerfield, Frankestown, New Boston, Weare) in orange. Responses from young adults (under 18-34) are in purple.

The majority (48.33%) of all survey respondents own their home with a mortgage. This majority is consistent in small and medium towns. In Manchester, the majority of respondents were renters (47.06%). The same is true for young adults (47.62% rent).

Q1. I currently...

Answer Choices	Responses	
Own my home with a mortgage	48.33%	217
Own my home without a mortgage	24.28%	109
Rent my home	20.04%	90
Live with family or roommates and share cost	3.79%	17
Am a dependent (live with parents or other caretakers who pay for my housing)	0.89%	4
Live in a shelter, halfway house, or other temporary housing	0.67%	3
Live in senior housing or assisted living (for seniors or disabled persons)	0.67%	3
I do not currently have permanent housing	0.67%	3
Other (please specify)	0.67%	3
Answered		449
Skipped		2

Respondents	Other (please specify)
1	Evicted due to landlord wanting to renovate
2	Own home no mortgage but have an equity loan
3	My husband and I live in our van goin on 2 years

Manchester only: I currently...

Answer Choices	Responses	
Rent my home	47.06%	56
Own my home with a mortgage	33.61%	40
Own my home without a mortgage	8.40%	10
Live with family or roommates and share cost	5.04%	6
Live in a shelter, halfway house, or other temporary housing	1.68%	2
Other (please specify)	1.68%	2
Am a dependent (live with parents or other caretakers who pay for my housing)	0.84%	1

Live in senior housing or assisted living (for seniors or disabled persons)	0.84%	1
I do not currently have permanent housing	0.84%	1
	Answered	119
	Skipped	0

Medium Towns only:
I currently...

Answer Choices	Responses	
Own my home with a mortgage	56.32%	107
Own my home without a mortgage	26.84%	51
Rent my home	11.58%	22
Live with family or roommates and share cost	2.11%	4
Am a dependent (live with parents or other caretakers who pay for my housing)	1.05%	2
I do not currently have permanent housing	1.05%	2
Live in senior housing or assisted living (for seniors or disabled persons)	0.53%	1
Other (please specify)	0.53%	1
Live in a shelter, halfway house, or other temporary housing	0.00%	0
	Answered	190
	Skipped	0

Response Date	Other (please specify)
Mar 22 2022 03:19 PM	Own home no mortgage but have an equity loan

Small Towns only:
I currently...

Answer Choices	Responses	
Own my home with a mortgage	52.88%	55
Own my home without a mortgage	36.54%	38
Live with family or roommates and share cost	4.81%	5
Rent my home	2.88%	3
Am a dependent (live with parents or other caretakers who pay for my housing)	0.96%	1
Live in a shelter, halfway house, or other temporary housing	0.96%	1
Live in senior housing or assisted living (for seniors or disabled persons)	0.96%	1
I do not currently have permanent housing	0.00%	0
Other (please specify)	0.00%	0
	Answered	104
	Skipped	2

Young Adults only:
I currently...

Answer Choices	Responses	
Rent my home	47.62%	30
Own my home with a mortgage	33.33%	21
Live with family or roommates and share cost	11.11%	7
Am a dependent (live with parents or other caretakers who pay for my housing)	3.17%	2

I do not currently have permanent housing	3.17%	2
Live in a shelter, halfway house, or other temporary housing	1.59%	1
Own my home without a mortgage	0.00%	0
Live in senior housing or assisted living (for seniors or disabled persons)	0.00%	0
Other (please specify)	0.00%	0
Answered		63
Skipped		0

68% of respondents currently live in a single family home and 22% live in a multi-family home. In Manchester, the majority of respondents (59.66%) live in multi-family homes and 31.09% live in single family homes. In medium and small towns, the majority of respondents live in single family homes.

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

Answer Choices	Responses	
Single-family home	68.30%	306
Multi-family home (2-4 units)	11.16%	50
Larger multi-family building (more than 20 units)	5.80%	26
Multi-family home (5-20+ units)	5.36%	24
Townhouse, or Row house	5.36%	24
Other (please specify)	1.56%	7
I do not currently have permanent housing (such as living with family, friends, or a nomad lifestyle)	1.12%	5
Manufactured or mobile home	0.67%	3
Accessory Dwelling Unit, in-law apartment, or backyard cottage	0.67%	3
A home with supportive services (such as mental wellness care, job training, dormitory, etc.)	0.00%	0
Answered		448
Skipped		3

Respondents	Other (please specify)
1	+55 community stand alone self owned condominium
2	garden style condo
3	Vehicle
4	55+ condo
5	Free standing condo
6	apartment
7	Single family with un permitted ADU

Manchester only:

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

Answer Choices	Responses	
Multi-family home (2-4 units)	31.93%	38

Single-family home	31.09%	37
Multi-family home (5-20+ units)	15.97%	19
Larger multi-family building (more than 20 units)	11.76%	14
Townhouse, or Row house	4.20%	5
I do not currently have permanent housing (such as living with family, friends, or a nomad lifestyle)	2.52%	3
Other (please specify)	2.52%	3
Manufactured or mobile home	0.00%	0
Accessory Dwelling Unit, in-law apartment, or backyard cottage	0.00%	0
A home with supportive services (such as mental wellness care, job training, dormitory, etc.)	0.00%	0
	Answered	119
	Skipped	0

Response Date	Other (please specify)
Mar 08 2022 07:40 PM	Vehicle
Feb 21 2022 09:09 AM	apartment
Feb 18 2022 12:40 PM	Single family with un permitted ADU

Medium Towns only:

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

Answer Choices	Responses	
Single-family home	77.13%	145
Townhouse, or Row house	7.98%	15
Larger multi-family building (more than 20 units)	4.79%	9
Multi-family home (2-4 units)	3.72%	7
Multi-family home (5-20+ units)	2.66%	5
Other (please specify)	2.13%	4
Manufactured or mobile home	1.06%	2
I do not currently have permanent housing (such as living with family, friends, or a nomad lifestyle)	0.53%	1
Accessory Dwelling Unit, in-law apartment, or backyard cottage	0.00%	0
A home with supportive services (such as mental wellness care, job training, dormitory, etc.)	0.00%	0
	Answered	188
	Skipped	2

Other (please specify)
+55 community stand alone self owned condominium
garden style condo
55+ condo
Free standing condo

Small Towns only:

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

Answer Choices	Responses	
Single-family home	92.38%	97
Accessory Dwelling Unit, in-law apartment, or backyard cottage	2.86%	3
Townhouse, or Row house	1.90%	2
Manufactured or mobile home	0.95%	1
Multi-family home (2-4 units)	0.95%	1
I do not currently have permanent housing (such as living with family, friends, or a nomad lifestyle)	0.95%	1
Multi-family home (5-20+ units)	0.00%	0
Larger multi-family building (more than 20 units)	0.00%	0
A home with supportive services (such as mental wellness care, job training, dormitory, etc.)	0.00%	0
Other (please specify)	0.00%	0
Answered		105
Skipped		1

Young Adults only:

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

Answer Choices	Responses	
Single-family home	31.75%	20
Multi-family home (2-4 units)	30.16%	19
Larger multi-family building (more than 20 units)	11.11%	7
Townhouse, or Row house	11.11%	7
Multi-family home (5-20+ units)	9.52%	6
I do not currently have permanent housing (such as living with family, friends, or a nomad lifestyle)	3.17%	2
Accessory Dwelling Unit, in-law apartment, or backyard cottage	1.59%	1
Other (please specify)	1.59%	1
Manufactured or mobile home	0.00%	0
A home with supportive services (such as mental wellness care, job training, dormitory, etc.)	0.00%	0
Answered		63
Skipped		0

Other (please specify)

apartment

The majority (81.56%) of respondents would prefer to live in a single-family home today (regardless of affordability). This is consistent across small, medium and Manchester only respondents, however Manchester residents were the most diverse in their preferences with 62.7% preferring single family homes, 10.92% preferring duplex, townhouse, or row house and 10.08% preferring Multi-Family Home (2-4 Units). Similar preferences were identified by young adults.

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

Answer Choices	Responses	
Single-Family Home	81.56%	367
Duplex, Townhouse, or Row house	5.78%	26
Multi-Family Home (2-4 Units)	3.56%	16
Accessory Dwelling Unit, in-law apartment, or backyard cottage	2.67%	12
Other (please specify)	2.22%	10
Multi-Family Home (5-20 Units)	2.00%	9
Manufactured Home	1.11%	5
Multi-Family Home (More than 20 Units)	0.44%	2
I do not currently have permanent housing (such as living with family, friends, or a nomad lifestyle)	0.44%	2
A home with supportive services (such as mental wellness care, job training, dormitory, etc.)	0.22%	1
	Answered	450
	Skipped	1

Respondents	Other (please specify)
1	I would not prefer alternative living
2	condo
3	CCRC
4	Assisted living units
5	Over 55 aging in place community
6	exactly where we are right now, no changes
7	Over 55 condo w/garage
8	Over 55 age in place condo
9	55+ community
10	Happy with current choice

Manchester only:

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

Answer Choices	Responses	
Single-Family Home	67.23%	80
Duplex, Townhouse, or Row house	10.92%	13
Multi-Family Home (2-4 Units)	10.08%	12
Multi-Family Home (5-20 Units)	5.88%	7
Accessory Dwelling Unit, in-law apartment, or backyard cottage	2.52%	3
Manufactured Home	1.68%	2
Multi-Family Home (More than 20 Units)	0.84%	1
I do not currently have permanent housing (such as living with family, friends, or a nomad lifestyle)	0.84%	1
A home with supportive services (such as mental wellness care, job training, dormitory, etc.)	0.00%	0
Other (please specify)	0.00%	0

Answered 119
Skipped 0

Medium Towns only:

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

Answer Choices	Responses	
Single-Family Home	86.32%	164
Other (please specify)	4.21%	8
Duplex, Townhouse, or Row house	3.16%	6
Accessory Dwelling Unit, in-law apartment, or backyard cottage	3.16%	6
Multi-Family Home (2-4 Units)	1.05%	2
Manufactured Home	0.53%	1
Multi-Family Home (5-20 Units)	0.53%	1
A home with supportive services (such as mental wellness care, job training, dormitory, etc.)	0.53%	1
I do not currently have permanent housing (such as living with family, friends, or a nomad lifestyle)	0.53%	1
Multi-Family Home (More than 20 Units)	0.00%	0
Answered		190
Skipped		0
Other (please specify)		

I would not prefer alternative living
 CCRC
 Over 55 aging in place community
 exactly where we are right now, no changes
 Over 55 condo w/garage
 Over 55 age in place condo
 55+ community
 Happy with current choice

Small Towns only:

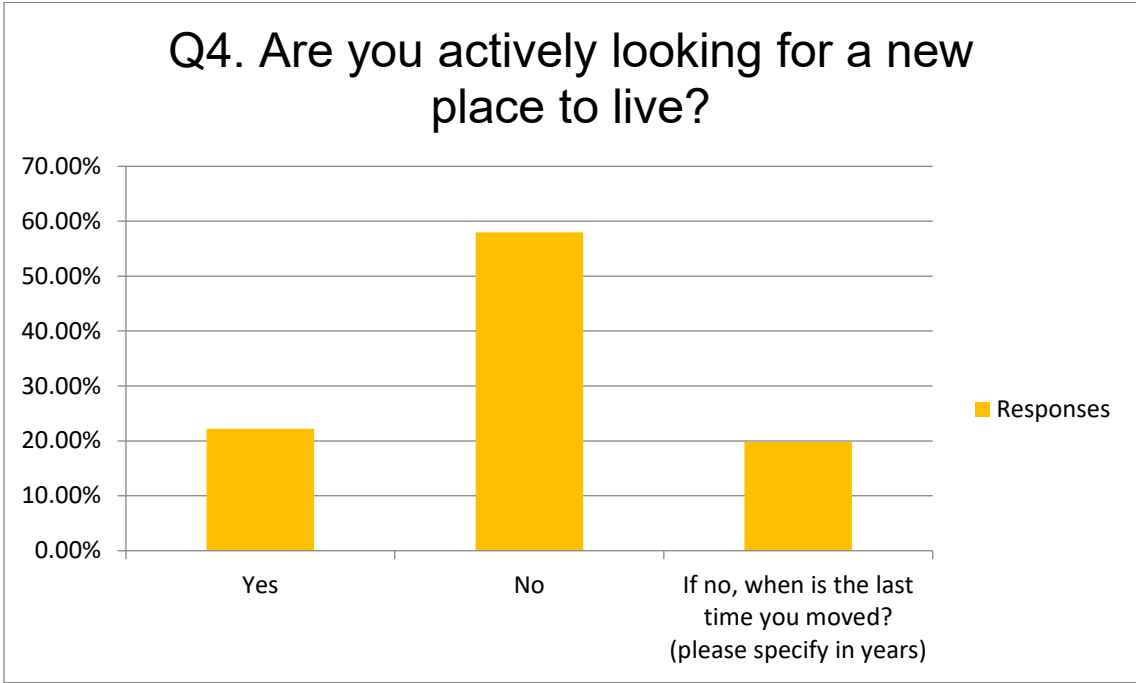
Ideally what type of housing would you prefer to be living in today (regardless of affordability)?

Answer Choices	Responses	
Single-Family Home	86.67%	91
Duplex, Townhouse, or Row house	3.81%	4
Accessory Dwelling Unit, in-law apartment, or backyard cottage	2.86%	3
Manufactured Home	1.90%	2
Other (please specify)	1.90%	2
Multi-Family Home (2-4 Units)	0.95%	1
Multi-Family Home (5-20 Units)	0.95%	1
Multi-Family Home (More than 20 Units)	0.95%	1
A home with supportive services (such as mental wellness care, job training, dormitory, etc.)	0.00%	0
I do not currently have permanent housing (such as living with family, friends, or a nomad lifestyle)	0.00%	0

Answered 105
 Skipped 1

Young Adults only:
 Ideally what type of housing would you prefer to be living in today (regardless of affordability)?

Answer Choices	Responses	
Single-Family Home	74.60%	47
Duplex, Townhouse, or Row house	9.52%	6
Multi-Family Home (2-4 Units)	6.35%	4
Multi-Family Home (5-20 Units)	4.76%	3
Multi-Family Home (More than 20 Units)	1.59%	1
A home with supportive services (such as mental wellness care, job training, dormitory, etc.)	1.59%	1
I do not currently have permanent housing (such as living with family, friends, or a nomad lifestyle)	1.59%	1
Manufactured Home	0.00%	0
Accessory Dwelling Unit, in-law apartment, or backyard cottage	0.00%	0
Other (please specify)	0.00%	0
Answered		63
Skipped		0



If no, when is the last time you moved? (please specify in years)		
5/2021	1991	July 2018
4 years	3 years ago	About 2 years ago
12 years ago	This year	10 years

If no, when is the last time you moved? (please specify in years)		
50	In 2001 we moved into this house, but we will be downsizing to a more manageable home in the next year or so.	2008 (13 years ago)
7	one year ago	10
20	6yrs	1994
Moved July 2021 from single family home	1995	4
2003	2 years	approximately one year
1	2000	2004
21 years	51 years ago	2 years
25 years ago	22 years ago	15
11 years	16 can't afford to move	2
35 years ago	22 years ago	6/2021
22	1	2020
5 years	12 years	2011
17yrs	2001	2 years
1985	3 years ago	4.5 years
28	Looking for a refugee family trying to resettle here	24 years
11	June 2019	1
2018	2015	13
48 years	2005	6 years
11	1.5 years	2021
2021	July 2021	2
2	5	2009
3	12/2021	>1 year
2017	18.5 yrs	2018
12	16	30 years
7 years	11	3 years
0.25 years	20 years	11
Evictions make it difficult, even tho I wasn't on the lease	2019 (2.5 years ago)	

Manchester only:

Are you actively looking for a new place to live?

Answer Choices	Responses	
No	41.18%	49
Yes	30.25%	36
If no, when is the last time you moved? (please specify in years)	28.57%	34
Answered		119
Skipped		0

If no, when is the last time you moved? (please specify in years)	
5/2021	12/2021
12 years ago	2018
July 2018	3 years
22 years ago	11
16 can't afford to move	20 years
22 years ago	2019 (2.5 years ago)
Looking for a refugee family trying to resettle here	6/2021
17yrs	2011
11	2 years
2021	4.5 years
2	13
3	6 years
Evictions make it difficult, even tho I wasn't on the lease	2021
2015	2
2005	2009
1.5 years	>1 year
July 2021	June 2019

Medium Towns only:

Are you actively looking for a new place to live?

Answer Choices	Responses	
Yes	21.58%	41
No	63.16%	120
If no, when is the last time you moved? (please specify in years)	15.26%	29
Answered		190
Skipped		0

If no, when is the last time you moved? (please specify in years)	
This year	15
4 years	2
10 years	35 years ago
7	22
20	5 years
1	1985
2000	28
1	2018
12 years	

2001	48 years
3 years ago	2017
1994	11
4	2020
approximately one year	24 years
2 years	1

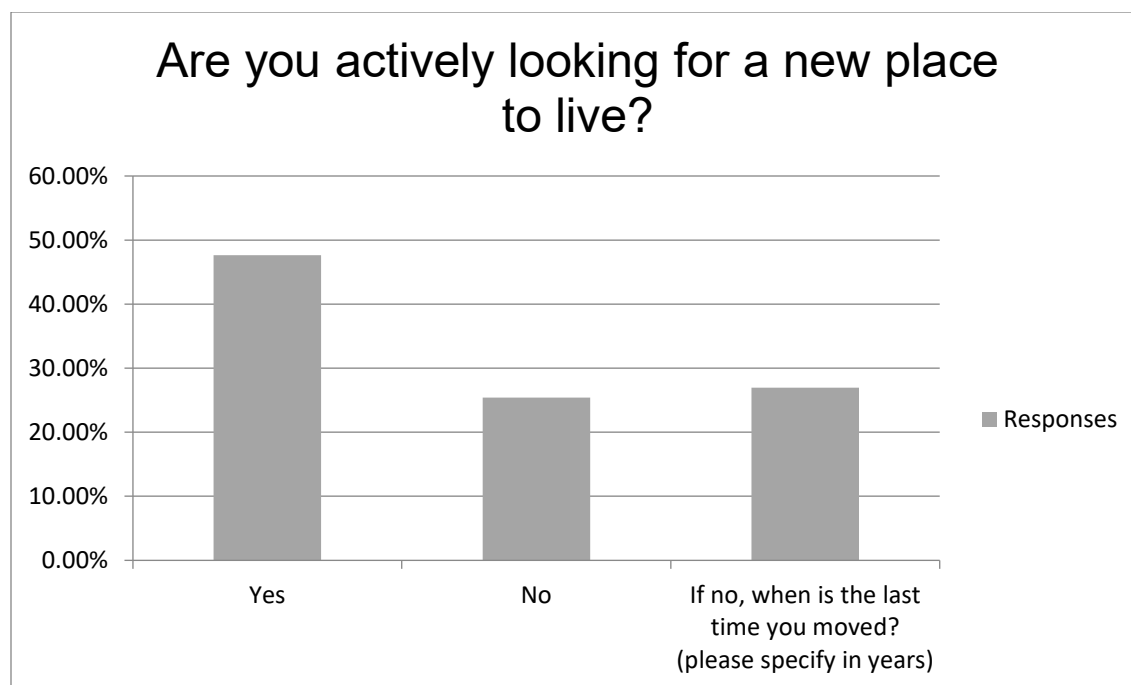
Small Towns only:

Are you actively looking for a new place to live?

Answer Choices	Responses	
Yes	15.24%	16
No	64.76%	68
If no, when is the last time you moved? (please specify in years)	20.00%	21
Answered		105
Skipped		1

If no, when is the last time you moved? (please specify in years)	
1991	6yrs
3 years ago	1995
50	2 years
Moved July 2021 from single family home	51 years ago
2003	2008 (13 years ago)
21 years	10
25 years ago	2004
11 years	11
In 2001 we moved into this house, but we will be downsizing to a more manageable home in the next year or so.	0.25 years
one year ago	
5	
16	

Young Adults only:



If no, when is the last time you moved? (please specify in years)

3 years ago	2019 (2.5 years ago)
This year	6/2021
5/2021	4.5 years
July 2018	2021
one year ago	2
2021	June 2019
2	1.5 years
0.25 years	July 2021
3 years	

Q5. Indicate your level of priority of the following characteristics when choosing a neighborhood to live in.

	Very High		High		Neutral		Low		Very Low		Not Applicable		I don't know	
Close to family and friends	21%	93	36%	159	30%	135	5%	24	5%	23	2%	11	0%	2
Close to work	11%	50	38%	169	23%	103	5%	22	2%	7	20%	89	0%	1
Close to amenities (shopping, health care, walkable downtown, recreational, etc.)	19%	84	38%	171	27%	120	10%	45	6%	26	0%	2	0%	0
Close to public transportation	7%	31	10%	45	24%	108	17%	75	29%	132	13%	56	0%	1
In my price range	59%	263	32%	143	8%	34	1%	4	0%	1	1%	4	0%	0
School System	20%	91	17%	74	15%	69	7%	32	7%	31	32%	145	1%	5
Size of unit	16%	73	55%	244	23%	103	3%	15	1%	4	2%	7	0%	0
Infrastructure and utilities (such as sidewalks, water, sewer, internet)	25%	113	37%	164	21%	96	8%	37	8%	34	1%	4	0%	1
Land suitability (flood risk, soil type, etc.)	25%	110	40%	177	23%	103	7%	31	2%	10	3%	13	1%	3
Land amenities (yard size, natural views, landscaping, etc.)	27%	123	45%	204	20%	91	4%	17	2%	8	1%	5	0%	1
Located near where I grew up	3%	12	8%	34	18%	79	15%	66	35%	155	22%	97	1%	6
Area safety (crime, road safety, etc.)	43%	193	42%	186	11%	51	2%	9	2%	7	0%	2	0%	0
Presence of established village, downtown centers, and events	15%	68	34%	153	30%	136	10%	47	9%	39	1%	6	0%	0
Proximity to outdoor recreation	15%	68	37%	167	32%	146	9%	39	5%	24	1%	4	0%	2
Other Priorities Not Listed (please specify)														
											Answered		450	
											Skipped		1	

Manchester only:

Indicate your level of priority of the following characteristics when choosing a neighborhood to live in.

	Very High		High		Neutral		Low		Very Low		Not Applicable		I don't know	
Close to family and friends	20%	24	35%	42	31%	37	6%	7	5%	6	3%	3	0%	0
Close to work	15%	18	47%	55	17%	20	3%	4	2%	2	16%	19	0%	0
Close to amenities (shopping, health care, walkable downtown, recreational, etc.)	30%	36	39%	46	24%	28	7%	8	0%	0	1%	1	0%	0
Close to public transportation	10%	12	13%	16	29%	35	17%	20	19%	23	11%	13	0%	0
In my price range	72%	86	23%	27	5%	6	0%	0	0%	0	0%	0	0%	0
School System	8%	10	18%	22	18%	21	8%	9	8%	9	39%	46	2%	2
Size of unit	19%	23	53%	63	19%	23	6%	7	1%	1	1%	1	0%	0
Infrastructure and utilities (such as sidewalks, water, sewer, internet)	44%	52	36%	43	18%	22	1%	1	1%	1	0%	0	0%	0
Land suitability (flood risk, soil type, etc.)	21%	25	31%	36	27%	32	13%	15	3%	3	5%	6	1%	1
Land amenities (yard size, natural views, landscaping, etc.)	24%	28	33%	39	31%	37	6%	7	3%	4	2%	2	1%	1
Located near where I grew up	1%	1	8%	9	16%	19	21%	25	29%	34	24%	28	3%	3
Area safety (crime, road safety, etc.)	34%	41	44%	52	15%	18	4%	5	2%	2	1%	1	0%	0
Presence of established village, downtown centers, and events	22%	26	32%	38	29%	34	11%	13	6%	7	1%	1	0%	0
Proximity to outdoor recreation	13%	15	33%	39	37%	44	12%	14	5%	6	1%	1	0%	0
Other Priorities Not Listed (please specify)														
									Answered		119			
									Skipped		0			

Other Priorities Not Listed (please specify)

Handicap accessible

Have more apartments at fair market value for people like me and my children who cannot find a home after leaving an abusive relationship. I have been home the past 4 years due to a disability and because of this and my credit, and the fact that I would be receiving a grant, I can't find a landlord to accept me, especially in a handicapped accessible building

Proximity to hospital with maternity ward

Tags

accessibility

accessibility

close to amenities

Price
 Senior housing, rent affordability
 Utilities included
 Neighborhood
 not near any homeless camps
 Neighbors. Who are they?
 neighborhood demographics
 Diverse population ethnic and race
 Accepting of cats
 Dog Friendly
 Pet-friendly
 Decent landlord who cares, is available, is honest
 Kid friendly neighborhood, low traffic
 Ability to run a home-based business and farm on our land
 Attractive property architecturally
 character of the neighborhood, physical building styles, architecture

in my price range
 in my price range
 in my price range
 people
 people
 people
 people
 people
 pets
 pets
 pets
 quality
 safety
 type of housing
 type of housing
 type of housing

Medium Towns only:

Indicate your level of priority of the following characteristics when choosing a neighborhood to live in.

	Very High		High		Neutral		Low		Very Low		Not Applicable		I don't know		Total
Close to family and friends	16%	31	37%	70	34%	65	6%	12	4%	7	2%	4	1%	1	190
Close to work	8%	15	36%	67	28%	53	6%	11	1%	2	21%	39	0%	0	187
Close to amenities (shopping, health care, walkable downtown, recreational, etc.)	15%	29	42%	80	26%	50	11%	20	6%	11	0%	0	0%	0	190
Close to public transportation	5%	9	10%	18	25%	48	18%	34	31%	58	12%	22	0%	0	189
In my price range	50%	94	38%	71	10%	18	2%	3	1%	1	1%	2	0%	0	189
School System	30%	56	14%	27	13%	24	6%	12	6%	12	30%	57	1%	1	189
Size of unit	15%	28	56%	107	24%	46	2%	3	1%	2	2%	4	0%	0	190
Infrastructure and utilities (such as sidewalks, water, sewer, internet)	21%	39	41%	77	23%	44	6%	12	8%	16	1%	2	0%	0	190

Land suitability (flood risk, soil type, etc.)	29%	55	37%	70	23%	44	5%	9	3%	6	2%	4	0%	0	188
Land amenities (yard size, natural views, landscaping, etc.)	29%	56	47%	90	18%	34	3%	6	2%	3	1%	1	0%	0	190
Located near where I grew up	2%	4	7%	13	19%	35	13%	24	38%	72	22%	41	0%	0	189
Area safety (crime, road safety, etc.)	50%	95	39%	73	8%	16	2%	3	1%	2	0%	0	0%	0	189
Presence of established village, downtown centers, and events	13%	25	37%	70	31%	58	9%	17	9%	18	1%	2	0%	0	190
Proximity to outdoor recreation	15%	28	36%	68	34%	65	9%	17	5%	10	1%	2	0%	0	190
Other Priorities Not Listed (please specify)															30
											Answered				190
											Skipped				0

Other Priorities Not Listed (please specify)	Tags
Suitable for older person with some physical restrictions	accessibility
Access for disabled	accessibility
ADA accessible	accessibility
highway access and close to hospitals for medical care.	close to amenities
Privacy/low visibility to neighbors	land amenities
Enough land for a good size yard for animals and kids to play.	land amenities
Space & privacy	land amenities
Outside of a large city	location
Lower Property Taxes	money
Is Biden going to pay our Property Taxes too? Additional Schools and crime that follows increased density of population? \$1000 a month in taxes is more than most need to pay.	money
community focus	people
Community feel	people
I'm considering housing in Maine and I find the community civic engagement and attitude towards rights, such as Maine fair trade laws or their AG's public consumer law guide, very attractive as either a prospective renter or home owner	people

Quiet well kept properties
 Animals allowed (cats/Dogs)
 Dog friendly
 cultural events - live theater, music
 Quality of build.
 small and safe town
 community facilities like libraries, parks, professional first responders (not volunteers)
 excellent fire department and ambulance service, responsive police
 No large apartment buildings
 Over 55
 Condominium, garage, 2 bedroom, 1&1/2 bath
 Tiny homes allowed
 I would like a single 1 floor small house with a garden that is in my price range of under \$300,000.00 or that I could afford to rent
 Similar homes, NO STACK AND PACK HOUSING or TRAINS
 I think adding additional housing needs is extremely important! It took me 3 years of making offers on single family homes before finally buying one.
 Warm weather
 you bundled internet with sidewalks, water and sewer. Of this set, only internet is a very high priority, the others I don't need provided. You bundled established village/downtown with events. They are not in the same category..

people
 pets
 pets
 Presence of
 established v
 quality
 safety
 services
 services
 type of
 housing
 type of
 housing
 type of
 housing
 type of
 housing
 type of
 housing
 type of
 housing

Small Towns only:

Indicate your level of priority of the following characteristics when choosing a neighborhood to live in.

	Very High		High		Neutral		Low		Very Low		Not Applicable		I don't know		Total
Close to family and friends	29%	30	32%	33	24%	25	3%	3	7%	7	4%	4	1%	1	103
Close to work	10%	10	33%	33	25%	25	3%	3	1%	1	27%	27	1%	1	100

	Very High		High		Neutral		Low		Very Low		Not Applicable		I don't know		Total
Close to amenities (shopping, health care, walkable downtown, recreational, etc.)	11%	11	30%	31	30%	31	15%	15	14%	14	1%	1	0%	0	103
Close to public transportation	6%	6	7%	7	19%	20	15%	16	38%	39	14%	15	1%	1	104
In my price range	59%	62	31%	33	8%	8	1%	1	0%	0	1%	1	0%	0	105
School System	13%	13	20%	21	17%	18	8%	8	6%	6	35%	36	2%	2	104
Size of unit	15%	16	60%	62	21%	22	1%	1	1%	1	2%	2	0%	0	104
Infrastructure and utilities (such as sidewalks, water, sewer, internet)	10%	10	31%	32	22%	23	19%	20	15%	16	2%	2	1%	1	104
Land suitability (flood risk, soil type, etc.)	22%	23	50%	52	19%	20	5%	5	1%	1	2%	2	2%	2	105
Land amenities (yard size, natural views, landscaping, etc.)	31%	33	50%	53	14%	15	2%	2	1%	1	1%	1	0%	0	105
Located near where I grew up	6%	6	8%	8	18%	19	10%	11	35%	37	22%	23	1%	1	105
Area safety (crime, road safety, etc.)	38%	40	45%	47	13%	14	0%	0	2%	2	1%	1	0%	0	104
Presence of established village, downtown centers, and events	10%	10	29%	30	34%	36	13%	14	11%	12	3%	3	0%	0	105
Proximity to outdoor recreation	18%	19	40%	42	29%	30	5%	5	7%	7	1%	1	1%	1	105
Other Priorities Not Listed (please specify)															22
											Answered				105
											Skipped				1

Other Priorities Not Listed (please specify)

Handicap accessible, solar potential,

Tags

accessibility

Good well water. Proximity to wildlife.	Infrastructure and utilities
Lot size roomy able to garden	land amenities
2acre or more zoning for minimum lot size- animals allowed	land amenities
Horse farm and riding friendly	land amenities
Space not to be looking into neighbors windows and have garden and homestead lifestyle	land amenities
Away from other people	land amenities
prone to disasters (eg flooding, fires, wind events) - very high	Land suitability
In the same community we had been in for the past 18 years	Located near where I grew
Any housing that is far away from business	location
Low taxes	money
Moderate community attitude	people
Degree to which the community is welcoming of new people and people with different backgrounds	people
Pets allowed	pets
Pet friendly	pets
Safe parking or garage	safety
Well established services such as Police, Fire, Highway Dept. Police need to be 24/7	services
Great public safety services, police, fire and EMS.	services
Homogenous look and feel and historical character = Very High, Rural character and hiking trails = Very High	type of housing
smaller homes instead of full family homes... 1k sq feet instead of 3k... looking for opportunities to be near where we are today (Chester) within a rural community with accessibility to amenities, with land amenities but affordable for those looking to downsize.	type of housing
Retain the rural character and protect open space. Avoid overbuilding such as that in New Boston.	type of housing
Privacy; Close to arterial network but on a lower volume roadway	type of housing

Young Adults only:

Indicate your level of priority of the following characteristics when choosing a neighborhood to live in.

	Very High		High		Neutral		Low		Very Low		Not Applicable		I don't know	
Close to family and friends	19%	12	32%	20	32%	20	2%	1	10%	6	3%	2	2%	1
Close to work	19%	12	54%	34	14%	9	3%	2	3%	2	5%	3	2%	1

	Very High		High		Neutral		Low		Very Low		Not Applicable		I don't know	
Close to amenities (shopping, health care, walkable downtown, recreational, etc.)	27%	17	35%	22	24%	15	13%	8	0%	0	2%	1	0%	0
Close to public transportation	13%	8	10%	6	25%	16	14%	9	30%	19	8%	5	0%	0
In my price range	78%	49	17%	11	3%	2	2%	1	0%	0	0%	0	0%	0
School System	19%	12	22%	14	19%	12	10%	6	6%	4	22%	14	2%	1
Size of unit	16%	10	52%	33	25%	16	5%	3	0%	0	2%	1	0%	0
Infrastructure and utilities (such as sidewalks, water, sewer, internet)	32%	20	37%	23	27%	17	2%	1	2%	1	0%	0	2%	1
Land suitability (flood risk, soil type, etc.)	14%	9	33%	21	29%	18	17%	11	5%	3	0%	0	2%	1
Land amenities (yard size, natural views, landscaping, etc.)	21%	13	35%	22	32%	20	10%	6	3%	2	0%	0	0%	0
Located near where I grew up	5%	3	8%	5	19%	12	22%	14	33%	21	13%	8	0%	0
Area safety (crime, road safety, etc.)	21%	13	44%	27	27%	17	5%	3	3%	2	0%	0	0%	0
Presence of established village, downtown centers, and events	22%	14	27%	17	27%	17	14%	9	8%	5	2%	1	0%	0
Proximity to outdoor recreation	13%	8	44%	28	24%	15	14%	9	3%	2	0%	0	2%	1
Other Priorities Not Listed (please specify)														
											Answered		63	
											Skipped		0	

Other Priorities Not Listed (please specify)	Tags
Accepting of cats	pets
Pets allowed	pets
Pet-friendly	pets
Well established services such as Police, Fire, Highway Dept. Police need to be 24/7	services
Ability to run a home-based business and farm on our land	type of housing
I think adding additional housing needs is extremely important! It took me 3 years of making offers on single family homes before finally buying one.	

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

Answer Choices	Responses	
My household cost is less than 30% of our household's total income	45.33%	204
My household cost is between 30%-50% of our household's total income	35.78%	161
My household cost is greater than 50% of our household's total income	12.22%	55
I don't know	5.11%	23
I do not pay for my housing	1.56%	7
	Answered	450
	Skipped	1

Manchester only:

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

Answer Choices	Responses	
My household cost is less than 30% of our household's total income	45.38%	54
My household cost is between 30%-50% of our household's total income	31.93%	38
My household cost is greater than 50% of our household's total income	18.49%	22
I don't know	3.36%	4
I do not pay for my housing	0.84%	1
	Answered	119
	Skipped	0

Medium Towns only:

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

Answer Choices	Responses	
My household cost is less than 30% of our household's total income	43.16%	82
My household cost is between 30%-50% of our household's total income	38.95%	74
My household cost is greater than 50% of our household's total income	9.47%	18
I don't know	6.32%	12
I do not pay for my housing	2.11%	4
	Answered	190
	Skipped	0

Small Towns only:

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

Answer Choices	Responses	
My household cost is less than 30% of our household's total income	49.52%	52
My household cost is between 30%-50% of our household's total income	31.43%	33
My household cost is greater than 50% of our household's total income	12.38%	13
I don't know	5.71%	6
I do not pay for my housing	0.95%	1
	Answered	105
	Skipped	1

Young Adults only:

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

Answer Choices	Responses	
My household cost is between 30%-50% of our household's total income	41.27%	26
My household cost is less than 30% of our household's total income	36.51%	23
My household cost is greater than 50% of our household's total income	9.52%	6
I do not pay for my housing	6.35%	4
I don't know	6.35%	4
Answered		63
Skipped		0

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

	Strongly Agree		Agree		Neutral		Disagree		Strongly Disagree		Not Applicable		I don't know		Total
High end housing	7%	32	11%	50	17%	77	29%	128	33%	149	0%	2	2%	7	445
Moderate-income housing	36%	161	46%	207	10%	44	3%	15	4%	17	0%	0	1%	4	448
Low-income housing	39%	173	25%	114	11%	51	8%	36	15%	67	0%	2	1%	5	448
Rental housing	36%	162	27%	122	13%	56	9%	40	13%	60	1%	4	1%	3	447
Senior housing	31%	138	31%	137	19%	85	7%	33	9%	38	1%	3	3%	13	447
Housing for people with physical disabilities	29%	129	36%	160	21%	96	4%	19	4%	20	1%	3	5%	22	449
Housing with supportive services (such as mental wellness care, job training, dormitory, etc.)	22%	97	22%	98	25%	114	11%	51	12%	52	1%	5	7%	31	448
												Answered			450
												Skipped			1

Manchester only:

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

	Strongly Agree		Agree		Neutral		Disagree		Strongly Disagree		Not Applicable		I don't know		Total
High end housing	8%	9	9%	11	8%	10	33%	39	36%	43	1%	1	4%	5	118
Moderate-income housing	45%	53	37%	44	8%	10	5%	6	3%	3	0%	0	3%	3	119
Low-income housing	58%	69	25%	30	3%	3	6%	7	5%	6	0%	0	3%	3	118
Rental housing	53%	63	31%	37	6%	7	3%	4	5%	6	0%	0	2%	2	119
Senior housing	33%	39	32%	38	19%	22	6%	7	4%	5	0%	0	6%	7	118
Housing for people with physical disabilities	39%	46	39%	46	12%	14	3%	4	1%	1	0%	0	7%	8	119
Housing with supportive services (such as mental wellness care, job training, dormitory, etc.)	33%	39	32%	38	17%	20	7%	8	4%	5	0%	0	8%	9	119
											Answered				119
											Skipped				0

Medium Towns only:

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

	Strongly Agree		Agree		Neutral		Disagree		Strongly Disagree		Not Applicable		I don't know		Total
High end housing	8%	15	14%	27	17%	33	25%	48	35%	67	0%	0	0%	0	190
Moderate-income housing	34%	64	47%	89	12%	22	4%	7	4%	8	0%	0	0%	0	190
Low-income housing	29%	54	28%	52	14%	27	8%	15	20%	38	1%	2	1%	1	189
Rental housing	28%	53	25%	47	15%	29	10%	18	20%	38	2%	3	0%	0	188
Senior housing	26%	49	28%	52	21%	40	12%	22	11%	21	2%	3	1%	2	189
Housing for people with physical disabilities	21%	40	35%	67	28%	54	4%	7	6%	11	1%	2	5%	9	190
Housing with supportive services (such as mental wellness care, job training, dormitory, etc.)	15%	28	20%	38	28%	54	13%	25	15%	28	2%	3	7%	4	190
											Answered				190
											Skipped				0

Small Towns only:

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

	Strongly Agree		Agree		Neutral		Disagree		Strongly Disagree		Not Applicable		I don't know		Total
High end housing	6%	6	9%	9	25%	25	34%	35	25%	25	0%	0	2%	2	102
Moderate-income housing	28%	29	56%	58	9%	9	1%	1	5%	5	0%	0	1%	1	103
Low-income housing	30%	31	25%	26	15%	16	10%	11	19%	20	0%	0	1%	1	105
Rental housing	28%	29	30%	31	14%	15	14%	15	12%	13	1%	1	1%	1	105
Senior housing	40%	42	31%	33	15%	16	3%	3	7%	7	0%	0	4%	4	105
Housing for people with physical disabilities	28%	29	33%	34	21%	22	7%	7	7%	7	0%	0	5%	5	104
Housing with supportive services (such as mental wellness care, job training, dormitory, etc.)	17%	18	11%	11	33%	34	15%	15	16%	16	1%	1	8%	8	103

												Answered	105
												Skipped	1

Young Adults only:

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

	Strongly Agree		Agree		Neutral		Disagree		Strongly Disagree		Not Applicable		I don't know		Total
High end housing	8%	5	5%	3	8%	5	32%	20	44%	27	0%	0	3%	2	62
Moderate-income housing	62%	39	24%	15	6%	4	5%	3	2%	1	0%	0	2%	1	63
Low-income housing	59%	37	27%	17	3%	2	2%	1	5%	3	0%	0	5%	3	63
Rental housing	52%	33	29%	18	6%	4	3%	2	6%	4	2%	1	2%	1	63
Senior housing	21%	13	19%	12	27%	17	8%	5	11%	7	2%	1	13%	8	63
Housing for people with physical disabilities	27%	17	44%	28	13%	8	2%	1	3%	2	2%	1	10%	6	63
Housing with supportive services (such as mental wellness care, job training, dormitory, etc.)	37%	23	25%	16	14%	9	3%	2	8%	5	2%	1	11%	7	63
													Answered		63
													Skipped		0

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

	1		2		3		4		5		6		7		8		This challenge does not apply to my community
Cost of housing or rent	46%	185	24%	97	10%	40	3%	12	3%	12	3%	12	2%	7	2%	10	6% 26
Cost of repair, maintenance, or ADA accessibility needs	2%	9	8%	35	19%	81	18%	77	13%	56	13%	56	9%	38	2%	7	15% 61
Flooding	1%	6	3%	12	4%	17	5%	20	11%	47	10%	42	11%	48	20%	84	35% 146

	1		2		3		4		5		6		7		8		This challenge does not apply to my community
Homelessness	7%	28	9%	38	15%	63	9%	36	8%	35	9%	37	10%	42	7%	29	26% 110
Neighborhood safety	6%	25	10%	41	16%	63	16%	65	15%	59	8%	33	10%	41	5%	19	14% 58
Availability of housing options (different types)	30%	121	27%	112	10%	39	10%	39	7%	28	4%	16	3%	12	1%	4	9% 37
Housing discrimination	3%	12	5%	22	10%	43	12%	52	12%	50	13%	56	12%	49	7%	29	26% 110
Presence of unkept (or vacant) homes and properties	4%	15	6%	26	8%	35	14%	60	15%	62	16%	66	10%	43	6%	26	21% 87

Answered 448

Skipped 3

Manchester only:

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

	1		2		3		4		5		6		7		8		This challenge does not apply to my community
Cost of housing or rent	52%	59	22%	25	11%	12	3%	3	2%	2	3%	3	2%	2	3%	3	4% 4
Cost of repair, maintenance, or ADA accessibility needs	1%	1	6%	7	9%	10	12%	13	19%	21	20%	23	23%	26	2%	2	9% 10
Flooding	0%	0	2%	2	3%	3	2%	2	2%	2	10%	11	13%	15	41%	47	29% 33
Homelessness	19%	22	20%	23	23%	27	9%	10	10%	11	7%	8	3%	4	3%	4	5% 6
Neighborhood safety	8%	9	10%	11	18%	20	17%	18	19%	21	9%	10	14%	15	3%	3	2% 2
Availability of housing options (different types)	17%	19	28%	31	15%	17	15%	17	13%	14	6%	7	3%	3	0%	0	2% 2
Housing discrimination	2%	2	6%	7	13%	15	20%	23	9%	10	18%	21	20%	23	7%	8	4% 5
Presence of unkept (or vacant) homes and properties	4%	4	6%	7	6%	7	20%	22	23%	25	17%	19	13%	14	8%	9	4% 4
															Answered		119

	1		2		3		4		5		6		7		8		This challenge does not apply to my community
													Skipped		0		

Medium Towns only:

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

	1		2		3		4		5		6		7		8		This challenge does not apply to my community	
Cost of housing or rent	46%	77	24%	41	8%	14	3%	5	4%	7	2%	4	2%	4	2%	4	7%	12
Cost of repair, maintenance, or ADA accessibility needs	3%	5	9%	16	17%	30	23%	41	13%	23	11%	19	5%	9	2%	3	19%	34
Flooding	1%	2	2%	4	4%	8	4%	8	14%	25	12%	21	12%	21	13%	23	37%	66
Homelessness	2%	3	6%	10	15%	27	7%	13	8%	14	11%	19	12%	22	9%	16	31%	56
Neighborhood safety	7%	13	11%	19	16%	28	12%	21	16%	27	9%	16	8%	14	5%	8	16%	28
Availability of housing options (different types)	34%	57	27%	45	8%	13	6%	10	4%	7	4%	6	3%	5	1%	2	14%	24
Housing discrimination	3%	6	5%	9	10%	18	13%	23	13%	23	9%	17	9%	17	6%	11	31%	57
Presence of unkept (or vacant) homes and properties	1%	2	7%	13	9%	17	14%	25	11%	20	15%	27	9%	16	6%	11	28%	52
													Answered				190	
													Skipped				0	

Small Towns only:

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

	1		2		3		4		5		6		7		8		This challenge does not apply to my community	
Cost of housing or rent	40%	35	28%	24	11%	10	1%	1	2%	2	5%	4	1%	1	2%	2	9%	8
Cost of repair, maintenance, or ADA accessibility needs	1%	1	12%	11	31%	29	21%	20	9%	8	7%	7	3%	3	2%	2	14%	13
Flooding	3%	3	5%	5	6%	6	7%	7	15%	14	10%	9	11%	10	10%	9	33%	31
Homelessness	3%	3	2%	2	4%	4	13%	12	9%	8	9%	8	14%	13	6%	5	39%	35
Neighborhood safety	3%	3	8%	7	13%	11	17%	15	13%	11	5%	4	11%	10	7%	6	24%	21
Availability of housing options (different types)	36%	35	28%	27	7%	7	8%	8	4%	4	2%	2	2%	2	2%	2	9%	9
Housing discrimination	2%	2	4%	4	8%	7	5%	5	14%	13	15%	14	5%	5	10%	9	36%	33
Presence of unkept (or vacant) homes and properties	8%	7	2%	2	12%	11	10%	9	11%	10	17%	15	10%	9	6%	5	24%	22
															Answered		103	
															Skipped		3	

Young Adults only:

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

	1		2		3		4		5		6		7		8		This challenge does not apply to my community	
Cost of housing or rent	53%	33	26%	16	10%	6	2%	1	3%	2	2%	1	0%	0	3%	2	2%	1
Cost of repair, maintenance, or ADA accessibility needs	2%	1	8%	5	8%	5	14%	8	22%	13	24%	14	19%	11	0%	0	3%	2
Flooding	0%	0	0%	0	7%	4	2%	1	5%	3	7%	4	12%	7	45%	26	22%	13
Homelessness	10%	6	17%	10	27%	16	17%	10	10%	6	5%	3	5%	3	5%	3	5%	3
Neighborhood safety	3%	2	10%	6	15%	9	18%	11	18%	11	12%	7	15%	9	3%	2	5%	3
Availability of housing options (different types)	27%	16	27%	16	17%	10	12%	7	8%	5	2%	1	5%	3	2%	1	2%	1
Housing discrimination	3%	2	8%	5	7%	4	18%	11	13%	8	25%	15	16%	10	5%	3	5%	3
Presence of unkept (or vacant) homes and properties	2%	1	5%	3	7%	4	15%	9	18%	11	21%	13	18%	11	10%	6	5%	3
															Answered			62
															Skipped			1

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

	Significantly Impacts		Somewhat Impacts		Slightly Impacts		Does Not Impact		Not Applicable		I don't know		Total
Supply of available housing	51%	226	16%	73	7%	30	18%	79	8%	37	0%	1	446

Quality of available housing	38%	167	23%	10 3	8%	36	23%	103	7%	33	0%	2	444
Cost of available housing	58%	260	13%	58	9%	38	15%	66	5%	23	0%	1	446
Type of available housing	40%	180	22%	97	11%	47	20%	91	7%	30	0%	1	446
Location of available housing	33%	149	23%	10 1	13%	59	23%	102	8%	35	0%	0	446
I don't feel I have the choice to leave my community due to lack of housing options and/or moving costs	30%	132	14%	60	13%	58	25%	113	16%	72	2%	9	444
Answered													448
Skipped													3

Manchester only:

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

	Significantly Impacts		Somewhat Impacts		Slightly Impacts		Does Not Impact		Not Applicable		I don't know		Total
Supply of available housing	67%	80	13%	16	5%	6	8%	9	7%	8	0%	0	119
Quality of available housing	50%	59	25%	30	6%	7	14%	16	3%	4	2%	2	118
Cost of available housing	68%	81	10%	12	7%	8	12%	14	3%	3	1%	1	119
Type of available housing	45%	53	27%	32	12%	14	13%	15	4%	5	0%	0	119
Location of available housing	45%	54	24%	28	13%	15	14%	17	4%	5	0%	0	119
I don't feel I have the choice to leave my community due to lack of housing options and/or moving costs	43%	50	10%	12	11%	13	22%	26	11%	13	3%	3	117
									Answered				119
									Skipped				0

Medium Towns only:

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

	Significantly Impacts		Somewhat Impacts		Slightly Impacts		Does Not Impact		Not Applicable		I don't know		Total
Supply of available housing	45%	84	18%	34	7%	14	22%	41	7%	14	1%	1	188
Quality of available housing	34%	63	24%	45	10%	18	27%	50	6%	12	0%	0	188
Cost of available housing	56%	105	12%	22	10%	19	17%	32	5%	10	0%	0	188
Type of available housing	39%	73	18%	34	12%	22	25%	46	6%	11	1%	1	187
Location of available housing	30%	56	19%	36	13%	25	29%	54	9%	17	0%	0	188
I don't feel I have the choice to leave my community due to lack of housing options and/or moving costs	24%	46	14%	27	13%	24	28%	53	18%	34	2%	4	188
										Answered			189
										Skipped			1

Small Towns only:

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

	Significantly Impacts		Somewhat Impacts		Slightly Impacts		Does Not Impact		Not Applicable		I don't know		
Supply of available housing	44%	45	15%	15	7%	7	21%	22	14%	14	0%	0	
Quality of available housing	28%	29	21%	21	10%	10	26%	27	15%	15	0%	0	
Cost of available housing	54%	56	17%	17	6%	6	15%	15	9%	9	0%	0	
Type of available housing	38%	40	20%	21	8%	8	21%	22	13%	13	0%	0	
Location of available housing	25%	26	29%	30	12%	12	23%	24	11%	11	0%	0	
I don't feel I have the choice to leave my community due to lack of housing options and/or moving costs	27%	28	17%	18	10%	10	27%	28	18%	19	0%	0	
								Answered				104	
								Skipped				2	

Young Adults only:

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

	Significantly Impacts		Somewhat Impacts		Slightly Impacts		Does Not Impact		Not Applicable		I don't know	
Supply of available housing	76%	48	10%	6	3%	2	3%	2	6%	4	2%	1
Quality of available housing	52%	33	37%	23	3%	2	3%	2	5%	3	0%	0
Cost of available housing	76%	48	13%	8	3%	2	5%	3	3%	2	0%	0
Type of available housing	54%	34	27%	17	10%	6	5%	3	5%	3	0%	0
Location of available housing	49%	31	30%	19	8%	5	10%	6	3%	2	0%	0
I don't feel I have the choice to leave my community due to lack of housing options and/or moving costs	49%	31	13%	8	11%	7	17%	11	8%	5	2%	1
									Answered		63	
									Skipped		0	

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

	Strongly Agree		Agree		Neutral		Disagree		Strongly Disagree		I don't know		Total
My current housing meets my needs today	49%	219	30%	135	9%	40	7%	33	5%	21	0%	0	448
My current housing meets my anticipated needs for the next 10 years	28%	127	24%	109	11%	51	17%	76	18%	79	2%	7	449
My current housing is in need of major improvements or repairs to remain livable	5%	20	8%	37	16%	70	26%	116	44%	197	1%	4	444
My ability to stay in the region depends on finding decent affordable housing	29%	129	16%	70	14%	64	14%	61	25%	113	2%	9	446
The COVID-19 pandemic has impacted my housing	8%	36	12%	53	16%	72	23%	104	39%	176	2%	7	448
I do not currently have permanent housing	4%	18	4%	17	5%	20	15%	68	70%	309	2%	10	442
										Answered		449	
										Skipped		2	

Manchester only:

Indicate your level of agreement with the following statements about your current housing needs.

	Strongly Agree		Agree		Neutral		Disagree		Strongly Disagree		I don't know		Total
My current housing meets my needs today	35%	42	37%	44	8%	9	10%	12	10%	12	0%	0	119
My current housing meets my anticipated needs for the next 10 years	12%	14	24%	29	10%	12	20%	24	33%	39	1%	1	119
My current housing is in need of major improvements or repairs to remain livable	6%	7	11%	13	19%	23	28%	33	34%	40	2%	2	118
My ability to stay in the region depends on finding decent affordable housing	40%	48	17%	20	8%	9	17%	20	18%	21	1%	1	119
The COVID-19 pandemic has impacted my housing	13%	16	17%	20	18%	22	19%	23	28%	33	4%	5	119
I do not currently have permanent housing	7%	8	5%	6	5%	6	20%	23	63%	74	0%	0	117
									Answered				119
									Skipped				0

Medium Towns only:

Indicate your level of agreement with the following statements about your current housing needs.

	Strongly Agree		Agree		Neutral		Disagree		Strongly Disagree		I don't know		Total
My current housing meets my needs today	56%	105	27%	51	8%	16	7%	14	2%	3	0%	0	189
My current housing meets my anticipated needs for the next 10 years	37%	69	26%	49	8%	15	16%	30	12%	23	2%	3	189
My current housing is in need of major improvements or repairs to remain livable	3%	6	5%	9	15%	28	28%	53	48%	90	1%	2	188
My ability to stay in the region depends on finding decent affordable housing	25%	48	17%	32	12%	23	14%	27	28%	52	4%	7	189
The COVID-19 pandemic has impacted my housing	7%	13	10%	19	14%	26	24%	45	45%	85	1%	1	189
I do not currently have permanent housing	3%	6	3%	5	5%	9	14%	26	73%	138	3%	5	189
									Answered				189
									Skipped				1

Small Towns only:

Indicate your level of agreement with the following statements about your current housing needs.

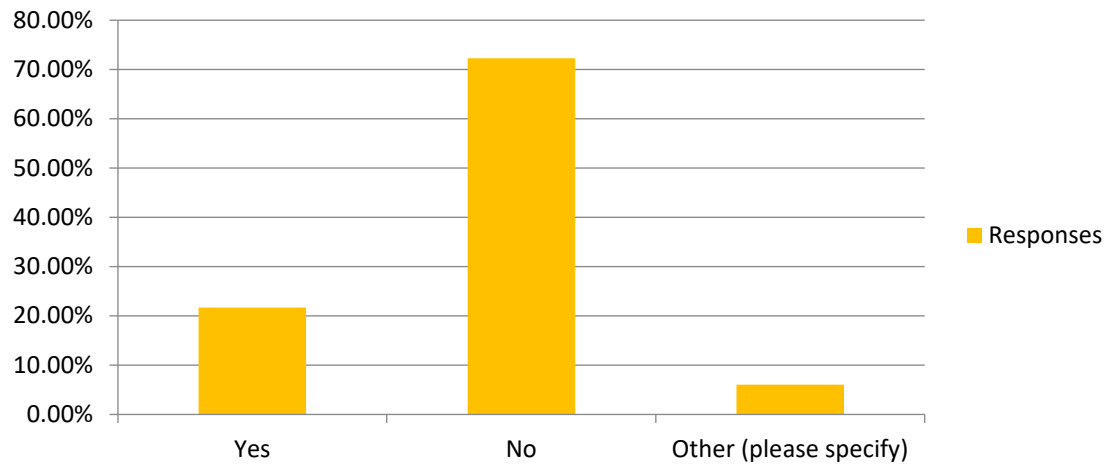
	Strongly Agree		Agree		Neutral		Disagree		Strongly Disagree		I don't know	
My current housing meets my needs today	52%	54	30%	31	10%	10	4%	4	5%	5	0%	0
My current housing meets my anticipated needs for the next 10 years	34%	36	20%	21	17%	18	16%	17	10%	10	3%	3
My current housing is in need of major improvements or repairs to remain livable	4%	4	12%	12	13%	13	22%	23	50%	51	0%	0
My ability to stay in the region depends on finding decent affordable housing	23%	23	15%	15	22%	22	11%	11	29%	30	1%	1
The COVID-19 pandemic has impacted my housing	4%	4	11%	11	16%	17	23%	24	45%	47	1%	1
I do not currently have permanent housing	4%	4	3%	3	5%	5	11%	11	72%	73	5%	5
					Answered				105			
					Skipped				1			

Young Adults only:

Indicate your level of agreement with the following statements about your current housing needs.

	Strongly Agree		Agree		Neutral		Disagree		Strongly Disagree		I don't know	
My current housing meets my needs today	40%	25	27%	17	11%	7	14%	9	8%	5	0%	0
My current housing meets my anticipated needs for the next 10 years	19%	12	6%	4	5%	3	25%	16	43%	27	2%	1
My current housing is in need of major improvements or repairs to remain livable	10%	6	10%	6	16%	10	33%	21	30%	19	2%	1
My ability to stay in the region depends on finding decent affordable housing	38%	24	27%	17	10%	6	16%	10	6%	4	3%	2
The COVID-19 pandemic has impacted my housing	17%	11	21%	13	14%	9	22%	14	19%	12	6%	4
I do not currently have permanent housing	5%	3	13%	8	5%	3	16%	10	60%	37	2%	1
									Answered			63
									Skipped			0

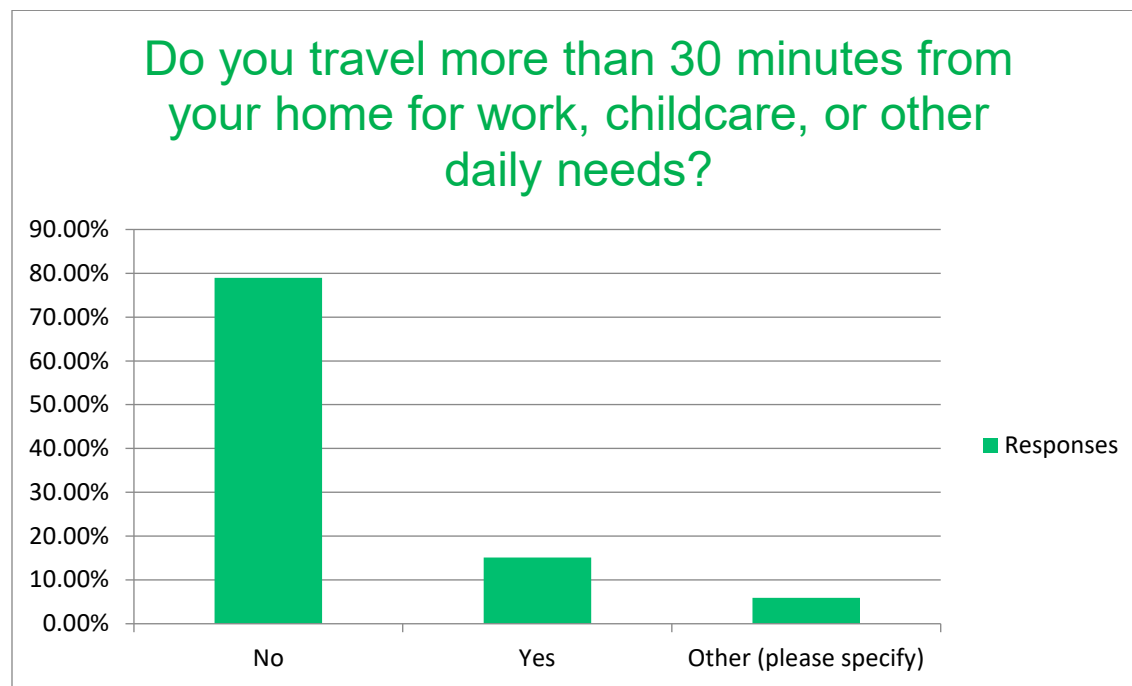
Q11. Do you travel more than 30 minutes from your home for work, childcare, or other daily needs?



Respon dents	Other (please specify)
1	travel to work 2x a week to Waltham MA
2	Retired
3	One household member yes, one no
4	Retired
5	Not 30 but 20 minutes to get anywhere
6	None of your business
7	I don't now but did for almost 30 years. Semi-retired now
8	45 pre Pandemic now work 100% from home
9	This housing I'm referring to is for an immigrant family looking to resettle here. They are not currently employed
10	retired
11	My husband does
12	Retired
13	I am retired and do not need to travel to and from work.
14	Only 1 day a week
15	In sales so it varies
16	Depends. For work, mostly yes. For all else, it benefits to coordinate errands and lessens need to drive away for daily neds to once weekly (more or less).
17	Over 60 minutes to work in MA
18	retired
19	Retired
20	paid travel time
21	N/A
22	I'm disabled and do not work
23	30 minutes give or take traffic

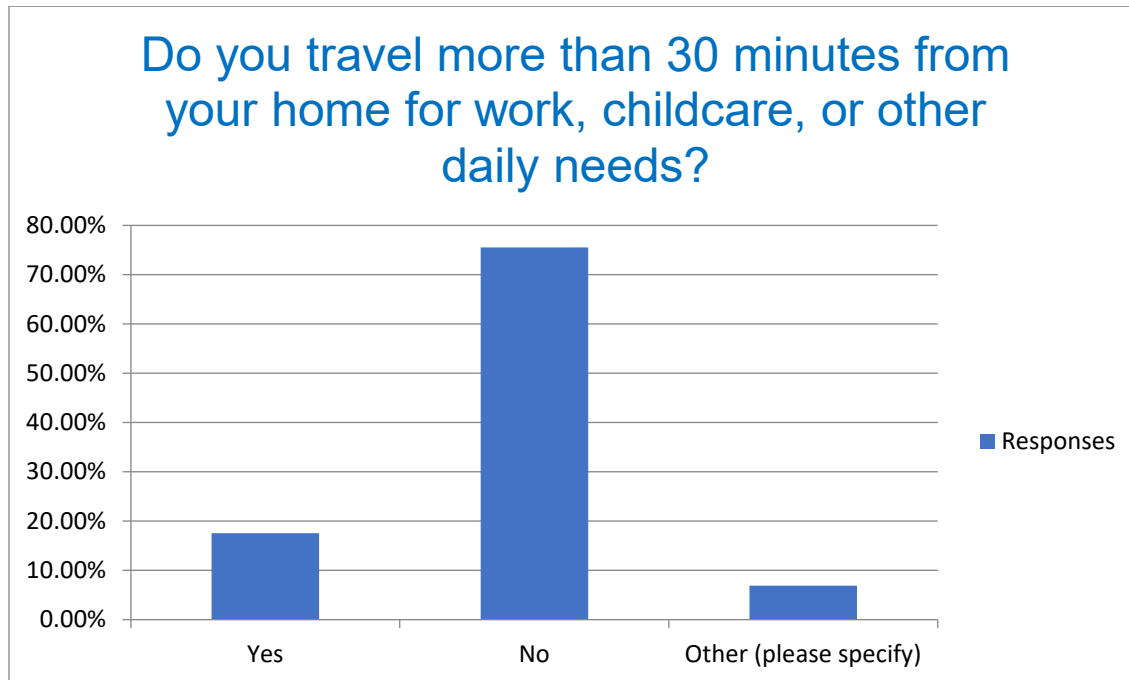
Responses	Other (please specify)
24	Varies depending on business
25	part of the time I do
26	N/A
27	Retired. work one day a week drive to Exeter NH

Manchester only:



Other (please specify)
This housing I'm referring to is for an immigrant family looking to resettle here. They are not currently employed
Retired
paid travel time
I'm disabled and do not work
30 minutes give or take traffic
part of the time I do
Retired. work one day a week drive to Exeter NH

Medium Towns only:



Other (please specify)

travel to work 2x a week to Waltham MA

One household member yes, one no

I don't now but did for almost 30 years. Semi-retired now

45 pre Pandemic now work 100% from home

My husband does

Retired

I am retired and do not need to travel to and from work.

Only 1 day a week

In sales so it varies

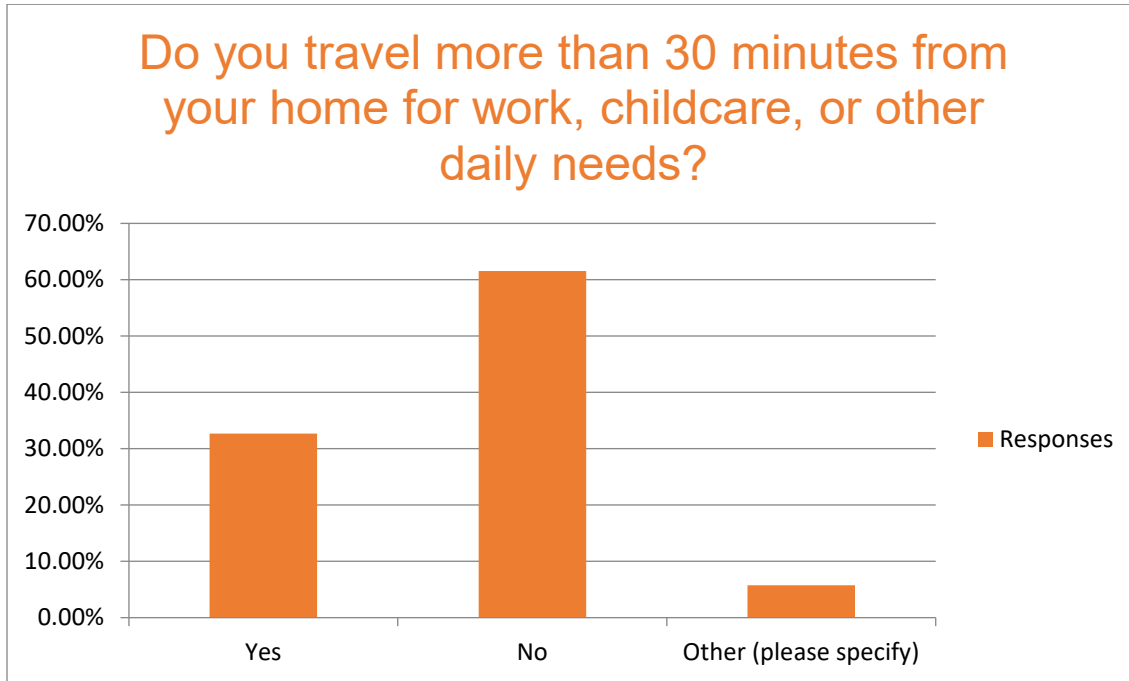
Over 60 minutes to work in MA

retired

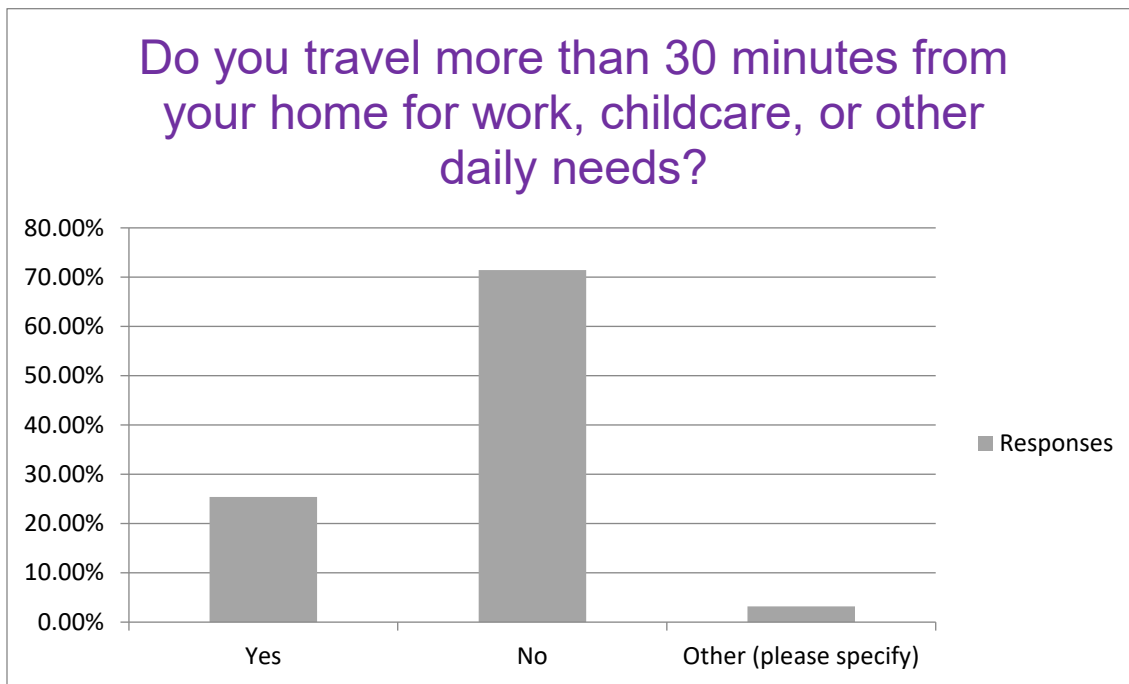
Varies depending on business

N/A

Small Towns only:



Young Adults only:



Other (please specify)

30 minutes give or take traffic
part of the time I do

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

	Significantly Impacts		Somewhat Impacts		Slightly Impacts		Does Not Impact		Not Applicable		I don't know		Total
Wages	50%	221	27%	118	12%	53	7%	31	1%	3	3%	14	440
Employment Opportunities	38%	169	29%	128	16%	71	14%	60	1%	4	2%	11	443
Household Debt	39%	175	32%	141	11%	51	9%	41	1%	3	8%	36	447
Household Savings	40%	179	31%	139	13%	56	8%	35	1%	3	7%	31	443
Qualifying for a mortgage	40%	177	27%	118	13%	58	11%	48	2%	10	7%	31	442
Available land suitable for development	33%	145	29%	130	17%	77	14%	61	2%	10	5%	23	446
Available utilities and infrastructure (water, sewer, roads, electric, internet etc.)	22%	96	26%	114	22%	100	25%	110	2%	11	3%	15	446
Cost of land	59%	263	24%	108	8%	37	4%	19	1%	5	3%	15	447
Cost of construction	68%	303	18%	78	5%	23	4%	19	1%	4	4%	18	445
Property taxes	58%	259	26%	117	9%	38	4%	17	1%	5	2%	8	444
Ability to finance construction	40%	179	25%	113	12%	53	7%	31	3%	12	13%	58	446
State regulations and permits	21%	93	24%	108	24%	108	12%	55	3%	13	15%	69	446
Municipal regulations and permits	26%	115	25%	111	21%	95	12%	53	2%	7	14%	63	444
Demand for short-term rentals/vacation rentals	14%	60	13%	56	20%	88	34%	149	9%	42	11%	49	444
People moving into the region who can afford higher prices	55%	246	29%	130	7%	32	4%	19	1%	4	3%	14	445
Interest rates	28%	121	26%	115	23%	99	14%	60	2%	10	8%	35	440
Level of local government investment	27%	118	28%	126	18%	80	14%	63	2%	10	10%	46	443
Answered													448
Skipped													3

Manchester only:

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

	Significantly Impacts		Somewhat Impacts		Slightly Impacts		Does Not Impact		Not Applicable		I don't know		Total
Wages	48%	57	28%	33	11%	13	10%	12	0%	0	3%	3	118
Employment Opportunities	37%	43	32%	37	14%	16	15%	18	0%	0	3%	3	117
Household Debt	44%	52	26%	31	12%	14	7%	8	0%	0	11%	13	118

	Significantly Impacts		Somewhat Impacts		Slightly Impacts		Does Not Impact		Not Applicable		I don't know		Total
Household Savings	45%	53	27%	32	12%	14	4%	5	1%	1	10%	12	117
Qualifying for a mortgage	46%	54	21%	25	15%	18	8%	10	1%	1	8%	10	118
Available land suitable for development	36%	43	30%	36	15%	18	9%	11	2%	2	8%	9	119
Available utilities and infrastructure (water, sewer, roads, electric, internet etc.)	23%	27	22%	26	19%	22	32%	38	0%	0	4%	5	118
Cost of land	60%	71	20%	24	8%	9	3%	3	3%	3	7%	8	118
Cost of construction	65%	77	18%	21	3%	4	3%	4	2%	2	8%	10	118
Property taxes	47%	54	30%	34	12%	14	4%	5	3%	3	4%	5	115
Ability to finance construction	39%	46	26%	31	10%	12	3%	4	3%	3	19%	22	118
State regulations and permits	32%	38	25%	30	17%	20	7%	8	3%	3	16%	19	118
Municipal regulations and permits	42%	49	19%	23	15%	18	6%	7	2%	2	16%	19	118
Demand for short-term rentals/vacation rentals	18%	21	13%	15	27%	31	21%	24	8%	9	15%	17	117
People moving into the region who can afford higher prices	55%	64	30%	35	8%	9	1%	1	0%	0	7%	8	117
Interest rates	26%	30	26%	30	24%	28	12%	14	0%	0	12%	14	116
Level of local government investment	38%	44	27%	31	13%	15	10%	12	1%	1	12%	14	117
										Answered			119
										Skipped			0

Medium Towns only:

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

	Significantly Impacts		Somewhat Impacts		Slightly Impacts		Does Not Impact		Not Applicable		I don't know		Total
Wages	51%	94	26%	49	12%	22	6%	12	2%	3	3%	6	186
Employment Opportunities	37%	69	28%	53	17%	33	15%	28	1%	2	2%	4	189
Household Debt	40%	76	30%	57	10%	18	13%	25	1%	1	6%	12	189
Household Savings	41%	78	30%	56	11%	21	12%	23	1%	1	5%	9	188
Qualifying for a mortgage	38%	72	28%	53	12%	23	14%	26	4%	7	4%	7	188

	Significantly Impacts		Somewhat Impacts		Slightly Impacts		Does Not Impact		Not Applicable		I don't know		Total
Available land suitable for development	33%	62	28%	53	16%	31	15%	28	3%	6	4%	8	188
Available utilities and infrastructure (water, sewer, roads, electric, internet etc.)	22%	42	24%	45	26%	50	21%	40	3%	5	4%	7	189
Cost of land	57%	108	25%	48	8%	15	6%	12	1%	1	3%	5	189
Cost of construction	68%	127	16%	29	6%	12	6%	12	1%	1	3%	6	187
Property taxes	63%	120	25%	47	6%	11	5%	9	0%	0	1%	2	189
Ability to finance construction	38%	72	24%	46	13%	24	11%	20	4%	7	11%	20	189
State regulations and permits	15%	29	24%	46	25%	47	15%	28	4%	7	17%	32	189
Municipal regulations and permits	19%	35	26%	48	22%	41	15%	28	2%	3	17%	32	187
Demand for short-term rentals/vacation rentals	6%	12	13%	24	16%	30	42%	80	12%	23	11%	20	189
People moving into the region who can afford higher prices	50%	95	30%	56	8%	15	8%	15	2%	3	3%	5	189
Interest rates	27%	51	26%	48	20%	38	16%	30	4%	8	6%	12	187
Level of local government investment	19%	36	31%	58	22%	41	16%	30	3%	6	10%	18	189
										Answered			189
										Skipped			1

Small Towns only:

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

	Significantly Impacts		Somewhat Impacts		Slightly Impacts		Does Not Impact		Not Applicable		I don't know	
Wages	47%	47	31%	31	13%	13	6%	6	0%	0	4%	4
Employment Opportunities	37%	38	29%	30	16%	16	13%	13	2%	2	3%	3
Household Debt	31%	32	38%	40	14%	15	7%	7	1%	1	9%	9
Household Savings	35%	36	34%	35	17%	18	5%	5	1%	1	8%	8
Qualifying for a mortgage	38%	38	27%	27	13%	13	11%	11	1%	1	11%	11

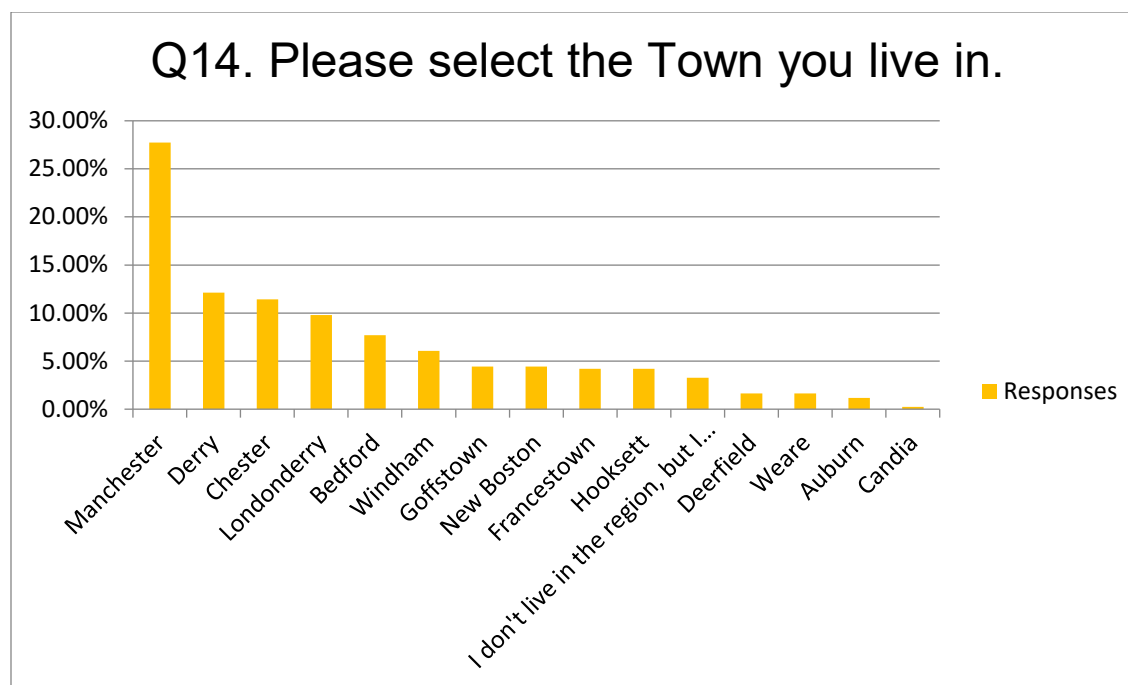
	Significantly Impacts		Somewhat Impacts		Slightly Impacts		Does Not Impact		Not Applicable		I don't know	
Available land suitable for development	29%	30	30%	31	21%	22	16%	16	1%	1	3%	3
Available utilities and infrastructure (water, sewer, roads, electric, internet etc.)	18%	19	31%	32	21%	22	21%	22	6%	6	2%	2
Cost of land	64%	67	24%	25	9%	9	2%	2	0%	0	1%	1
Cost of construction	74%	77	18%	19	5%	5	2%	2	0%	0	1%	1
Property taxes	59%	61	27%	28	12%	12	2%	2	1%	1	0%	0
Ability to finance construction	44%	45	25%	26	13%	13	5%	5	1%	1	13%	13
State regulations and permits	17%	18	22%	23	32%	33	13%	13	2%	2	14%	14
Municipal regulations and permits	18%	19	34%	35	26%	27	12%	12	1%	1	9%	9
Demand for short-term rentals/vacation rentals	19%	19	12%	12	22%	22	33%	34	7%	7	8%	8
People moving into the region who can afford higher prices	64%	66	25%	26	8%	8	2%	2	0%	0	1%	1
Interest rates	26%	26	29%	29	26%	26	13%	13	0%	0	7%	7
Level of local government investment	21%	21	28%	29	20%	20	15%	15	3%	3	14%	14
									Answered		104	
									Skipped		2	

Young Adults only:

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

	Significantly Impacts		Somewhat Impacts		Slightly Impacts		Does Not Impact		Not Applicable		I don't know	
Wages	56%	35	18%	11	8%	5	10%	6	0%	0	8%	5
Employment Opportunities	45%	28	21%	13	15%	9	16%	10	2%	1	2%	1
Household Debt	40%	25	24%	15	15%	9	10%	6	0%	0	11%	7
Household Savings	48%	30	19%	12	13%	8	5%	3	2%	1	13%	8
Qualifying for a mortgage	45%	28	16%	10	16%	10	13%	8	0%	0	10%	6
Available land suitable for development	39%	24	27%	17	18%	11	5%	3	2%	1	10%	6
Available utilities and infrastructure (water, sewer, roads, electric, internet etc.)	21%	13	34%	21	16%	10	23%	14	2%	1	5%	3

	Significantly Impacts		Somewhat Impacts		Slightly Impacts		Does Not Impact		Not Applicable		I don't know	
Cost of land	61%	38	18%	11	10%	6	0%	0	2%	1	10%	6
Cost of construction	68%	42	13%	8	5%	3	3%	2	0%	0	11%	7
Property taxes	49%	30	30%	18	10%	6	0%	0	3%	2	8%	5
Ability to finance construction	39%	24	27%	17	8%	5	0%	0	2%	1	24%	15
State regulations and permits	27%	17	24%	15	11%	7	10%	6	3%	2	24%	15
Municipal regulations and permits	29%	18	23%	14	13%	8	10%	6	2%	1	24%	15
Demand for short-term rentals/vacation rentals	15%	9	16%	10	25%	15	25%	15	2%	1	18%	11
People moving into the region who can afford higher prices	59%	36	26%	16	3%	2	3%	2	0%	0	8%	5
Interest rates	26%	16	25%	15	26%	16	7%	4	3%	2	13%	8
Level of local government investment	34%	21	30%	18	8%	5	8%	5	0%	0	20%	12
									Answered			62
									Skipped			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")

Landlord in the area

Concord

future

Former resident of Derry

I wish to move to Manchester in the future

I live in Milford which I consider Southen New Hampshire

Nottingham

I wish to move there

i live in hopkinton

I try to find housing for the significantly mentally ill and find there is a shortage of group homes and supported housing

"finding people affordable housing is part of my job"

Housing supply

LIVE IN GREENFIELD BUT COMMUTE TO MANCHESTER FOR WORK

I live in Rochester. I hope to move to Londonderry for work soon.

Manchester only:



Medium Towns only:



Small Towns only:



Young Adults only:



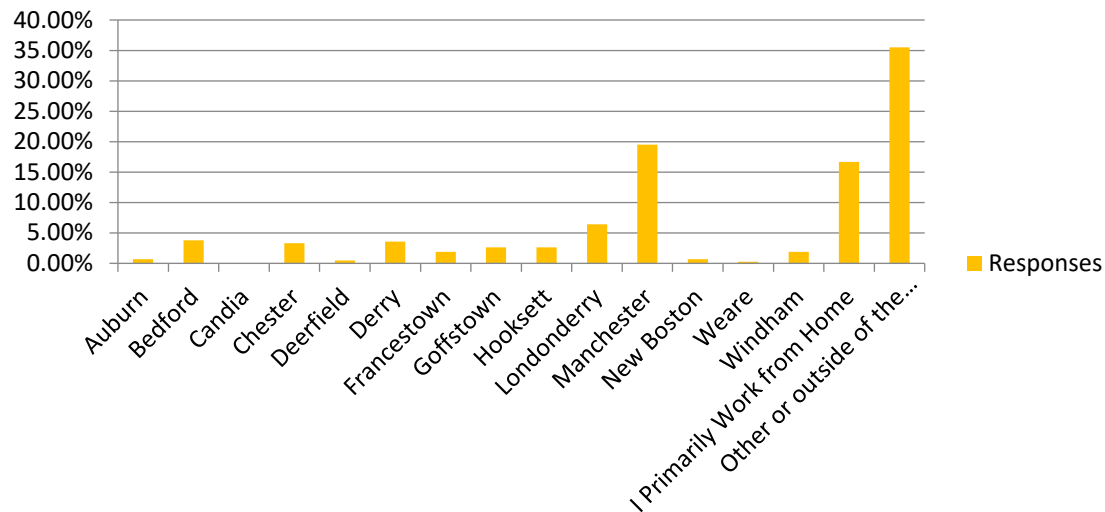
I don't live in the region, but I wish to complete the survey...(state the reason you wish to complete the survey for this region, for example, "I wish to move here in the future")

Concord

I wish to move to Manchester in the future

I live in Rochester. I hope to move to Londonderry for work soon.

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



Other or outside of the region (please specify):

Retired	Na
Nashua	Brentwood
Greenville, NH	Stay at home parent
Nashua	I am in real estate so travel to several communities
Retired	salem
Hudson	Concord
Concord	Homemaker
Concord	Merrimack
Lowell	Retired
retired	Cambridge MA
MA	Retired
Salem and Merrimack (my husband works Boston)	Retired
Retired	Retired
Cambridge, MA	Exeter
Massachusetts	Concord
retired	Antrim
retired	Retired
north Billerica MA	Concord
Retired	Retired
Retired	Salem
Salem, when working	Other
concord, nh	Merrimack
Disabled	Retired
Cambridge, MA	Dunbarton

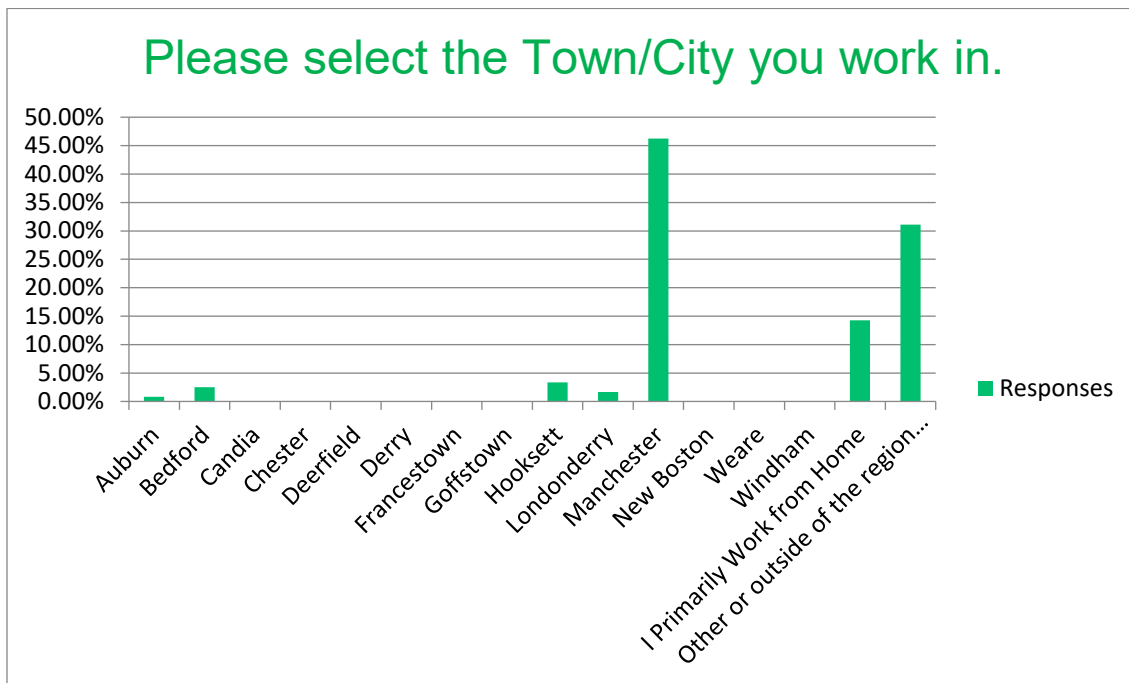
Other or outside of the region (please specify):

Brookline ma	Lynn MA
Retired	New London, NH
retired	salem
My husband works in Dover	Concord
Nashua	New London
Concord	Salem
Mass	Billerica 1 day a week- the rest at home
Retired	Retired
Retired	In sales
Salem	Nashua
I travel different days of the week to different nh towns mostly in hillsborough county, but aslo some in merrimack and cheshire counties.countiescounties	Concord company operates statewide, currently assigned to Milford.
Retired	Retired
Concord	Beverly, Massachusetts
Salem, MA	Concord
retired	Retired
Retired	Retired
Retired	Salem
Not employed	Local travel
Retired	Do not work
Wilton	Litchfield
Boston	Newport NH
Retired	Concord
Concord	Tyngsborough, MA
Bow	Disabled
Retired	State employee for Massachusetts
nashua	Disabled
Milford	Retired
concord	retired
Do not work	concord
Retired	Concord
retired	Salisbury, NH
Nashua	Concord
Nashua	Raymond, NH
Amherst	Depends on business
Rochester	Concord
Retired	concord
Concord	Pembroke
Retired but own small home based business	Concord
Merrimack	Concord
Concord	Exeter

Other or outside of the region (please specify):

Homemaker	retired
Retired	Nashua
Nashua	RETIRED
Retired	Retired
Retired	Litchfield
retired worked in Manchester	Georgetown, MA
Milford	Retired
travel for work throught New England	Concord
Boston	retired
Concord, NH	

Manchester only:



Other or outside of the region (please specify):

Nashua	Retired
Greenville, NH	Wilton
Concord	Bow
retired	company operates statewide, currently assigned to Milford.
Retired	Beverly, Massachusetts
Salem, when working	Disabled
concord, nh	Disabled
Disabled	retired
Retired	retired
Concord	Nashua

Other or outside of the region (please specify):

Retired	Georgetown, MA
Concord	travel for work throught New England
Retired but own small home based business	Boston
concord	Concord, NH
Concord	Concord
Exeter	retired
Retired	retired worked in Manchester
Retired	Milford
Litchfield	

Medium Towns only:



Other or outside of the region (please specify):

Retired	Cambridge, MA
Nashua	Exeter
Hudson	Concord
Lowell	Salem
MA	Merrimack
Salem and Merrimack (my husband works Boston)	Retired
Na	My husband works in Dover
Brentwood	Nashua
Concord	Concord
Homemaker	Mass
Merrimack	Retired
Cambridge, MA	Retired

Other or outside of the region (please specify):

Salem	Not employed
Lynn MA	Retired
New London, NH	Boston
salem	Retired
Concord	Nashua
New London	Concord
Salem	Retired
Billerica 1 day a week- the rest at home	Retired
Retired	Salem
In sales	Local travel
Concord	Do not work
Salem, MA	Litchfield
retired	Retired
Retired	Concord
Retired	Pembroke
Retired	Homemaker
Nashua	Nashua
Rochester	Retired
Retired	Retired
Raymond, NH	retired
Depends on business	Nashua
Concord	
RETIRED	

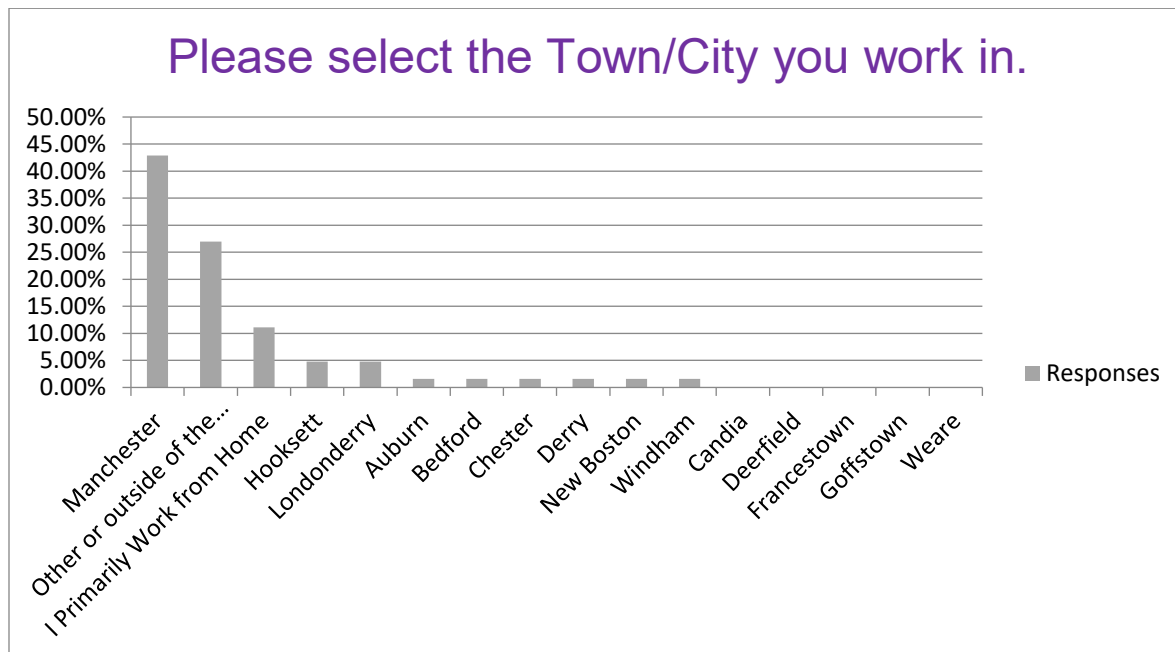
Small Towns only:



Other or outside of the region (please specify):

Amherst	Massachusetts
Antrim	Merrimack
Brookline ma	Milford
Cambridge MA	nashua
Concord	Newport NH
Concord	north Billerica MA
Concord	Other
Concord	retired
Concord	Retired
Do not work	Retired
Dunbarton	Retired
I am in real estate so travel to several communities	Retired
I travel different days of the week to different nh towns mostly in hillsborough county, but aslo some in merrimack and cheshire counties.countiescounties	retired
Retired	Retired
Retired	Retired
Retired	retired
Retired	Retired
salem	Stay at home parent
Salisbury, NH	Tyngsborough, MA
State employee for Massachusetts	

Young Adults only:



Other or outside of the region (please specify):

Boston

Georgetown, MA

Bow

Mass

Concord

Nashua

Concord

Nashua

Concord

Nashua

Concord

Salem

Concord

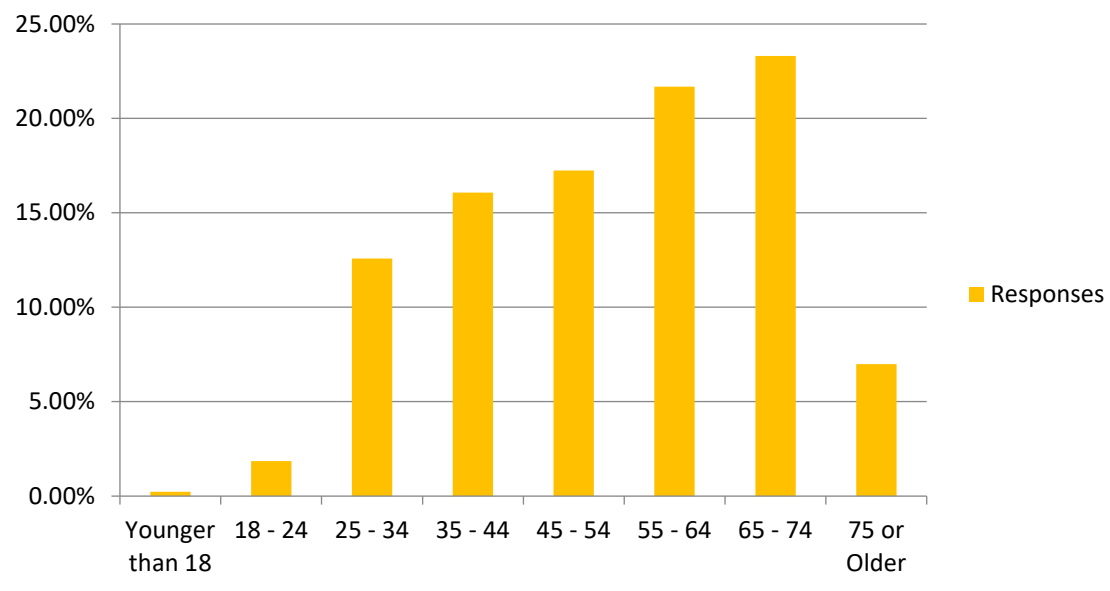
Tyngsborough, MA

Concord

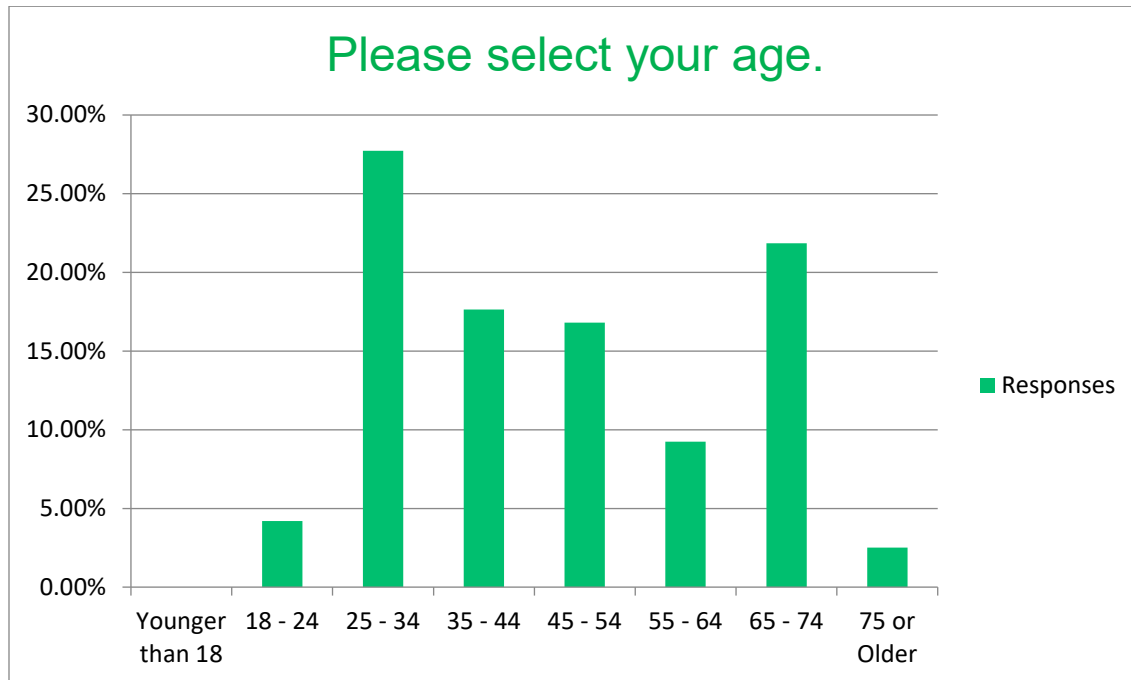
Wilton

Exeter

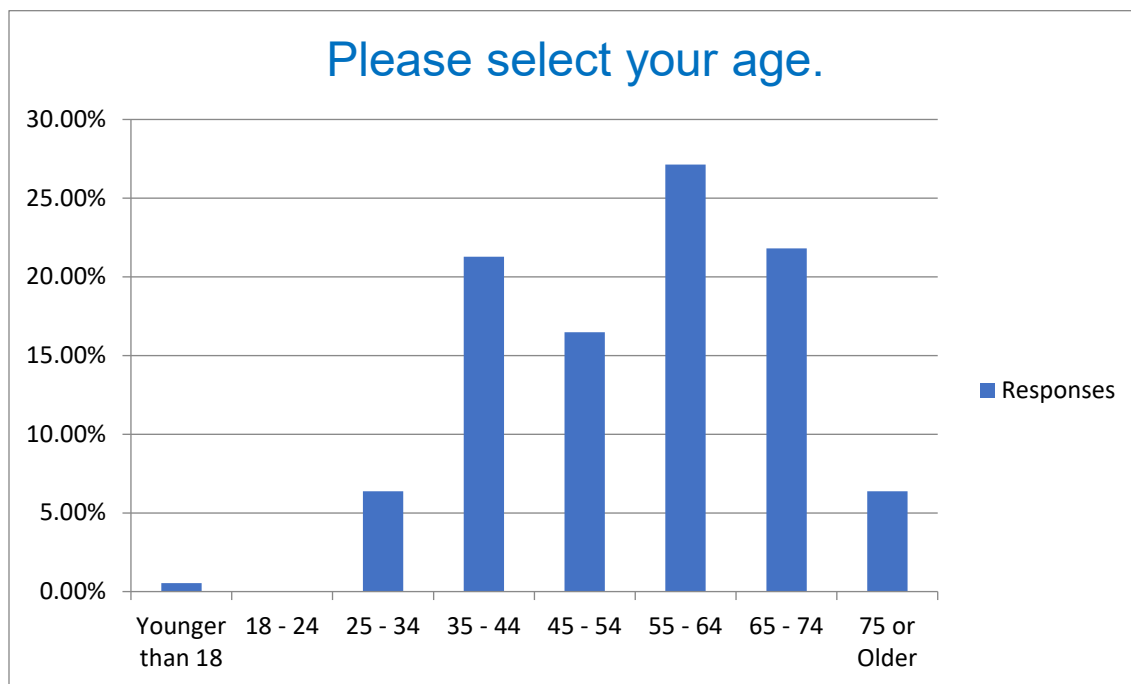
Q16. Please select your age.



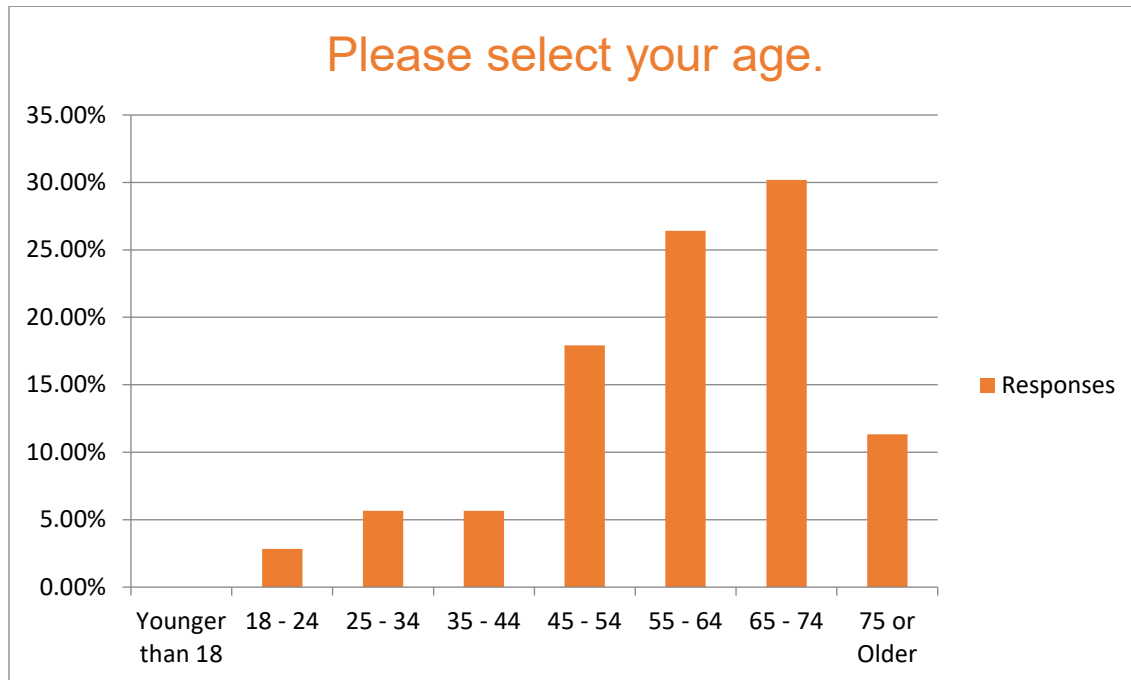
Manchester only:



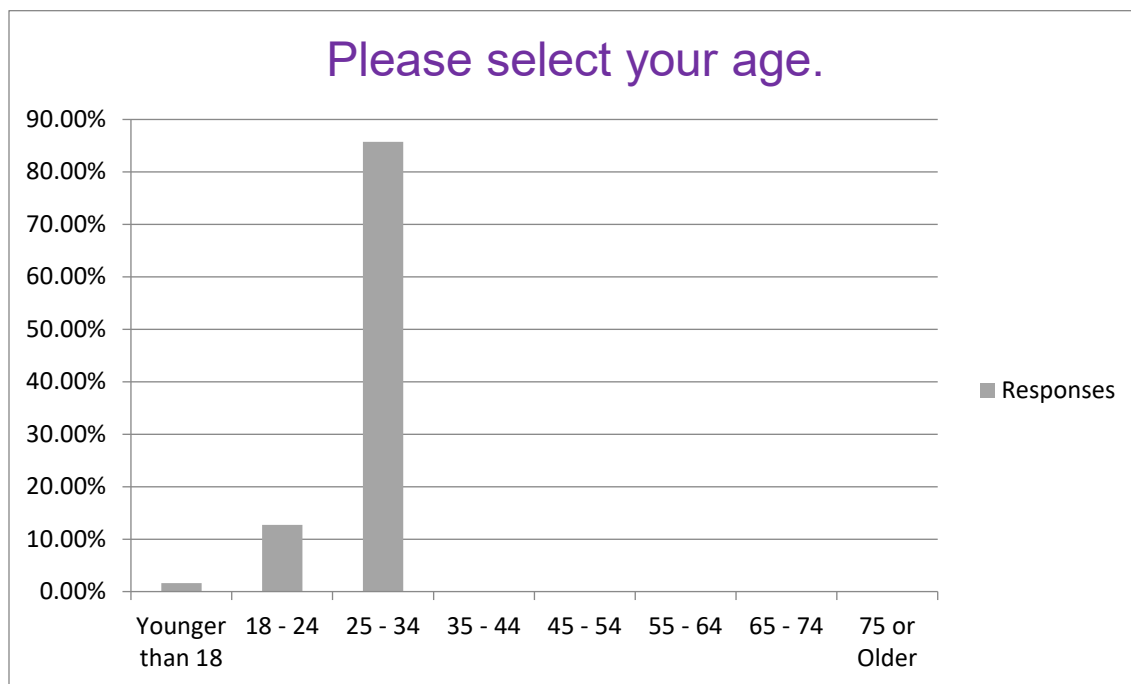
Medium Towns only:



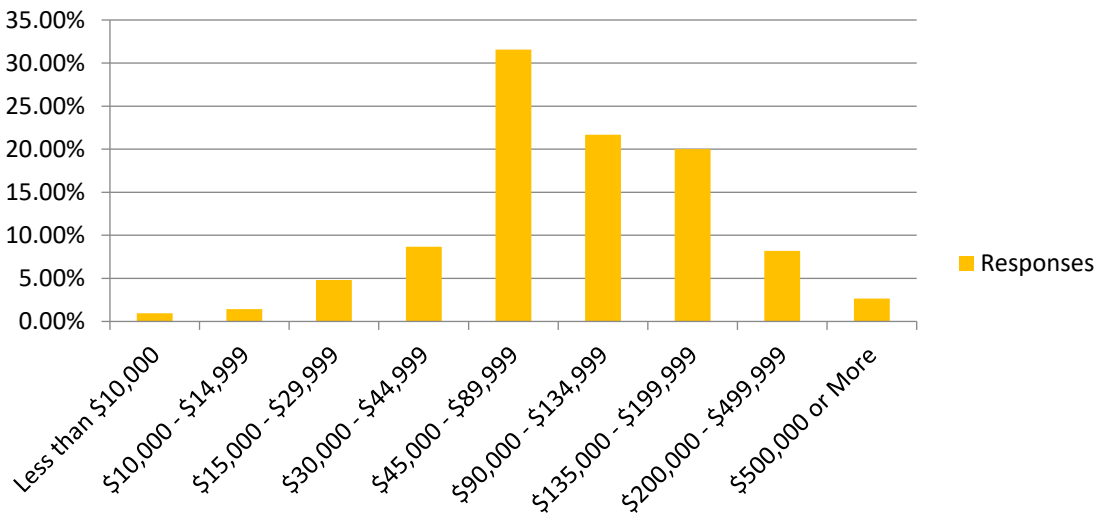
Small Towns only:



Young Adults only:

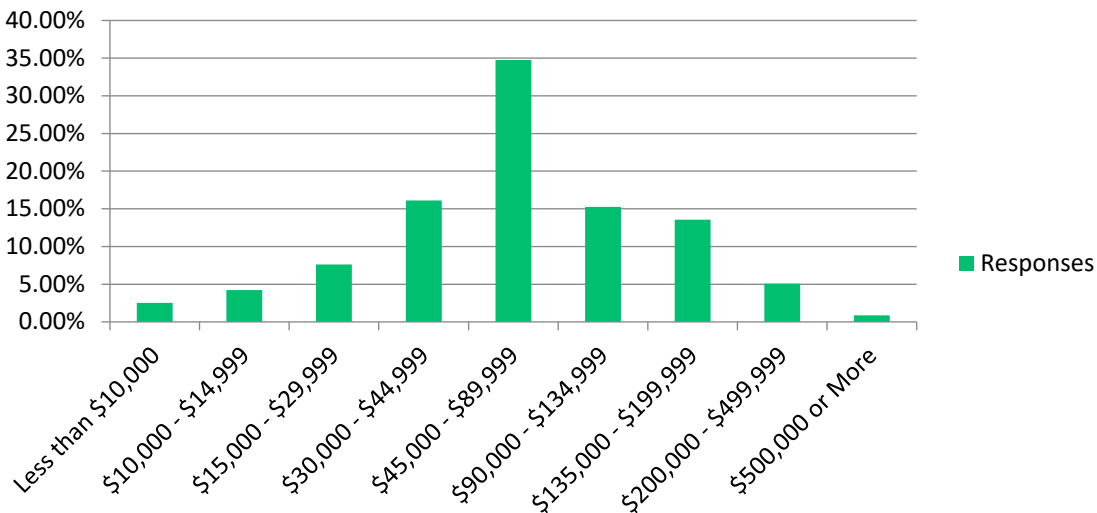


Q17. What is your approximate annual household income.

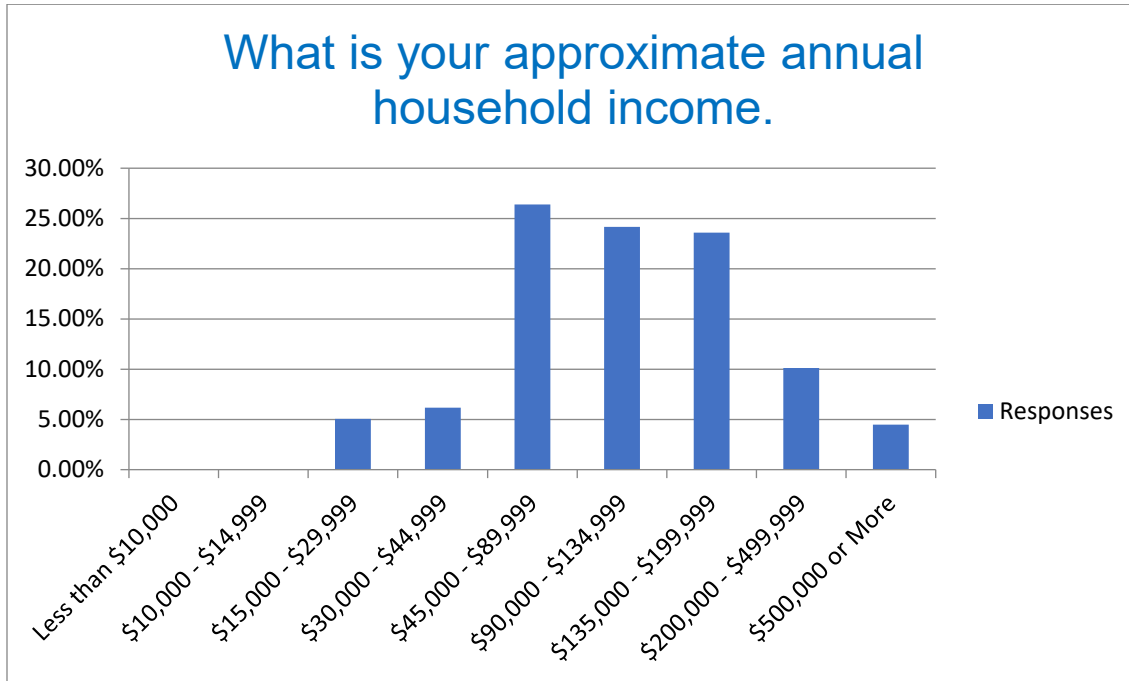


Manchester only:

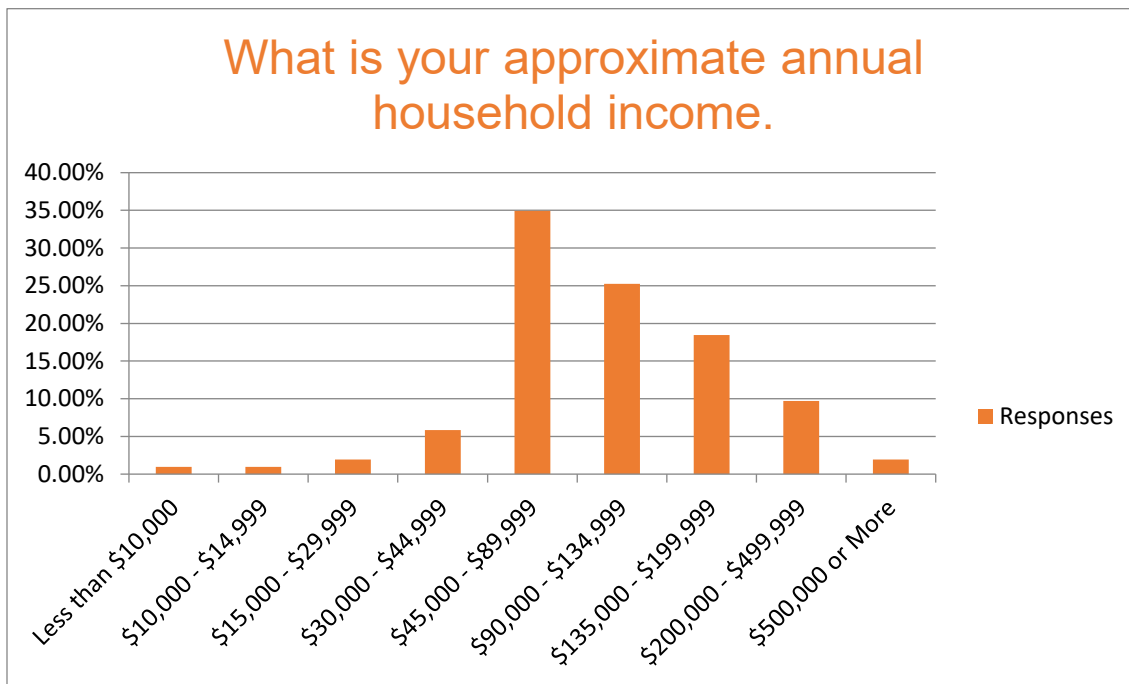
What is your approximate annual household income.



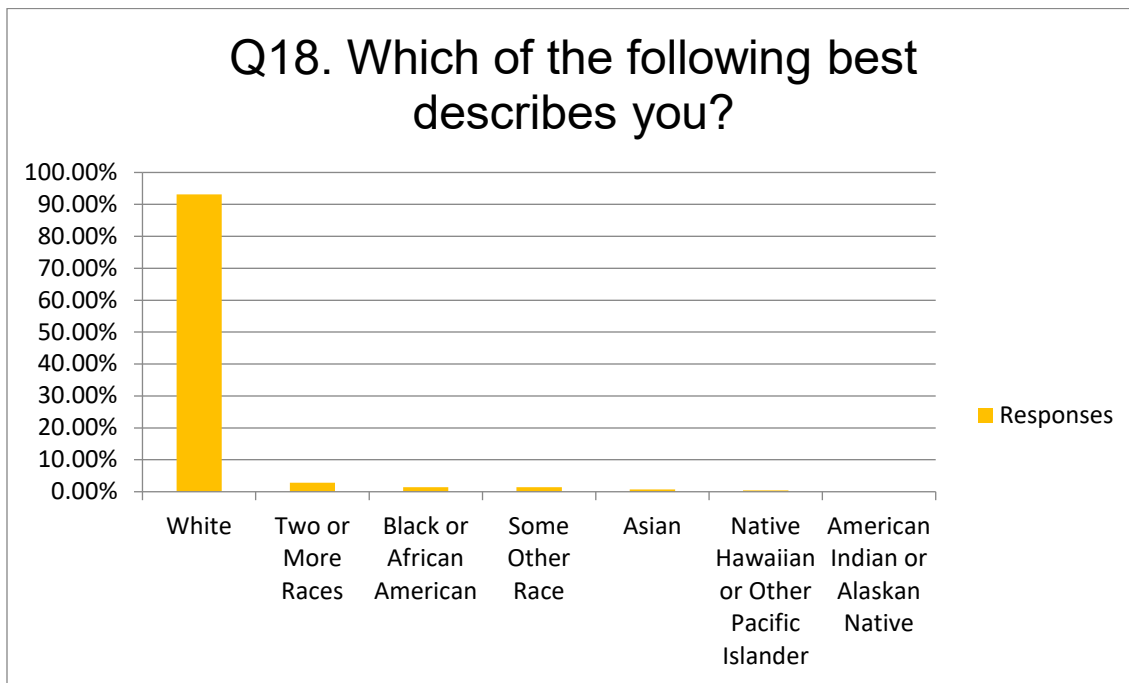
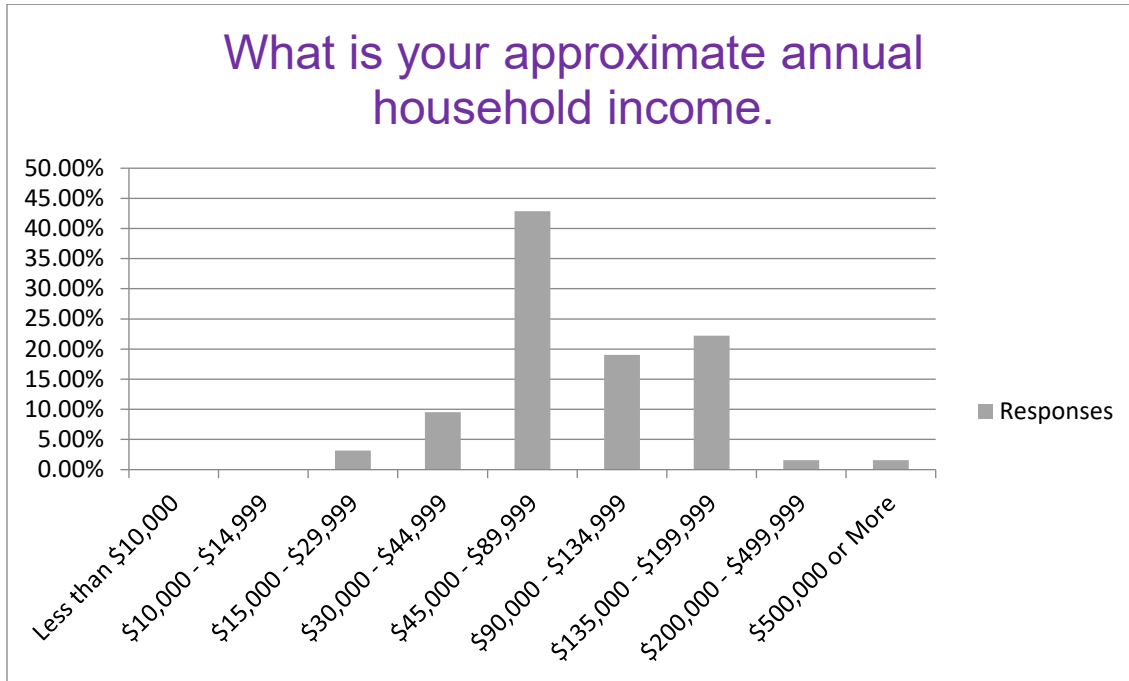
Medium Towns only:



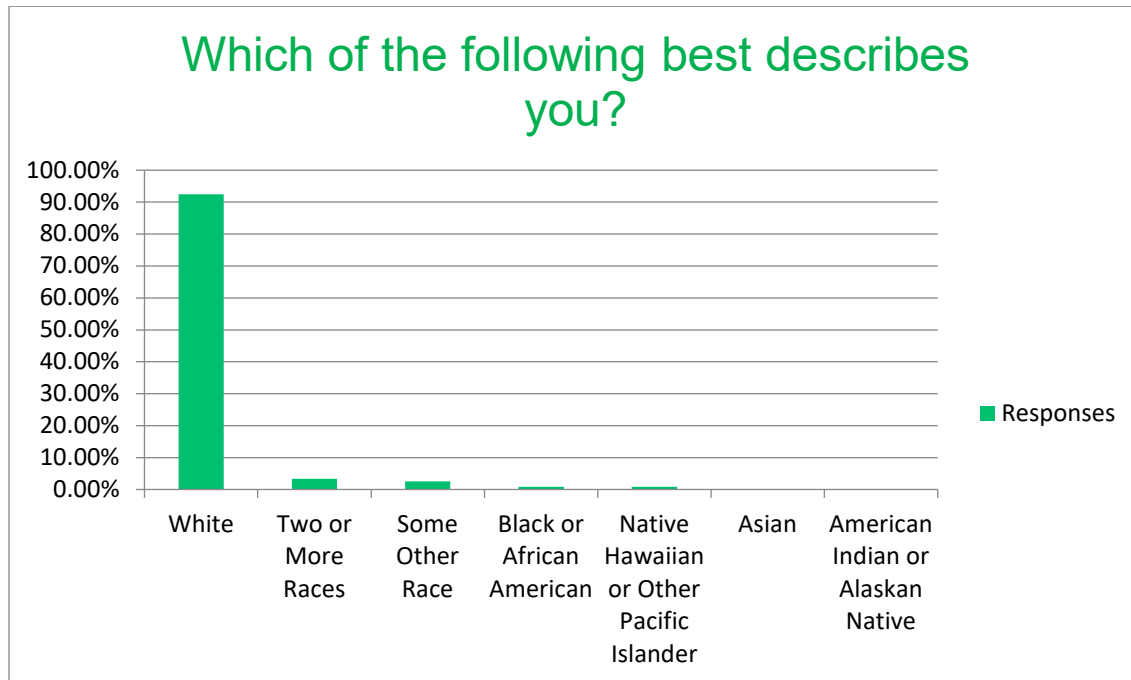
Small Towns only:



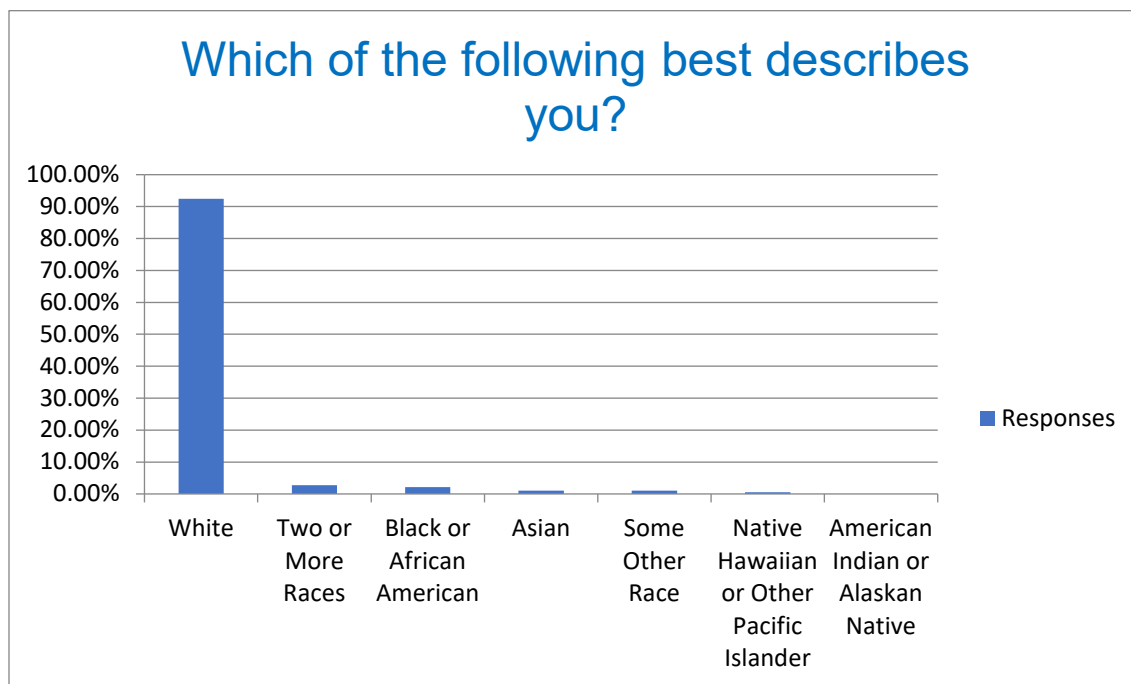
Young Adults only:



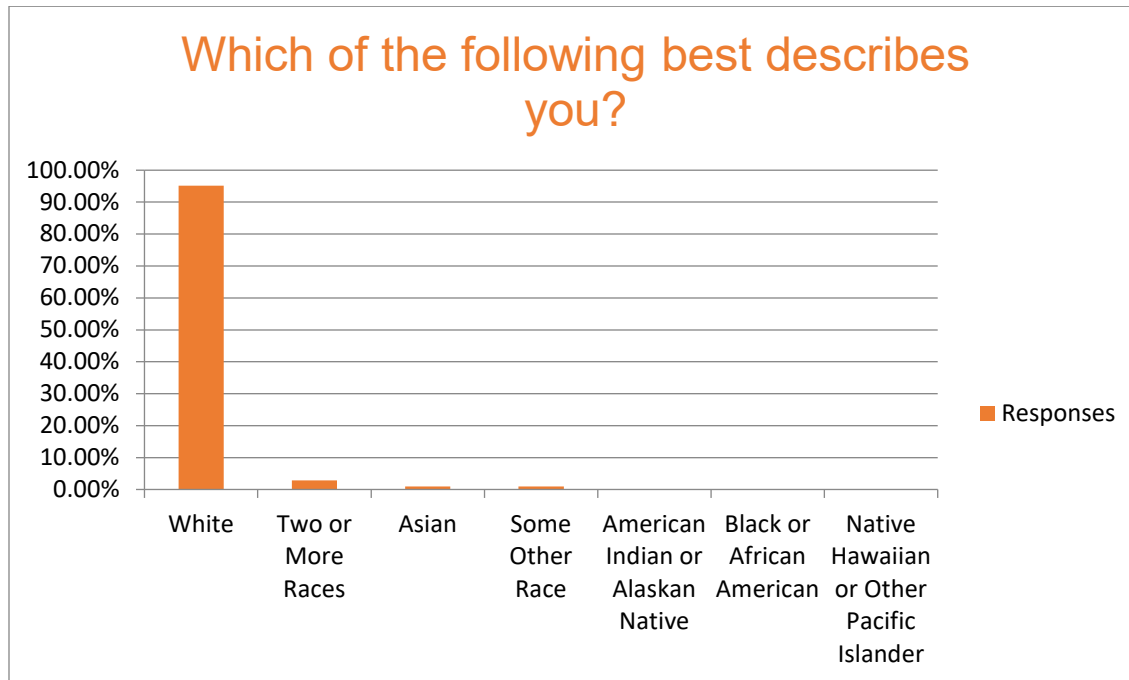
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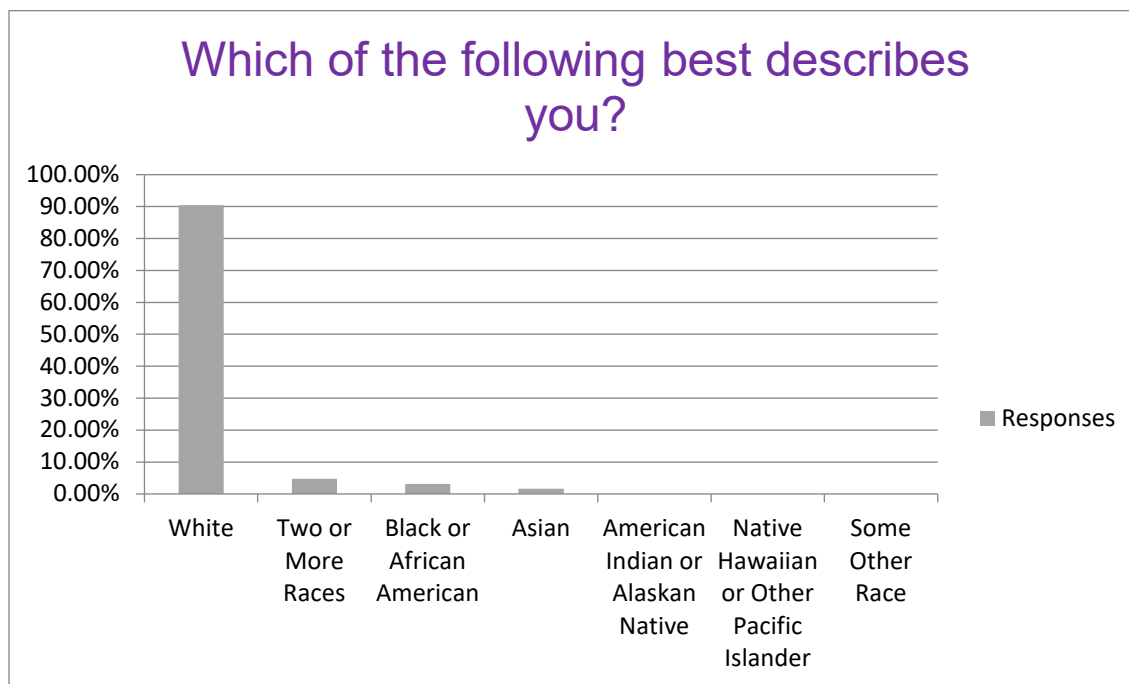
Medium Towns only:

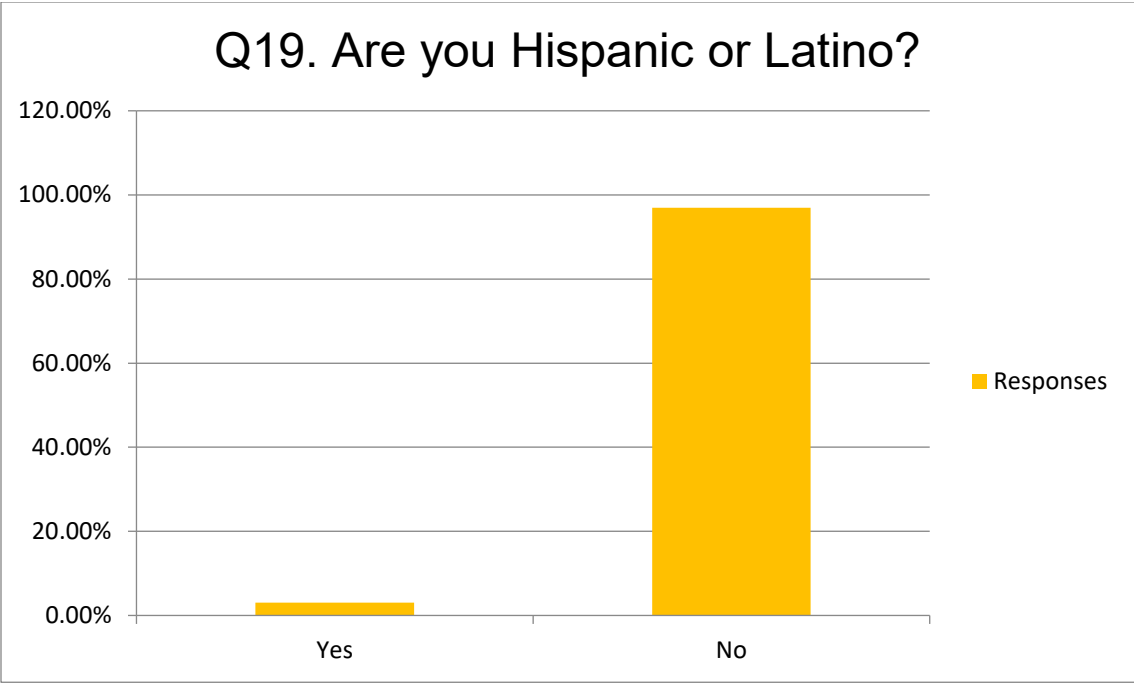


Small Towns only:

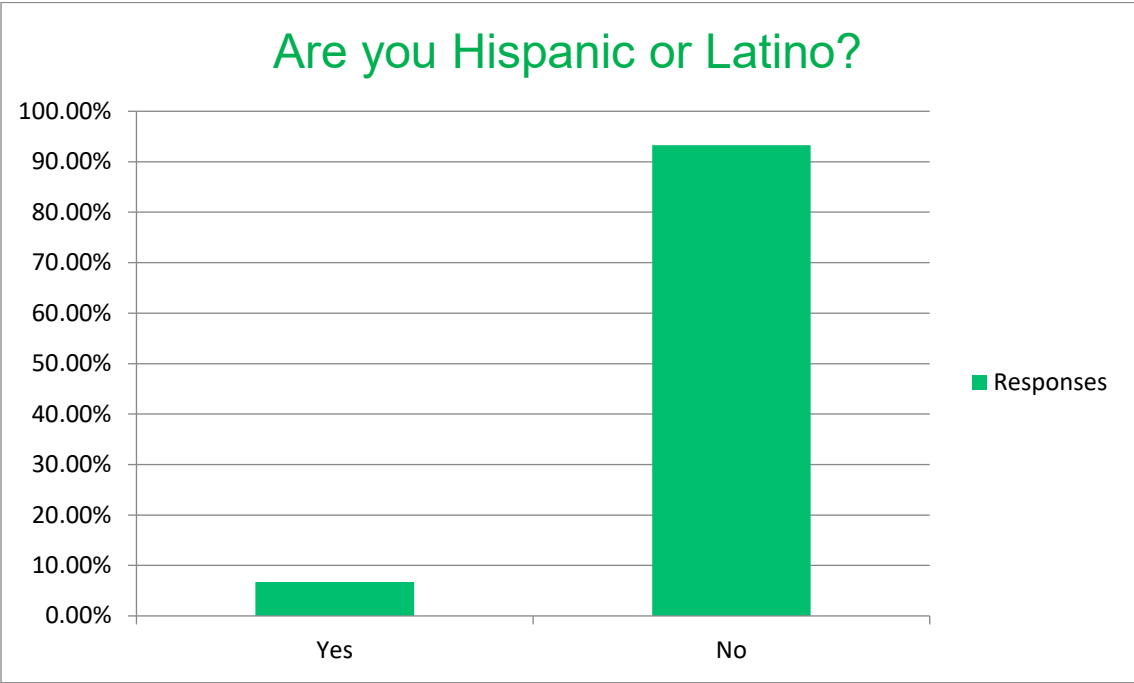


Young Adults only:

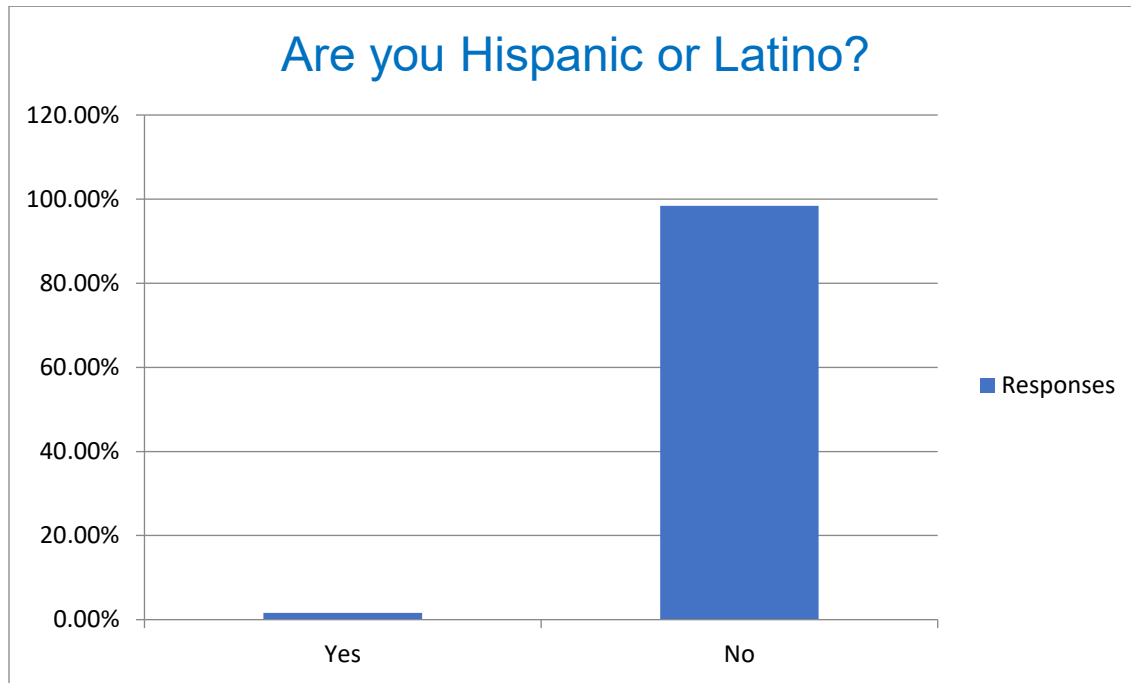




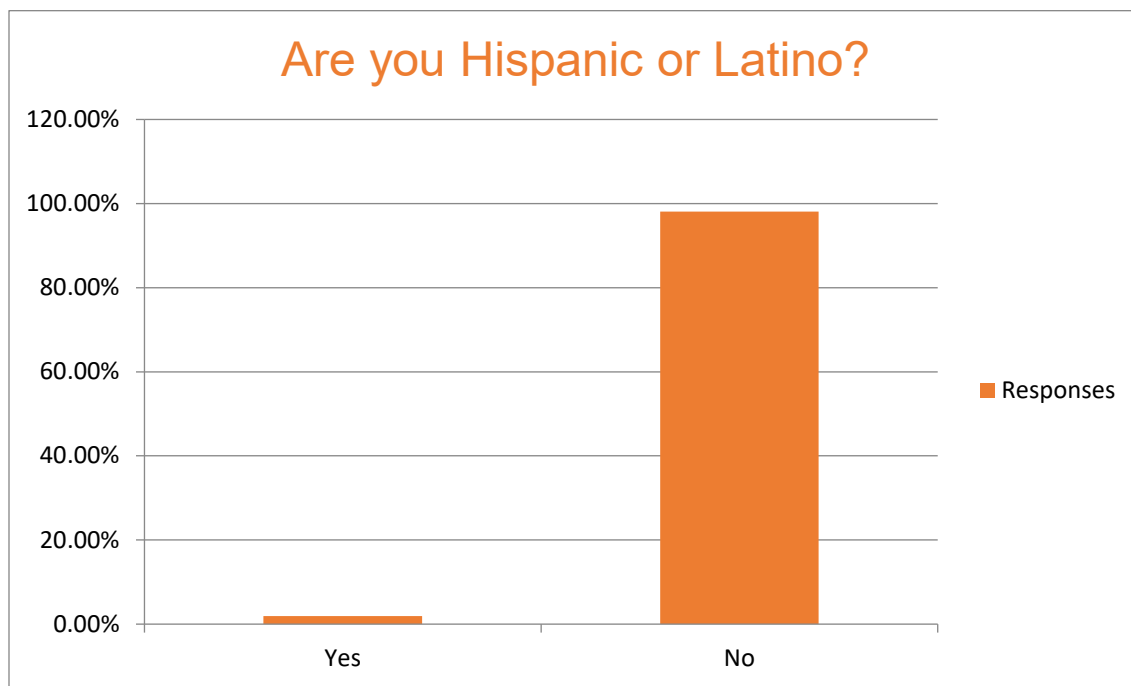
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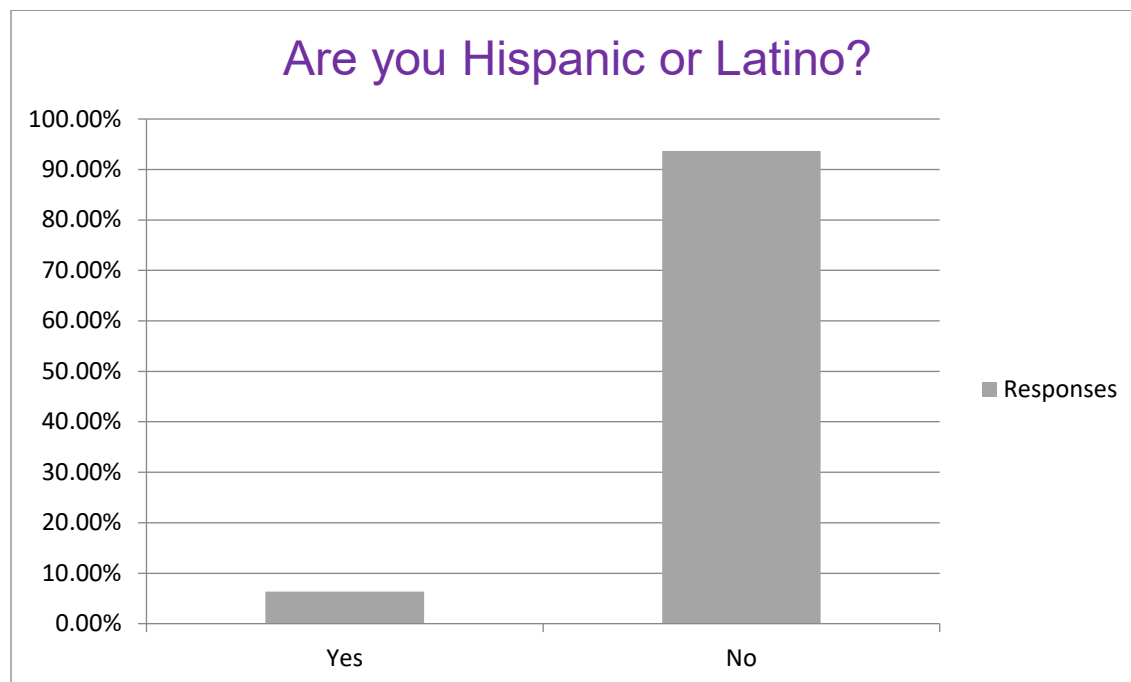
Medium Towns only:



Small Towns only:



Young Adults only:



Q20. What is your employment status?

Answer Choices	Responses	
Employed Full-time (40 hours or more per week)	49.65%	212
Retired	23.89%	102
Employed Part-time (Up to 39 hours per week)	11.71%	50
Self-employed	10.30%	44
Unemployed and not currently looking for work	2.11%	9
Unemployed and currently looking for work	1.17%	5
Unable to work	1.17%	5
Student	0.00%	0
Answered		427
Skipped		24

Manchester only:

What is your employment status?

Answer Choices	Responses	
Employed Full-time (40 hours or more per week)	60.50%	72
Retired	16.81%	20
Self-employed	8.40%	10
Employed Part-time (Up to 39 hours per week)	7.56%	9
Unable to work	4.20%	5
Unemployed and not currently looking for work	1.68%	2
Unemployed and currently looking for work	0.84%	1
Student	0.00%	0

Answered 119
Skipped 0

Medium Towns only:

What is your employment status?

Answer Choices	Responses	
Employed Full-time (40 hours or more per week)	45.99%	86
Retired	24.06%	45
Employed Part-time (Up to 39 hours per week)	14.97%	28
Self-employed	10.70%	20
Unemployed and not currently looking for work	2.67%	5
Unemployed and currently looking for work	1.60%	3
Student	0.00%	0
Unable to work	0.00%	0
Answered		187
Skipped		3

Small Towns only:

What is your employment status?

Answer Choices	Responses	
Employed Full-time (40 hours or more per week)	40.95%	43
Retired	33.33%	35
Self-employed	12.38%	13
Employed Part-time (Up to 39 hours per week)	11.43%	12
Unemployed and currently looking for work	0.95%	1
Unemployed and not currently looking for work	0.95%	1
Student	0.00%	0
Unable to work	0.00%	0
Answered		105
Skipped		1

Young Adults only:

What is your employment status?

Answer Choices	Responses	
Employed Full-time (40 hours or more per week)	88.89%	56
Employed Part-time (Up to 39 hours per week)	4.76%	3
Unemployed and currently looking for work	3.17%	2
Self-employed	3.17%	2
Unemployed and not currently looking for work	0.00%	0
Student	0.00%	0
Retired	0.00%	0
Unable to work	0.00%	0

Q21. How many adults are in your household?**Answered 424****Skipped 27**

Number of Adults in Household	Number of Responses
2	282
1	84
3	33
4	18
5	4
0	1
12	1
52,000	1

Manchester only:

Number of Adults in Household	Number of Responses
2	63
1	43
3	5
4	5
0	1
5	1

Medium Towns only:

Number of Adults in Household	Number of Responses
2	126
1	30
3	20
4	7
5	1
52000	1

Small Towns only:

Number of Adults in Household	Number of Responses
2	82
1	9
4	6
3	5

Number of Adults in Household	Number of Responses
5	2
12	1

Young Adults only:

Number of Adults in Household	Number of Responses
2	48
1	10
3	3
4	2
12	1

Q22. How many dependents are in your household?

Answered 424

Skipped 27

Number of Dependents in Household	Number of Responses
0	276
2	67
1	61
3	11
4	6
5	2
None of your business	1

Manchester only:

Number of Dependents in Household	Number of Responses
0	79
1	20
2	11
4	2
3	1
5	1

Medium Towns only:

Number of Dependents in Household	Number of Responses
0	106
2	40
1	26
3	5
4	4
5	1

Small Towns only:

Number of Dependents in Household	Number of Responses
0	74
2	14
1	11
3	5
None of your business	1

Young Adults only:

Number of Dependents in Household	Number of Responses
0	39
1	12
2	9
4	1
3	1

Q23. Which describes your disability status?

Answer Choices	Responses	
None	85.55%	361
Ambulatory Difficulty (serious difficulty walking or climbing stairs)	4.27%	18
Other (please specify)	4.03%	17
Cognitive Difficulty (due to physical, mental, or emotional problem having difficulty remembering, concentrating, or making decisions)	2.13%	9
Hearing Difficulty (deaf or having serious difficulty hearing)	1.42%	6
Vision Difficulty (blind or having serious difficulty seeing, even when wearing glasses)	1.42%	6
Independent living difficulty (due to physical, mental, or emotional problem, having difficulty living or completing tasks alone)	0.95%	4
Self-care Difficulty (serious difficulty bathing or dressing)	0.24%	1
	Answered	422
	Skipped	29

Other (please specify)

Type 2 diabetes and PTSD

MS

We have a son for whom independent living is difficult/impossible. He currently lives in another state - if her were to move back home, it would be quite challenging.

nothing yet

In cancer treatment

Autism

Mental health disability

old and worn out

Some difficulty with steps
 Chf
 Lung disease as well as chronic pain
 Mental
 Emotional and developmental disabilities
 Physical
 Walking Disability Card
 Speaking disability
 balance difficulties chronic pain

Manchester only:

Which describes your disability status?

Answer Choices	Responses	
None	76.92%	90
Other (please specify)	8.55%	10
Cognitive Difficulty (due to physical, mental, or emotional problem having difficulty remembering, concentrating, or making decisions)	5.13%	6
Ambulatory Difficulty (serious difficulty walking or climbing stairs)	5.13%	6
Hearing Difficulty (deaf or having serious difficulty hearing)	1.71%	2
Vision Difficulty (blind or having serious difficulty seeing, even when wearing glasses)	1.71%	2
Independent living difficulty (due to physical, mental, or emotional problem, having difficulty living or completing tasks alone)	0.85%	1
Self-care Difficulty (serious difficulty bathing or dressing)	0.00%	0
Answered		117
Skipped		2

Medium Towns only:

Which describes your disability status?

Answer Choices	Responses	
None	88.11%	163
Ambulatory Difficulty (serious difficulty walking or climbing stairs)	3.24%	6
Other (please specify)	2.70%	5
Hearing Difficulty (deaf or having serious difficulty hearing)	1.62%	3
Vision Difficulty (blind or having serious difficulty seeing, even when wearing glasses)	1.62%	3
Cognitive Difficulty (due to physical, mental, or emotional problem having difficulty remembering, concentrating, or making decisions)	1.08%	2
Independent living difficulty (due to physical, mental, or emotional problem, having difficulty living or completing tasks alone)	1.08%	2
Self-care Difficulty (serious difficulty bathing or dressing)	0.54%	1
Answered		185
Skipped		5

Small Towns only:

Which describes your disability status?

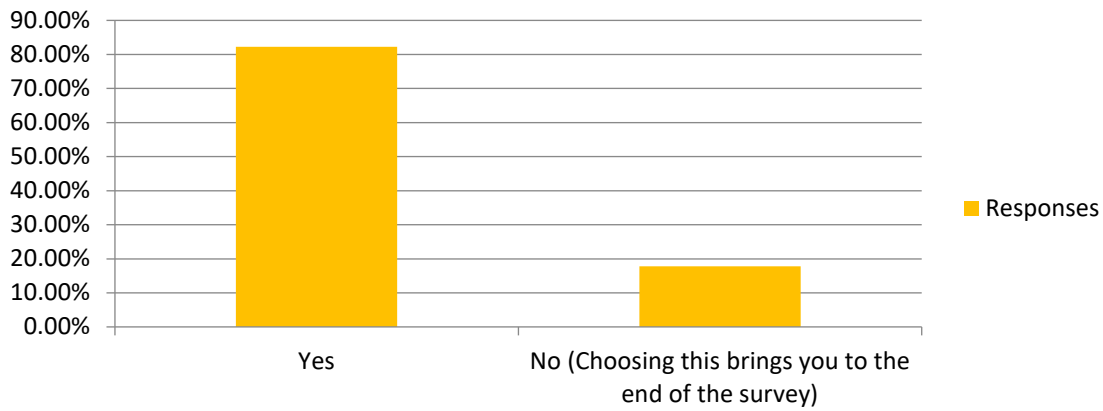
Answer Choices	Responses	
None	89.42%	93
Ambulatory Difficulty (serious difficulty walking or climbing stairs)	4.81%	5
Other (please specify)	1.92%	2
Hearing Difficulty (deaf or having serious difficulty hearing)	0.96%	1
Vision Difficulty (blind or having serious difficulty seeing, even when wearing glasses)	0.96%	1
Cognitive Difficulty (due to physical, mental, or emotional problem having difficulty remembering, concentrating, or making decisions)	0.96%	1
Independent living difficulty (due to physical, mental, or emotional problem, having difficulty living or completing tasks alone)	0.96%	1
Self-care Difficulty (serious difficulty bathing or dressing)	0.00%	0
Answered		104
Skipped		2

Young Adults only:

Which describes your disability status?

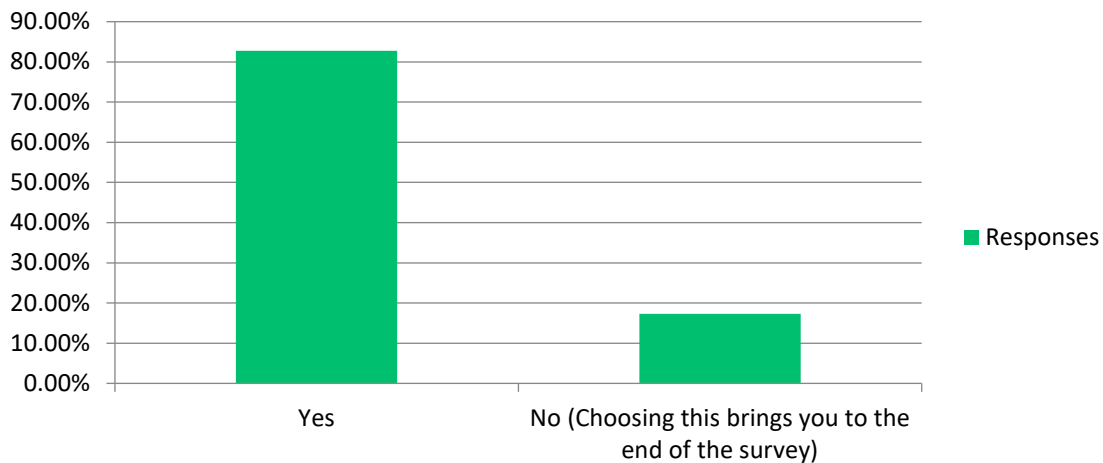
Answer Choices	Responses	
None	84.13%	53
Cognitive Difficulty (due to physical, mental, or emotional problem having difficulty remembering, concentrating, or making decisions)	11.11%	7
Other (please specify)	3.17%	2
Independent living difficulty (due to physical, mental, or emotional problem, having difficulty living or completing tasks alone)	1.59%	1
Hearing Difficulty (deaf or having serious difficulty hearing)	0.00%	0
Vision Difficulty (blind or having serious difficulty seeing, even when wearing glasses)	0.00%	0
Ambulatory Difficulty (serious difficulty walking or climbing stairs)	0.00%	0
Self-care Difficulty (serious difficulty bathing or dressing)	0.00%	0

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

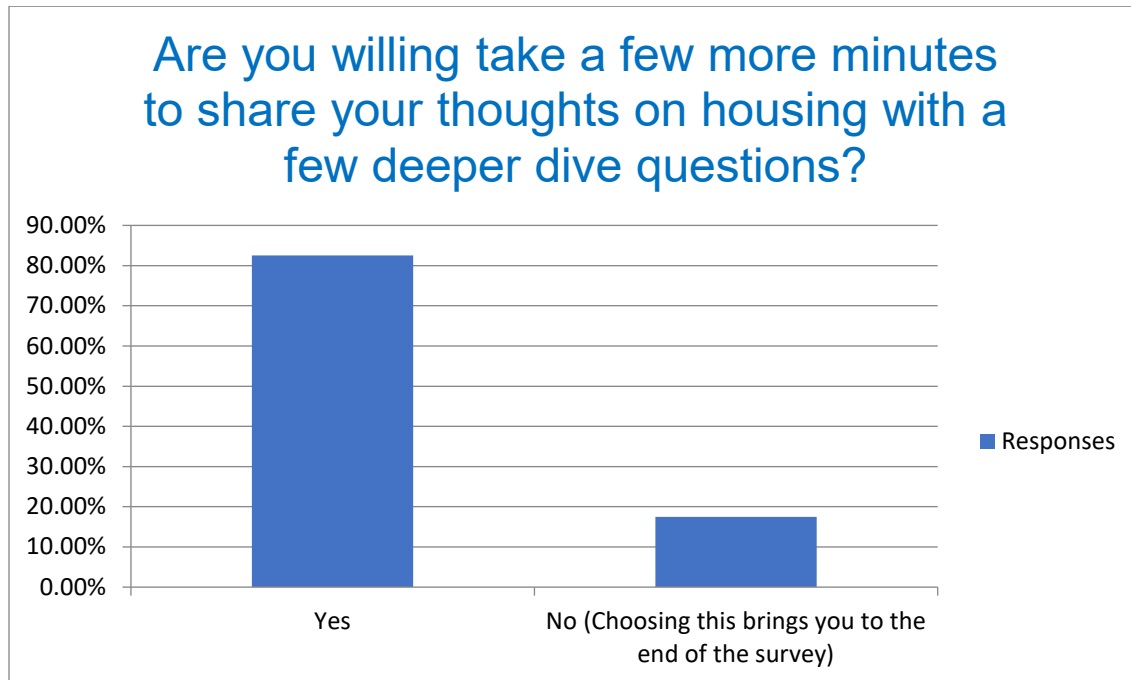


Manchester only:

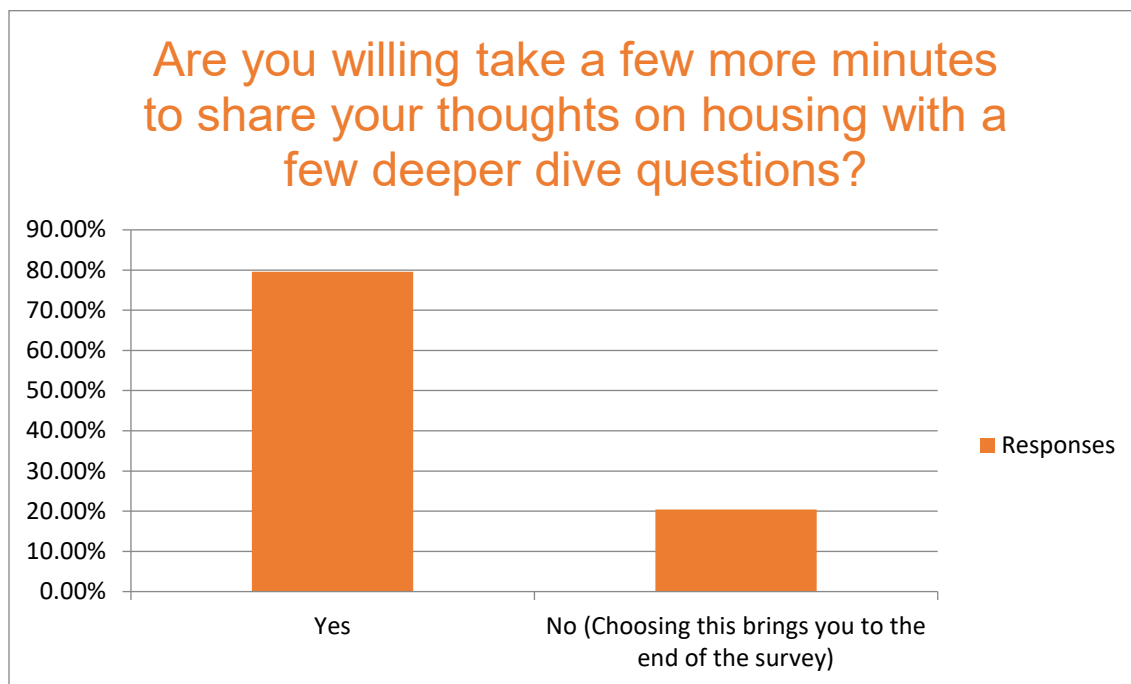
Are you willing take a few more minutes to share your thoughts on housing with a few deeper dive questions?



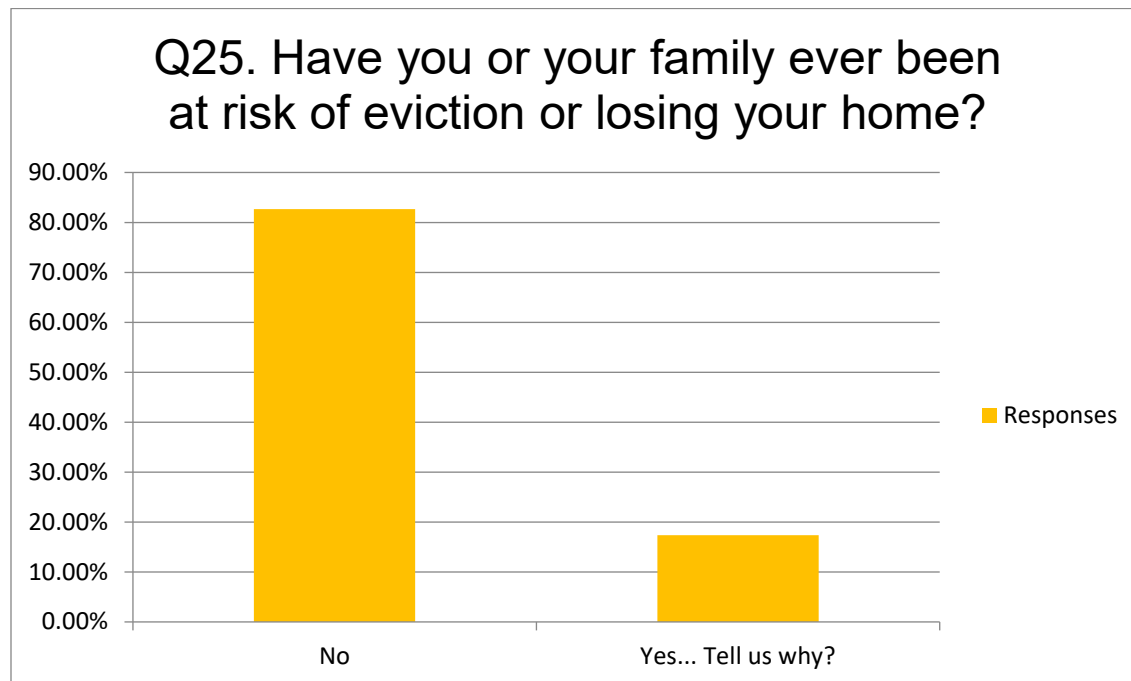
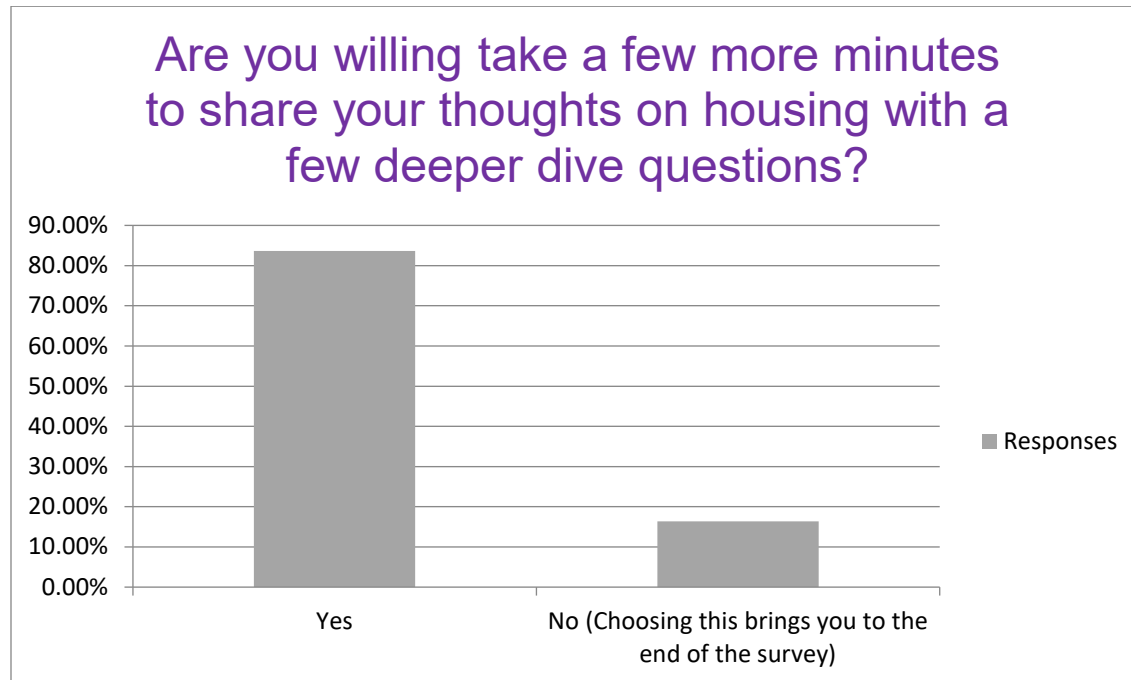
Medium Towns only:



Small Towns only:



Young Adults only:



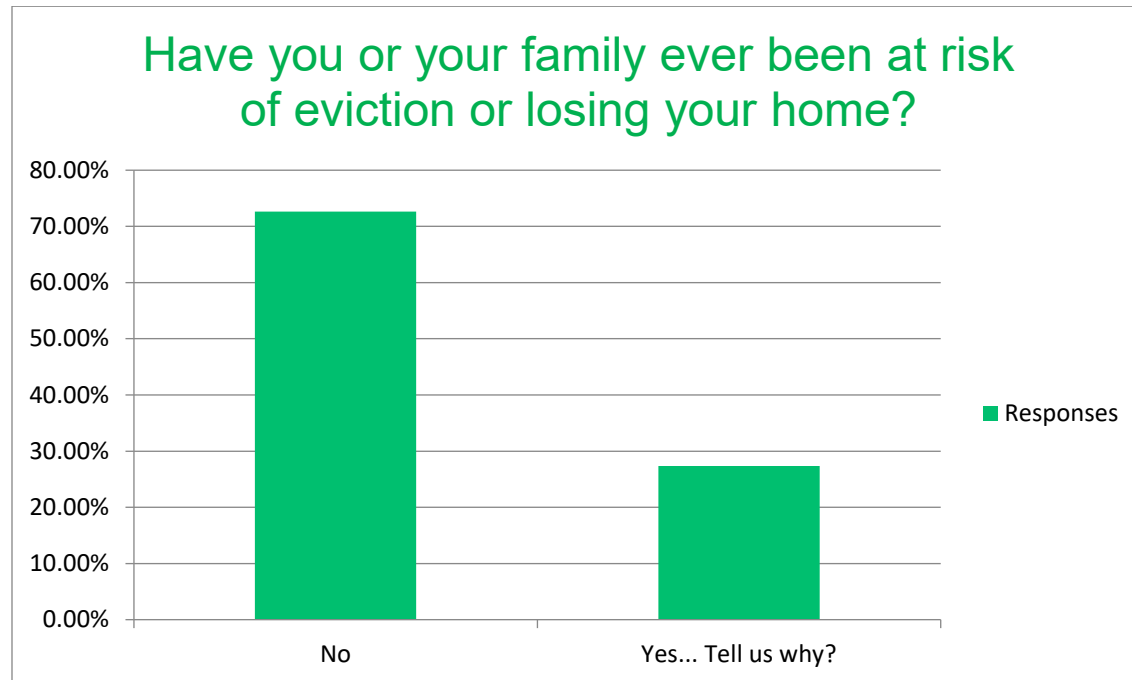
Yes... Tell us why?		Tags
Fire	Due to my mental health and lack of housing programs, subsidies waiting lists that never came, I was homeless in a shelter after a psychiatric hospitalization that left me unable to work. I was still in a waiting period with short term disability at my job. It is no where a person should be after being in a hospital with no housing help.	disaster
		health

Yes... Tell us why?	Tags
Became disabled and lost income	health
Job loss, mental illness	health
The first time was because I have cancer and I was out of work due to surgery's and treatments, few years after we received an offer to refinance and it was an scam, we almost loose our home this was the second time	health
Sickness	health
Landlord eviction for apartment renovations. NH laws on eviction does not protect tenants. Low-income housing is not readily available along with unavailability of adequate housing.	kicked out
Landlord sold building to family member	kicked out
We had a slum landlord that wanted to raise the rent and get my mother and I kicked out.	kicked out
building sold and everyone was evicted for "renovations"	kicked out
Rental increase, building being renovated and sold	kicked out
Rented a SF home and the owners decided to sell. Had to find housing within an appropriate timeframe.	kicked out
I live in a family home, but my family frequently threaten to sell the home, causing constant uncertainty for my housing situation.	kicked out
landlord was not paying water bills, and utility bills for included utilities	kicked out
loss of job with housing provided, apartment building being sold new owner wanted our apartment, down turn in economy got behind in our mortgage bailed out by relative	kicked out
I became homeless after foreclosure and divorce	life event
My mother in-law and her daughter lived with us for a year upon separation from her husband and inability to find affordable housing in the area.	life event
Job loss	life event
During the 2009 Recession my husband lost his job and was out 16 months; I had a part-time job but could not get more hours and could not find another job.	life event
a period of unemployment that lasted two years	life event
Previously... Husband left... left the family house unable to be saved from foreclosure.	life event
Loss of job.	life event
In 2010 my husband, a data analyst, was laid off. I was employed as a teacher at that time but made less than half his former salary. About a year after my husband was laid off, we put our three-bedroom house on the market because we feared that he was not going to find a new job and we might lose our home. We sold our home, downsized our belongings, and moved to a one-bedroom apartment. Right before the closing on our house, my husband got a new job.	life event
Job loss	life event
Debt due to separation from spouse or unexpected debt	life event
My husband abandoned the family and left us with no income	life event
period of unemployment	life event
Unable to pay mortgage due to loss of jobs	life event
Had a period where it was difficult to keep up with the mortgage.	life event
My parents lost their home and moved in with us.	life event

Yes... Tell us why?	Tags
Unemployment	life event
Major wage earner lost job and couldn't find work for 8 months	life event
3 adults living in this house had a total income of only \$1,200/mo social security payment from March 2020 through June 2021 when I was able to secure a job after long term unemployment.	life event
Affording rent, in a different apartment.Live with a roommate.	life event
At my former rental I fell behind in rent due to a divorce/lack of child support - however, I did not qualify for any type of financial assistance because I had the audacity to actually have a job.	life event
Layoffs	life event
Got laid off.	life event
Early on financial struggles	life event
My husband and I were both laid off due to Covid. We had already been struggling before that due to his Drawn out and financially crippling divorce. We ended up going into foreclosure losing the house. He was able to find housing with a friend and I was not.	life event
Foreclosure	life event
Loss of a job while trying to raise kids.	life event
Yes when my husband passed away	life event
Lost my job years ago	life event
Loss of employment during the pandemic and falling behind on mortgage payments	life event
As a kid. Related to a business failure that been financed in part with a second mortgage.	life event
Unable to pay mortgage or rent	life event
Fathers gambling addiction while also being low income	life event
Unemployment, High taxes, poor school curriculum.	life event, taxes
Unemployment, extremely high living costs, Poor school choices.	life event, taxes
Yes. Failure to pay taxes.	taxes
Property taxes	taxes
Property taxes are absolutely ridiculous.	taxes
Self-employed people get no safety net, no unemployment, no government assistance, no nothing, just double taxation. Any disruption to income has immediate and drastic and long-term results. Mortgage companies and other banks treat us like pariahs if we are late on a single rent or mortgage payment.	taxes
new landlord raised rent	too expensive/in cr.
Currently my parents cannot afford to keep their home and may be at risk of losing it. They live in Hampstead, NH and the cost of living has gone up precipitously (especially property taxes) while the costs related to upkeep of their home is insane. One of my parents is disabled and has had difficulty finding gainful employment and ensuring safe housing for many years, while my other parent has been unemployed since Covid. It is likely that they will end up having to sell their home and likely moving into our apartment	too expensive/in cr.
Couldn't afford it	too expensive/in cr.

Yes... Tell us why?	Tags
Income not keeping pace with "traditional" standard of living (i.e. no large lifestyle increases, but living necessities and debts accumulating	too expensive/in cr.
Cost of rent when living in a city - Boston.	too expensive/in cr.
Back in late 2016/early 2017 , the rent was so high I was struggling to pay it and I got behind on my rent.	too expensive/in cr.
Living pay check to pay check with cost of living rising but income not rising. Get a 2% raise but cost of benefits go up 6%. When working. Had several times I had to borrow money for rent	too expensive/in cr.
Lead paint, slum lord's in Manchester, too high of rents because land lord's charge fees and never rent to people they make a high profit from poor people charging fees	too expensive/in cr.
Finances and lack of help available to middle class families	too expensive/in cr.
Price of rent and loss of job hours due to covid now can't afford to move e because rent prices have sky rocketed and drugs have taken over my neighborhood with no help from police they know their is a drug house on Central St that all 3 apartments sell drugs out of and have done NOTHING	too expensive/in cr.
A few years ago we were living in an apartment when a guy from MA bought the building raising our rent to more than a mortgage payment. We were lucky to have good credit and a 401k to borrow from in order to buy a house. Without it we could have ended up homeless.	too expensive/in cr.
high cost of rent	too expensive/in cr.
The less government involvement the better. Your survey has me concerned because it sounds like you are looking for reasons for more and bigger government intervention. This is not the NH way. Please head south of the border to MA	
As a child many years ago	
First bought a 2 family in 2012 then bought a single family when our family grew. Bought close to our parents for support. We prioritized our community because it was diverse income and racial and ethnic diversity.	

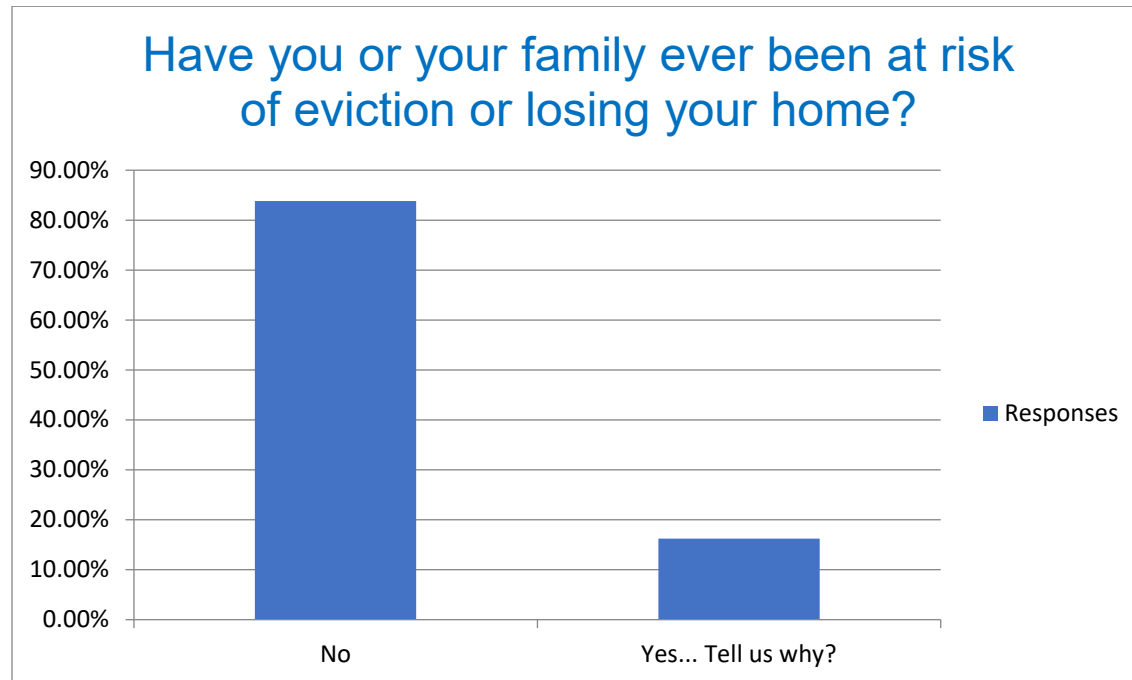
Manchester only:



Yes... Tell us why?	Tags
new landlord raised rent	too expensive/incr.
Currently my parents cannot afford to keep their home and may be at risk of losing it. They live in Hampstead, NH and the cost of living has gone up precipitously (especially property taxes) while the costs related to upkeep of their home is insane. One of my parents is disabled and has had difficulty finding gainful employment and ensuring safe housing for many years, while my other parent has been unemployed since Covid. It is likely that they will end up having to sell their home and likely moving into our apartment	too expensive/incr.
Couldn't afford it	too expensive/incr.
Income not keeping pace with "traditional" standard of living (i.e. no large lifestyle increases, but living necessities and debts accumulating	too expensive/incr.
Living pay check to pay check with cost of living rising but income not rising. Get a 2% raise but cost of benefits go up 6%. When working. Had several times I had to borrow money for rent	too expensive/incr.
Lead paint, slum lord's in Manchester, too high of rents because land lord's charge fees and never rent to people they make a high profit from poor people charging fees	too expensive/incr.
Finances and lack of help available to middle class families	too expensive/incr.
Price of rent and loss of job hours due to covid now can't afford to move e because rent prices have sky rocketed and drugs have taken over my neighborhood with no help from police they know their is a drug house on Central St that all 3 apartments sell drugs out of and have done NOTHING	too expensive/incr.
A few years ago we were living in an apartment when a guy from MA bought the building raising our rent to more than a mortgage payment. We were lucky to have good credit and a 401k to borrow from in order to buy a house. Without it we could have ended up homeless.	too expensive/incr.
high cost of rent	too expensive/incr.
Yes. Failure to pay taxes.	taxes
I became homeless after foreclosure and divorce	life event

Yes... Tell us why?	Tags
In 2010 my husband, a data analyst, was laid off. I was employed as a teacher at that time but made less than half his former salary. About a year after my husband was laid off, we put our three-bedroom house on the market because we feared that he was not going to find a new job and we might lose our home. We sold our home, downsized our belongings, and moved to a one-bedroom apartment. Right before the closing on our house, my husband got a new job.	life event
My husband abandoned the family and left us with no income	life event
3 adults living in this house had a total income of only \$1,200/mo social security payment from March 2020 through June 2021 when I was able to secure a job after long term unemployment.	life event
Affording rent, in a different apartment.Live with a roommate.	life event
Layoffs	life event
Got laid off.	life event
Early on financial struggles	life event
Unable to pay mortgage or rent	life event
Fathers gambling addiction while also being low income	life event
Landlord eviction for apartment renovations. NH laws on eviction does not protect tenants.	
Low-income housing is not readily available along with unavailability of adequate housing.	kicked out
building sold and everyone was evicted for "renovations"	kicked out
Rental increase, building being renovated and sold	kicked out
landlord was not paying water bills, and utility bills for included utilities	kicked out
loss of job with housing provided, apartment building being sold new owner wanted our apartment, down turn in economy got behind in our mortgage bailed out by relative	kicked out
Due to my mental health and lack of housing programs, subsidies waiting lists that never came, I was homeless in a shelter after a psychiatric hospitalization that left me unable to work. I was still in a waiting period with short term disability at my job. It is no where a person should be after being in a hospital with no housing help.	health
The first time was because I have cancer and I was out of work due to surgery's and treatments, few years after we received an offer to refinance and it was an scam, we almost loose our home this was the second time	health
First bought a 2 family in 2012 then bought a single family when our family grew. Bought close to our parents for support. We prioritized our community because it was diverse income and racial and ethnic diversity.	

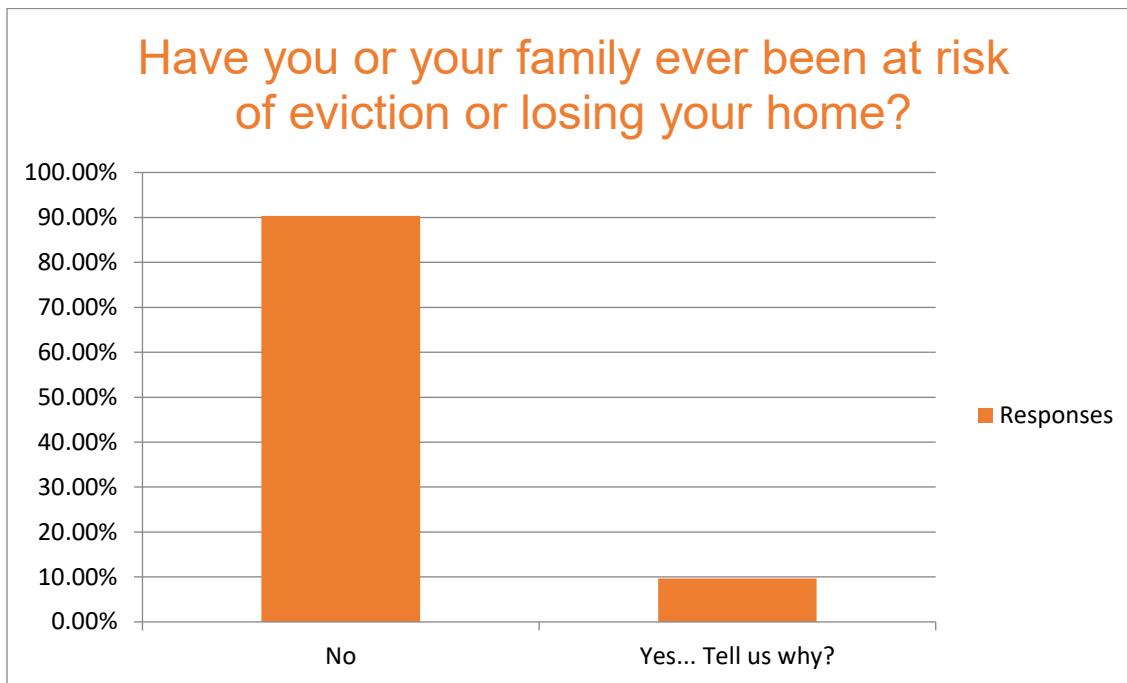
Medium Towns only:



Yes... Tell us why?	Tags
Back in late 2016/early 2017 , the rent was so high I was struggling to pay it and I got behind on my rent.	too expensive/incr.
Property taxes are absolutely ridiculous.	taxes
Self-employed people get no safety net, no unemployment, no government assistance, no nothing, just double taxation. Any disruption to income has immediate and drastic and long-term results. Mortgage companies and other banks treat us like pariahs if we are late on a single rent or mortgage payment.	taxes
Unemployment, High taxes, poor school curriculum.	life event, taxes
Unemployment, extremely high living costs, Poor school choices.	life event, taxes
Job loss	life event
During the 2009 Recession my husband lost his job and was out 16 months; I had a part-time job but could not get more hours and could not find another job.	life event
a period of unemployment that lasted two years	life event
Previously... Husband left... left the family house unable to be saved from foreclosure.	life event
Debt due to separation from spouse or unexpected debt	life event
period of unemployment	life event
Unable to pay mortgage due to loss of jobs	life event
Had a period where it was difficult to keep up with the mortgage.	life event
My parents lost their home and moved in with us.	life event
Unemployment	life event
Major wage earner lost job and couldn't find work for 8 months	life event
At my former rental I fell behind in rent due to a divorce/lack of child support - however, I did not qualify for any type of financial assistance because I had the audacity to actually have a job.	life event

Yes... Tell us why?	Tags
My husband and I were both laid off due to Covid. We had already been struggling before that due to his Drawn out and financially crippling divorce. We ended up going into foreclosure losing the house. He was able to find housing with a friend and I was not.	life event
Foreclosure	life event
Loss of a job while trying to raise kids.	life event
Yes when my husband passed away	life event
Lost my job years ago	life event
Landlord sold building to family member	kicked out
We had a slum landlord that wanted to raise the rent and get my mother and I kicked out.	kicked out
Rented a SF home and the owners decided to sell. Had to find housing within an appropriate timeframe.	kicked out
I live in a family home, but my family frequently threaten to sell the home, causing constant uncertainty for my housing situation.	kicked out
Became disabled and lost income	health
Sickness	health
As a child many years ago	

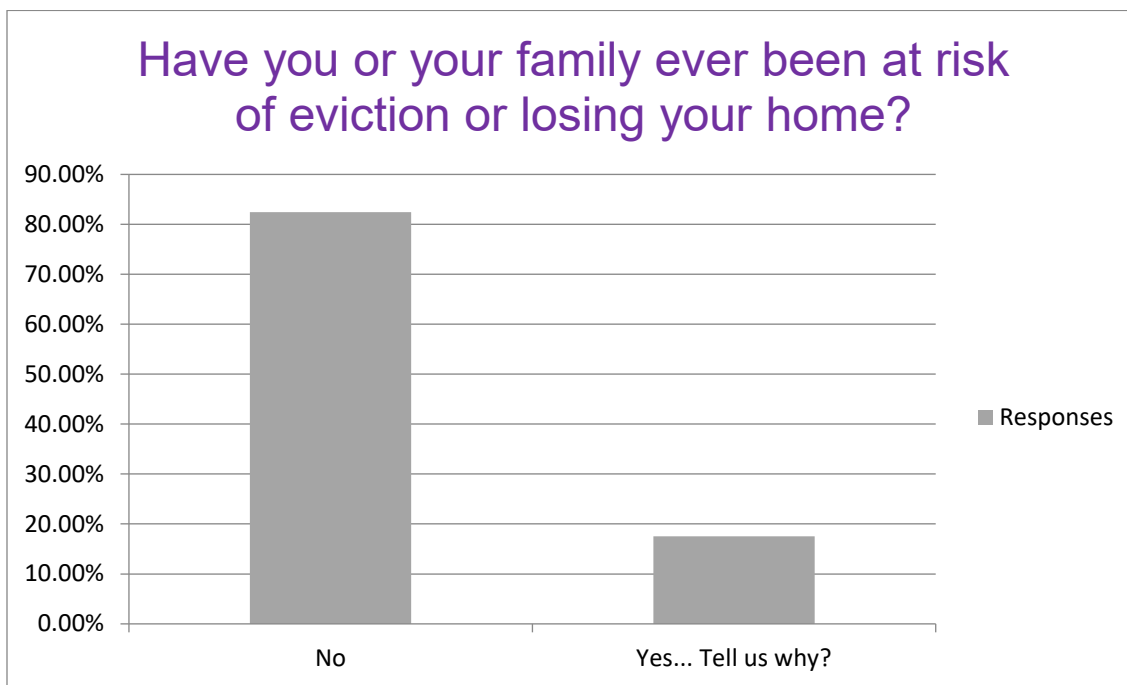
Small Towns only:



Yes... Tell us why?	Tags
Fire	disaster
Job loss, mental illness	health
My mother in-law and her daughter lived with us for a year upon separation from her husband and inability to find affordable housing in the area.	life event

Yes... Tell us why?	Tags
Loss of job.	life event
Job loss	life event
Loss of employment during the pandemic and falling behind on mortgage payments	life event
As a kid. Related to a business failure that been financed in part with a second mortgage.	life event
Property taxes	taxes
The less government involvement the better. Your survey has me concerned because it sounds like you are looking for reasons for more and bigger government intervention. This is not the NH way. Please head south of the border to MA	

Young Adults only:



Yes... Tell us why?	Tags
Currently my parents cannot afford to keep their home and may be at risk of losing it. They live in Hampstead, NH and the cost of living has gone up precipitously (especially property taxes) while the costs related to upkeep of their home is insane. One of my parents is disabled and has had difficulty finding gainful employment and ensuring safe housing for many years, while my other parent has been unemployed since Covid. It is likely that they will end up having to sell their home and likely moving into our apartment	too expensive/incr.
Income not keeping pace with "traditional" standard of living (i.e. no large lifestyle increases, but living necessities and debts accumulating	too expensive/incr.
My mother in-law and her daughter lived with us for a year upon separation from her husband and inability to find affordable housing in the area.	life event
Debt due to separation from spouse or unexpected debt	life event

My husband and I were both laid off due to Covid. We had already been struggling before that due to his Drawn out and financially crippling divorce. We ended up going into foreclosure losing the house. He was able to find housing with a friend and I was not.	life event
Fathers gambling addiction while also being low income	life event
Landlord sold building to family member	kicked out
We had a slum landlord that wanted to raise the rent and get my mother and I kicked out.	kicked out
Due to my mental health and lack of housing programs, subsidies waiting lists that never came, I was homeless in a shelter after a psychiatric hospitalization that left me unable to work. I was still in a waiting period with short term disability at my job. It is no where a person should be after being in a hospital with no housing help.	health
Job loss, mental illness	health

Q26. How did you end up living in your current housing?

Answered 359

Skipped 92

Responses	Tags
Our choice	choice
moved here willingly 20 years ago	choice
Choice	choice
Voluntary move	choice
Moved here from NJ	choice
moved to derry from nebraska	choice
Owned a home in Manchester and a sex offender moved in next door. We were offered to sell our house so we jumped at the chance to sell and buy elsewhere.	choice
Moved from Manchester 20 years ago with little kids	choice
Husband owned before we met	family
Neighbor of my folks owns the apartment building	family
Purchase from family member.	family
built on family land	family
I live with my parents.	family
I sold my house and contributed to the purchase of my daughter's where I live now	family
We personally knew someone who bought a rental house.	family
I moved into this apartment with my partner	family
Moved in with my father so I could care for him in his own environment	family
Built a house on land owned by family.	family
Bought from in laws....otherwise would be a struggle to afford	family
bought the land from family	family
Previously owned by friends. When they wanted to sell, we purchased and sold our house in a different community	family
Gifted land from parents custom built dream house	family
Moved back home to parents house	family
Bought it from my in-laws, was close to work, good schools, affordable	family
Family obligation.	family
Born there, parents own	family

Responses	Tags
Bought from family	family
My husband bought the house before I met him, he's been the homeowner over 25 years.	family
I live with my mother	family
knew the owner. they reached out that a unit was available.	family
Found a rental thru a friend	family
Bought from a family member, house burned down and rebuilt	family
Relationship	family
Family member purchased and moved with mother	family
It is owned in trust by myself and my siblings - I pay rent to the trust	family
referral	family
by word of mouth	family
Inherited	family
Family owned property	family
Do to COVID, I moved from California and I am currently living with my daughter and her family. My living situation in California was not healthy due to my mental state. I was getting depressed due to the lack of personal interactions. I lived in an Affordable Housing Apartment in Monterey, California.	family
Threw a friend	family
The land was family land and we were able to afford to build our house. We wouldn't be able to afford our town today if we had to buy land and build, or buy a house.	family
Got Married to my 2nd wife who lived in Londonderry . Moved from Concord to Londonderry in 2008	family
MARRIAGE	family
Bought through a private sale that a colleague facilitated. (We were very lucky!)	family
Bought the property as a short sale with my parents.	family
needed a place to move into with new wife	family
Moved in with boyfriend	family
We knew the landlords	family
found it through a friend's recommendation	family
Inherited it from parents	family
Purchased property from parents so they had a place to live now taxes are killing my retirement income	family
My husband bought this house in the 1980's and I moved in with him.	family
Forced to buy and build due to lack of available inventory and soaring housing prices and mortgage rates	lack of options
We were expecting a baby and wanted a bigger and nicer apartment, as we were not able to buy a house with all the buying competition. We know we were very lucky to find our current apartment and intend to be there for many years.	lack of options
At the time, there were limited choices at the time of purchase and this one best met our needs in our price range.	lack of options
Lack of affordable single family homes	lack of options
it was the only house we could afford at the time.	lack of options

Responses	Tags
Someone was breaking into my apartment. And landlord would do anything. I can't rent anywhere else due to bad credit and affordability	lack of options
Our lease was up and we couldn't find an affordable house to buy. We ended up renting again. Our preference would have been to	
purchase a single family home in Concord and surrounding towns	lack of options
Applied to lower income housing in the area, was only one in Hooksett that had availability and been here for over 3 years now	lack of options
I lived in a rural area where rent was affordable until a rent increase. I moved to the city where I rented an apartment on the third floor with lower rent. During the 4 years I have lived there the rent increased without any upgrades or repairs. My rent is. Ow above what I can afford to live comfortably. I am now being evicted so the landlord can do renovations. There are a few apartments available for my needs but they are at or above the rental cost that I am paying now. There is no adequate housing for fixed income (SSI, Disability, Single Adults with or without children) recipients.	lack of options
Needed to move out of rental house. Forced to purchase in inflated market.	lack of options
Had to move up for my job and couldn't find a liveable place to buy within our budget. Took a place "just for now" and have been stuck here for 2 years paying almost half my salary and can't find anyplace cheaper. Developers need to stop buying rental houses so that people can actually afford houses of their own.	lack of options
I am living with an abusive partner. I have to remain in this situation because I can't find housing I can afford AND in an area I would feel safe being on my own	lack of options
It was the only decent rental in our price range in our area that would fit 4 people	lack of options
Worked nights as a laborer until I could afford to go to grad school full time from rural NH - moved to Manchester to a tenement after becoming enrolled. Stayed in the same studio despite significant income increases due to lack of reasonable alternatives that wouldn't eat up a huge chunk of income gains.	lack of options
evicted from last apartment, grabbed the first thing I could get due to low availability for rentals.	lack of options
Several years of looking in Southern NH	lack of options
I had to move here several years ago when my former roommate moved out of our apartment and my income was far too little (\$23k/year) to rent on my own.	lack of options
No where else to go and couldn't afford an apartment on my income.	lack of options
We could not find a reasonable single family home so we decided to rent. We've been searching for over three years being out bid many times by cash buyers	lack of options
When my son's and grandkids were evicted my husband and I had to go too. They are still homeless Manchester will not help to get them affordable housing	lack of options
Only house I could find that I could afford 20 years ago	lack of options
All we can afford.	lack of options
It was the only apartment we could find that we could even close to afford. We planned to get a roommate but were unable to find one due to COVID. So now we pay 35% of our income toward rent.	lack of options
I left an abusive relationship with my kids and had no where to live. We are staying in a small hotel room until we can find housing, which is proving to be virtually impossible.	lack of options
Had to move	lack of options
We were laid off during Covid. We've been struggling before that. House went into foreclosure. He found housing with a friend and I was not able to move in there and so I ended up homeless	lack of options

Responses	Tags
Myself, my partner, my sister, and my friend were all in need of housing and would be unable to afford a decent situation without each other. It took us 6 months to find decent housing for the four of us and it is still a bit over budget. If rent rises much more, and it will,, we will have to leave and I don't know if we will be able to find somewhere	lack of options
We lost our home to medical bills when my wife became disabled. We rented the home we are in now, and were forced to buy it at extremely inflated prices because nothing suitable was available.	lack of options
We purchased in 1998 at a time in the market when we could qualify for the loan. We knew we'd have to make improvements to replace aging elements - roof, siding, windows, boiler, septic pump, well pump etc. This has increased our mortgage again and again. We should be 5 years from paying this off but we are about 20 years away. This makes it financially impossible for us to move to senior housing or housing that is ADA compliant.	lack of options
No choice	lack of options
No other options	lack of options
Unable to find single family home to purchase due to extreme price increases.	lack of options
Not too far from employment at the time and liked the lot.	location
Job in New Hampshire caused us to move to New Hampshire	location
job	location
Moved from another state	location
Our family relocated to New England from Florida for my husband's job in the summer of 2020. We were not familiar with the area and the pandemic made it difficult to find a home. We put several bids on homes in Mass but ended up finding Windham because our money could go further than the towns we were looking in in Mass.	location
I chose Manchester because it was was affordable, close to work and I have started building a community here by working in the City for the past 10 years.	location
Moved to Londonderry because of a job.	location
Needed more space to raise a family so moved from Boston area in order to find an affordable house with enough bedrooms and a large lot	location
New job	location
We moved here for a job opportunity. Loved the house & bought it.	location
Downsized from a larger house in town to townhouse after a divorce and to keep my son in the school system	location
moved away from urban setting, wanted woods/ lakes	location
Wanted to live in age targeted community.	location
Wanted a 55 and older SINGLE story home	location
A job change and family circumstances: I moved to Chester to be closer to my job ~ at the time ~ in Massachusetts; the airport in Manchester (as I travelled for work); and for a larger home and a better school system for my ~ then ~ young children.	location
wanted a small rural community	location
job transfer	location
Moved from High School.	location
Retired to be near family	location
Grew up here	location

Responses	Tags
When we started a family we decided to move home to NH so that our children could grow up around family. We have family who live in and close to the community where we settled. We ended up in our current home because it was close to family, in a great community, was a size and style we were pleased with, in our budget, allowed us to open our business without added financial stress, and is in close proximity to that business (bedford). The location is also convenient to outdoor recreation, essential shopping needs, travel and economic hubs.	location
moved to Windham for quality of schools	location
Job transfer	location
Employment opportunity	location
Location	location
Closer to daughter, grandchildren	location
Purchased home in Derry because we'd rented here, because it has a downtown, great libraries, excellent parks & rec programs, a high school, professional firefighters. We wanted a community with a center, a place that would become our hometown.	location
Location	location
moved to Derry for Pinkerton	location
Moved up from Mass 1993 looking for more space, affordability & better lifestyle	location
Job relocation	location
School system	location
Looking for a 55+ community with opportunities for meeting others with similar interests. Quality of workmanship of the homes and community	location
Family in the area	location
looking for 55 and over condo to buy	location
Company transfer	location
Moved here for schools	location
Moved to be closer to son	location
Liked the schools and area.	location
Transferred from California	location
We were interested in a larger home in a better school district so moved from the Monadnock region to Bedford.	location
Affordable new construction neighborhood close to our jobs	location
I was on a waitlist and relocating to the area to be near family. A space became available and I had to make an immediate decision.	location
Moved from Ct.	location
Moved from Long Island, NY for a better quality of life for our family.	location
search for housing in newspaper that was near my employer	location
Proximity to work radius, available land to build	location
Moved across the country due to job opportunity and a real estate agent helped us find an apartment to move into.	location
Wanted to move to a town with a good school district. Found this just as it went on the market & we were able to quickly sell our previous house.	location
Schools and working in the region.	location
Job transfer	location
Neighborhood appeal	location

Responses	Tags
Community desirability and friends/relatives nearby	location
When I moved to New Hampshire, I didn't know much about the area. We set a target search pattern of not more than 45 minute drive to my place of business in Bedford. During the search, we found our present home to meet nearly all of our requirements.	location
Bought this house in 2009. Selected it because my kids could stay in their current school system.	location
My family relocated from Florida to NH for country setting living , like we had growing up in Maine. We did not like the high density Florida living and crime.	location
Moved here for	
Work and for the type of town Bedford is	location
Available land and convenient to everything	location
Moved into area	location
Downsized within same town	location
choice / work / school system / rural area / close to parks and nature	location
CHOSE FOR SCHOOLS AND TAXATION	location
Relocated from out-of-state to accept professional position.	location
Needed to move closer to work, had the ability to share costs with live-in partner, found a listing on Zillow	location
Moved for work	location
Choose here over Merrimack because our friends and family are in Manchester, plus the convenience of shipping and downtown.	location
Cheapest apartment around	price
Living with my parents (I'm independent from them) but I can't afford to move out or find a place to live.	price
We lived in the Boston area for a while, but when we started having kids we wanted a bigger house and yard. We couldn't really afford that in the greater Boston area, so we started looking for (and found) a home in southern NH.	price
Hard work	price
A steady career and proper investments over the years. understandable that this is something not all have the benefit of.	price
Divorced and needed something I could afford.	price
Moved north until we could afford a house 30 years ago. Kept a 45 mile commute, each way, to work for 26 years.	price
Moved from Massachusetts to find more affordable housing in New Hampshire	price
Affordable	price
Price and was close to homeless	price
After graduating college in 2020, I needed to move out of my parent's home (Merrimack) and needed to find a affordable place quickly. Ended up with a college roommate who was returning to the area to work, after not being able to find a good job in Massachuesetts.	price
Was what I could afford that met my needs	price
It was affordable 25 years ago, wanted to stay in school district	price, location
Wanted to stay in town I grew up in and was only able to afford a small house	price, location
My husband and I bought our home in 2019.	purchased
Purchased house that was for sale	purchased

Responses	Tags
Profit from sale of first home allowed us to put down a large down payment on this home	purchased
bought in 2015 in a much lower market	purchased
Purchased land in 80s and build the house myself.	purchased
Bought it when we got married	purchased
Heard about new development when our family was young and took the opportunity to jump to a larger home	purchased
Bought it	purchased
bought house	purchased
We built our home 50 years ago.	purchased
Purchased in 1973	purchased
Purchased in 1993	purchased
Bought it	purchased
Moved to our current home 22 years ago.	purchased
Purchased it 20 years ago	purchased
Purchased 25 yrs ago	purchased
Purchased home in 1984	purchased
Purchased 9 months	purchased
We saved, inherited, invested and purchased in cash. We later took a HELOC loan for kitchen and roof improvements	purchased
Built the home	purchased
Chose it	purchased
Bought my home 21 years ago	purchased
Wanted to build home and we followed through.	purchased
Purchased 30 years ago.	purchased
we purchased it	purchased
Bought in 1989 and stayed from then until now	purchased
Bought	purchased
Bought it	purchased
rented, then purchased.	purchased
Brought it because that's what American people do buy homes	purchased
Moved from house ownership,	purchased
Purchased home	purchased
I spend years renting and offering on homes. It took renting for 7 years (and offering for the 3) and skipping a starter home before we were able to buy a long term home (about a year ago). We were lucky that our careers had gotten to a point where we could afford a "forever" home.. something uncommon at our age.	purchased
Searched for a full year to find a home.	purchased
Sold starter home and bought a bigger home with more land	purchased
Purchased	purchased
Available land	purchased
Purchase	purchased
Purchased house	purchased
Bought it.	purchased

Responses	Tags
bought when children were young, 30 years ago	purchased
Found the right house/property then added to it to fit our needs	purchased
Buyers broker found our home in 2008 after previous owner was foreclosures on.	purchased
Many years later - remarried, got education and jobs - able to purchase home	purchased
Purchased land in 1980 and built my home. No mortgage. Built as I could afford it.	purchased
we bought it	purchased
Moved to NH during covid, living with our parents. Decided to stay in NH and bought a house in December 2021	purchased
After saving for 20 years we had accumulated enough funds for a down payment. We found land and built a house.	purchased
Bought home in 1999.	purchased
Purchased it after selling previous home in Derry.	purchased
First home bought almost 31 years ago	purchased
Bought it and moved in	purchased
Purchased it.	purchased
Bought new after getting married.	purchased
We bought 11 years ago	purchased
We purchased a depressed property and rehabbed it	purchased
Bought condominium townhouse 35 years ago, intending to purchase single-family home within the next 5 years. My condo fee has gone up 600% along with our property taxes.	purchased
Bought it before hit market	purchased
Purchased, moved up from Massachusetts	purchased
Bought in 1989. Hometown. Bought a business in Derry	purchased
Bought building	purchased
Took several tries to find a home we could afford on the area we wanted to live in, and that was 22 years ago.	purchased
Built it	purchased
Found good lot to build on	purchased
Purchased through mortgage	purchased
Saved money, borrowed money from family and bought a house.	purchased
Bought house	purchased
Purchased home	purchased
bought it	purchased
Purchased	purchased
Purchased	purchased
We built it ourselves	purchased
Purchase and fix-up	purchased
Found land in an existing development and worked with a contractor to build	purchased
Retired into newly constructed home	purchased
Built just before covid	purchased
Purchased Home	purchased
We built in 2000. Moved from Manchester after living there 30 years. Still own Manchester 2 family since it's my childhood home	purchased

Responses	Tags
Bought the house	purchased
Bought my own house.	purchased
Land purchased in 1986	purchased
Great price when bought 1991	purchased
Bought it	purchased
Lived with family while this home was being built	purchased
After years of renting after we lost a house to foreclosure we were finally able to buy our own home last year	purchased
purchased 40 years ago as an investment property	purchased
We bought it	purchased
Purchased our home	purchased
Bought it.	purchased
Purchased home	purchased
We bought it	purchased
Looked for and found a home in 1978 and there we are.	purchased
Built 10 yrs ago	purchased
purchase	purchased
Purchased my first home after the 2009 financial crisis, and have lived here ever since.	purchased
Purchased after returning to Manchester subsequent to brief stay in Florida. Sold previous home on west side of Manchester immediately prior to beginning of boom. purchased current home at the height of the boom. We were not able to purchase anything comparable to our previous home on the west side.	purchased
Purchased property	purchased
Built it 30 years ago	purchased
We purchased the home in 2013	purchased
New construction, 20 years ago.	purchased
Purchased.	purchased
PURCHASED A HOUSE i COULD AFFORD	purchased
purchased land and built house	purchased
Bought a house in the woods	purchased
Bought our house 15 years ago	purchased
I bought it	purchased
Bought it	purchased
We bought it and moved here	purchased
Mortgage was cheaper than rent	purchased
Buying with mortgage	purchased
Moved out of an apartment and purchased a house	purchased
I was lucky and was able to buy a house for under \$300k before the pandemic	purchased
Purchased home	purchased
purchased home	purchased
Built	purchased
Rental - saw a "for rent" sign in front.	rent

Responses	Tags
We applied for the apartment in 2017 and they accepted us! We found it online somewhere.	rent
I saved and looked carefully and spoke with the landlords... it was not a management company	rent
My husband and I had been living in a one-bedroom apartment for nine years. We let the apartment management know that we were interested in moving to an upgraded 2-bedroom apartment. When one became available, we took it.	rent
Craigs List Rental	rent
Were living with in-laws who sold their house to move out of state, we then had to find an apartment	rent
I put an ad on a local Facebook group and was lucky enough to have someone reach out offering the perfect rental opportunity.	rent
I guess I answered my landlords questions correctly plus being an older adult less chance of parties or destruction	rent
renting an apartment	rent
Researched available apartments and applied for a lease after getting on waitlist.	rent
We were looking to expand from a one bedroom to a two bedroom apartment. Our landlords had a two bedroom open up and they gave us first choice. Currently the duplex is now on the market and we are starting the process of searching for our first house. Our landlords asked if we were interested in buying before they put it on the market but we did not want to be landlords.	rent
I found the apartment on Zillow	rent
I found an place that I could afford. I talked the landlord down.	rent
I found my current place via networking . It was very difficult to find available housing within my price range when I first moved here from the Midwest 4 years ago. I initially leased an apartment which was a bit too expensive for me, however when the lease expired, the landlord raised the rent several hundred dollars to the point that I had to look for a new place. Most apartment communities had extremely long wait lists, so I had to network through friends and co-workers to be put in contact with my current landlord.	rent
I eventually got social security, rented an uncoded apartment with bugs, it was all I could afford, worked part time once stable, then was able to afford a better apartment. I eventually came off of disability. Subsidies never came.	support/aid
was homeless entered FIT program	support/aid
Worked my way out of homelessness, supportive VASH. Self employment	support/aid
Gift or land	support/aid
Was able to obtain section 8 housing	support/aid
I applied for a HUD apartment	support/aid
The universe granted me my section 8 voucher after 9 years of waiting just out of the blue!	support/aid
Used Covid funds to pay off debt to qualify for mortgage	support/aid
got a waiver from housing authority to move out of apt mentioned above	support/aid
rents were climbing we bought a very small house using DH VA loan	support/aid
Sold our house.	work/saved/sold
Sold home	work/saved/sold
Sold first home	work/saved/sold
House hunting after selling a house in Billerica MA	work/saved/sold
Worked hard and earned money to buy it	work/saved/sold

Responses	Tags
Sold condo and rented apartment	work/saved/sold
Sold my home currently renting but own a house in Florida	work/saved/sold
Sold previous house, took profit and bought another house. All of this because we saved for many years for down payment; did not buy for those until we were 30 years old.	work/saved/sold
Working hard a saving money	work/saved/sold
Employment	work/saved/sold
Sold a previous house	work/saved/sold
We save money for years	work/saved/sold
Sold my house	work/saved/sold
Worked hard, opened an Equity account to grow own business. 2 other family members shared cost of 75 acres land and built their own houses next door. We kept original house to rent out and moved to current house. Also purchased another home with Equity account for rental income.	work/saved/sold
Sold home, now rent.	work/saved/sold
For 10 years I lived/ shared expenses with a roommate and worked 2 jobs	work/saved/sold
Desire to build a custom home to suit our needs into and through retirement.	work/saved/sold
We bought our home using all our savings and paid high interest rates until we could refinance. It was a struggle to pay the mortgage for several years	work/saved/sold
worked a lot of hours and help from family	work/saved/sold
Hard work	work/saved/sold
sold my house, found 55+ condo that suited my needs 5 yrs ago	work/saved/sold
In 2019, after years of renting in Manchester, I had saved up enough to afford a downpayment on a modest single-family home.	work/saved/sold
After a lot of education, research and thoughtful consideration we were able to find a wonderful house in a great neighborhood.	work/saved/sold
Moved from larger home to condo	work/saved/sold
Two jobs	work/saved/sold
Hard work	work/saved/sold
I worked hard and saved my money like everyone else should	work/saved/sold
40 yrs	
Trailer	
New development of energy efficient homes met our life goals and affordable with our incomes at the time	
stayed	
32 years	
Divorce	
By the grace of God	
8 years	
Looking on line	
6 months	
n/a am filling out this survey with an eye toward finding suitable housing for the elderly, disabled, and those who struggle with significant mental illness	
We worked with a realtor who found us a two family home that we can afford with renters.	
Looking now	

Responses	Tags
35 years	
moved here in 2018	
At the time I was looking for housing, my employment situation was uncertain. The building offered lengths of varying lengths (6 months in my case) which was appealing.	
Life changes	
Health difficulties forced me to move in with family	
I saved up and bought a home.	
Craigslist and word of mouth	
Lived in my parent's multifamily home at a discounted rental rate. Saved up money for 4 years. Bought our current house without a down payment using a 7 and 1 arm	
Was looking for senior housing	
30 yrs	
Found it on zillow	
na	
moved from an apartment to a single-family house.	
2020-present	
I was on a wait list for 6 months	

Manchester only:

How did you end up living in your current housing?

Responses	Tags
Sold home	work/saved/sold
Sold condo and rented apartment	work/saved/sold
We save money for years	work/saved/sold
Sold home, now rent.	work/saved/sold
In 2019, after years of renting in Manchester, I had saved up enough to afford a downpayment on a modest single-family home.	work/saved/sold
I eventually got social security, rented an uncoded apartment with bugs, it was all I could afford, worked part time once stable, then was able to afford a better apartment. I eventually came off of disability. Subsidies never came.	support/aid
was homeless entered FIT program	support/aid
Worked my way out of homelessness, supportive VASH. Self employment	support/aid
I applied for a HUD apartment	support/aid
got a waiver from housing authority to move out of apt mentioned above	support/aid
rents were climbing we bought a very small house using DH VA loan	support/aid
Rental - saw a "for rent" sign in front.	rent
We applied for the apartment in 2017 and they accepted us! We found it online somewhere.	rent
My husband and I had been living in a one-bedroom apartment for nine years. We let the apartment management know that we were interested in moving to an upgraded 2-bedroom apartment. When one became available, we took it.	rent

Responses	Tags
I guess I answered my landlords questions correctly plus being an older adult less chance of parties or destruction	rent
renting an apartment	rent
We were looking to expand from a one bedroom to a two bedroom apartment. Our landlords had a two bedroom open up and they gave us first choice. Currently the duplex is now on the market and we are starting the process of searching for our first house. Our landlords asked if we were interested in buying before they put it on the market but we did not want to be landlords.	rent
I found the apartment on Zillow	rent
I found an place that I could afford. I talked the landlord down.	rent
I found my current place via networking . It was very difficult to find available housing within my price range when I first moved here from the Midwest 4 years ago. I initially leased an apartment which was a bit too expensive for me, however when the lease expired, the landlord raised the rent several hundred dollars to the point that I had to look for a new place. Most apartment communities had extremely long wait lists, so I had to network through friends and co-workers to be put in contact with my current landlord.	rent
bought house	purchased
bought when children were young, 30 years ago	purchased
Many years later - remarried, got education and jobs - able to purchase home	purchased
Bought building	purchased
Purchased	purchased
Purchase and fix-up	purchased
Bought the house	purchased
Bought my own house.	purchased
After years of renting after we lost a house to foreclosure we were finally able to buy our own home last year	purchased
purchased 40 years ago as an investment property	purchased
Purchased our home	purchased
We bought it	purchased
Looked for and found a home in 1978 and there we are.	purchased
purchase	purchased
Purchased after returning to Manchester subsequent to brief stay in Florida. Sold previous home on west side of Manchester immediately prior to beginning of boom. purchased current home at the height of the boom. We were not able to purchase anything comparable to our previous home on the west side.	purchased
Purchased property	purchased
Purchased.	purchased
PURCHASED A HOUSE i COULD AFFORD	purchased
I bought it	purchased
Mortgage was cheaper than rent	purchased
Moved out of an apartment and purchased a house	purchased
I was lucky and was able to buy a house for under \$300k before the pandemic	purchased
Purchased home	purchased
purchased home	purchased
A steady career and proper investments over the years. understandable that this is something not all have the benefit of.	price

Responses	Tags
Divorced and needed something I could afford.	price
Price and was close to homeless	price
After graduating college in 2020, I needed to move out of my parent's home (Merrimack) and needed to find a affordable place quickly. Ended up with a college roommate who was returning to the area to work, after not being able to find a good job in Massachuesetts.	price
Was what I could afford that met my needs	price
I chose Manchester because it was was affordable, close to work and I have started building a community here by working in the City for the past 10 years.	location
Job transfer	location
search for housing in newspaper that was near my employer	location
Moved across the country due to job opportunity and a real estate agent helped us find an apartment to move into.	location
Moved into area	location
Relocated from out-of-state to accept professional position.	location
Needed to move closer to work, had the ability to share costs with live-in partner, found a listing on Zillow	location
Moved for work	location
Choose here over Merrimack because our friends and family are in Manchester, plus the convenience of shipping and downtown.	location
We were expecting a baby and wanted a bigger and nicer apartment, as we were not able to buy a house with all the buying competition. We know we were very lucky to find our current apartment and intend to be there for many years.	lack of options
At the time, there were limited choices at the time of purchase and this one best met our needs in our price range.	lack of options
Someone was breaking into my apartment. And landlord would do anything. I can't rent anywhere else due to bad credit and affordability	lack of options
I lived in a rural area where rent was affordable until a rent increase. I moved to the citywhere I rented an apartment on the third floor with lower rent. During the 4 years I have lived there.the rent increased without any upgrades or repairs. My rent is. Ow above what I can afford to live comfortably. I am now being evicted so the landlord can do renovations. There are a few apartments available for my needs but they are at or above the rental cost that I am paying now. There is no adequate housing for fixed income (SSI, Disability, Single Adults with or without children) recipients.	lack of options
Worked nights as a laborer until I could afford to go to grad school full time from rural NH - moved to Manchester to a tenement after becoming enrolled. Stayed in the same studio despite significant income increases due to lack of reasonable alternatives that wouldn't eat up a huge chunk of income gains.	lack of options
evicted from last apartment, grabbed the first thing I could get due to low availability for rentals.	lack of options
I had to move here several years ago when my former roommate moved out of our apartment and my income was far too little (\$23k/year) to rent on my own.	lack of options
No where else to go and couldnt afford an apartment on my income.	lack of options
When my son's and grandkids were evicted my husband and I had to go too. They are still homeless Manchester will not help to get them affordable housing	lack of options
All we can afford.	lack of options
It was the only apartment we could find that we could even close to afford. We planned to get a roommate but were unable to find one due to COVID. So now we pay 35% of our income toward rent.	lack of options

Responses	Tags
I left an abusive relationship with my kids and had no where to live. We are staying in a small hotel room until we can find housing, which is proving to be virtually imposaible.	lack of options
Had to move	lack of options
Myself, my partner, my sister, and my friend were all in need of housing and would be unable to afford a decent situation without each other. It took us 6 months to find decent housing for the four of us and it is still a bit over budget. If rent rises much more, and it will,, we will have to leave and I don't know if we will be able to find somewhere	lack of options
No choice	lack of options
Unable to find single family home to purchase due to extreme price increases.	lack of options
Neighbor of my folks owns the apartment building	family
I moved into this apartment with my partner	family
Moved in with my father so I could care for him in his own environment	family
Born there, parents own	family
referral	family
Family owned property	family
Bought the property as a short sale with my parents.	family
needed a place to move into with new wife	family
We knew the landlords	family
found it through a friend's recommendation	family
Inherited it from parents	family
My husband bought this house in the 1980's and I moved in with him.	family
Looking on line	
We worked with a realtor who found us a two family home that we can afford with renters.	
moved here in 2018	
At the time I was looking for housing, my employment situation was uncertain. The building offered lengths of varying lengths (6 months in my case) which was appealing.	
Life changes	
Craigslist and word of mouth	
Lived in my parent's multifamily home at a discounted rental rate. Saved up money for 4 years. Bought our current house without a down payment using a 7 and 1 arm	
Found it on zillow	
na	
moved from an apartment to a single-family house.	
2020-present	
I was on a wait list for 6 months	

Medium Towns only:

How did you end up living in your current housing?

Responses	Tags
Choice	choice
Moved here from NJ	choice

Responses	Tags
moved to derry from nebraska	choice
Owned a home in Manchester and a sex offender moved in next door. We were offered to sell our house so we jumped at the chance to sell and buy elsewhere.	choice
Husband owned before we met	family
Purchase from family member.	family
I live with my parents.	family
Bought from in laws....otherwise would be a struggle to afford	family
Previously owned by friends. When they wanted to sell, we purchased and sold our house in a different community	family
Gifted land from parents custom built dream house	family
Moved back home to parents house	family
Bought it from my in-laws, was close to work, good schools, affordable	family
Bought from family	family
My husband bought the house before I met him, he's been the homeowner over 25 years.	family
knew the owner. they reached out that a unit was available.	family
Found a rental thru a friend	family
Bought from a family member, house burned down and rebuilt	family
Relationship	family
Family member purchased and moved with mother	family
It is owned in trust by myself and my siblings - I pay rent to the trust	family
Got Married to my 2nd wife who lived in Londonderry . Moved from Concord to Londonderry in 2008	family
Bought through a private sale that a colleague facilitated. (We were very lucky!)	family
Forced to buy and build due to lack of available inventory and soaring housing prices and mortgage rates	lack of options
Lack of affordable single family homes	lack of options
it was the only house we could afford at the time.	lack of options
Applied to lower income housing in the area, was only one in Hooksett that had availability and been here for over 3 years now	lack of options
Needed to move out of rental house. Forced to purchase in inflated market.	lack of options
Had to move up for my job and couldn't find a liveable place to buy within our budget. Took a place "just for now" and have been stuck here for 2 years paying almost half my salary and can't find anyplace cheaper. Developers need to stop buying rental houses so that people can actually afford houses of their own.	lack of options
I am living with an abusive partner. I have to remain in this situation because I can't find housing I can afford AND in an area I would feel safe being on my own	lack of options
It was the only decent rental in our price range in our area that would fit 4 people	lack of options
We could not find a reasonable single family home so we decided to rent. We've been searching for over three years being out bid many times by cash buyers	lack of options
We were laid off during Covid. We've been struggling before that. House went into foreclosure. He found housing with a friend and I was not able to move in there and so I ended up homeless	lack of options

Responses	Tags
We lost our home to medical bills when my wife became disabled. We rented the home we are in now, and were forced to buy it at extremely inflated prices because nothing suitable was available.	lack of options
We purchased in 1998 at a time in the market when we could qualify for the loan. We knew we'd have to make improvements to replace aging elements - roof, siding, windows, boiler, septic pump, well pump etc. This has increased our mortgage again and again. We should be 5 years from paying this off but we are about 20 years away. This makes it financially impossible for us to move to senior housing or housing that is ADA compliant.	lack of options
Job in New Hampshire caused us to move to New Hampshire	location
Moved from another state	location
Our family relocated to New England from Florida for my husband's job in the summer of 2020. We were not familiar with the area and the pandemic made it difficult to find a home. We put several bids on homes in Mass but ended up finding Windham because our money could go further than the towns we were looking in in Mass.	location
Moved to Londonderry because of a job.	location
Needed more space to raise a family so moved from Boston area in order to find an affordable house with enough bedrooms and a large lot	location
New job	location
We moved here for a job opportunity. Loved the house & bought it.	location
When we started a family we decided to move home to NH so that our children could grow up around family. We have family who live in and close to the community where we settled. We ended up in our current home because it was close to family, in a great community, was a size and style we were pleased with, in our budget, allowed us to open our business without added financial stress, and is in close proximity to that business (bedford). The location is also convenient to outdoor recreation, essential shopping needs, travel and economic hubs.	location
moved to Windham for quality of schools	location
Employment opportunity	location
Closer to daughter, grandchildren	location
Purchased home in Derry because we'd rented here, because it has a downtown, great libraries, excellent parks & rec programs, a high school, professional firefighters. We wanted a community with a center, a place that would become our hometown.	location
Location	location
moved to Derry for Pinkerton	location
Moved up from Mass 1993 looking for more space, affordability & better lifestyle	location
Job relocation	location
School system	location
Looking for a 55+ community with opportunities for meeting others with similar interests. Quality of workmanship of the homes and community	location
Family in the area	location
looking for 55 and over condo to buy	location
Company transfer	location
Moved here for schools	location
Moved to be closer to son	location
Liked the schools and area.	location
Transferred from California	location

Responses	Tags
We were interested in a larger home in a better school district so moved from the Monadnock region to Bedford.	location
Affordable new construction neighborhood close to our jobs	location
I was on a waitlist and relocating to the area to be near family. A space became available and I had to make an immediate decision.	location
Wanted to move to a town with a good school district. Found this just as it went on the market & we were able to quickly sell our previous house.	location
Schools and working in the region.	location
Job transfer	location
Community desirability and friends/relatives nearby	location
My family relocated from Florida to NH for country setting living , like we had growing up in Maine. We did not like the high density Florida living and crime.	location
Moved here for	
Work and for the type of town Bedford is	location
Available land and convenient to everything	location
Downsized within same town	location
choice / work / school system / rural area / close to parks and nature	location
cHOSE FOR SCHOOLS AND TAXATION	location
Cheapest apartment around	price
We lived in the Boston area for a while, but when we started having kids we wanted a bigger house and yard. We couldn't really afford that in the greater Boston area, so we started looking for (and found) a home in southern NH.	price
Hard work	price
Moved north until we could afford a house 30 years ago. Kept a 45 mile commute, each way, to work for 26 years.	price
Moved from Massachusetts to find more affordable housing in New Hampshire	price
Affordable	price
Bought it when we got married	purchased
Heard about new development when our family was young and took the opportunity to jump to a larger home	purchased
Purchased in 1993	purchased
Moved to our current home 22 years ago.	purchased
Purchased it 20 years ago	purchased
Purchased 25 yrs ago	purchased
Purchased home in 1984	purchased
Built the home	purchased
Moved from house ownership,	purchased
I spend years renting and offering on homes. It took renting for 7 years (and offering for the 3) and skipping a starter home before we were able to buy a long term home (about a year ago). We were lucky that our careers had gotten to a point where we could afford a "forever" home.. something uncommon at our age.	purchased
Searched for a full year to find a home.	purchased
Sold starter home and bought a bigger home with more land	purchased
Purchased	purchased
Available land	purchased

Responses	Tags
Purchase	purchased
Purchased house	purchased
Bought it.	purchased
Found the right house/property then added to it to fit our needs	purchased
Buyers broker found our home in 2008 after previous owner was foreclosures on.	purchased
Bought home in 1999.	purchased
Purchased it after selling previous home in Derry.	purchased
First home bought almost 31 years ago	purchased
Bought it and moved in	purchased
Purchased it.	purchased
Bought new after getting married.	purchased
We bought 11 years ago	purchased
We purchased a depressed property and rehabbed it	purchased
Bought condominium townhouse 35 years ago, intending to purchase single-family home within the next 5 years. My condo fee has gone up 600% along with our property taxes.	purchased
Purchased, moved up from Massachusetts	purchased
Bought in 1989. Hometown. Bought a business in Derry	purchased
Took several tries to find a home we could afford on the area we wanted to live in, and that was 22 years ago.	purchased
Built it	purchased
Found good lot to build on	purchased
Purchased through mortgage	purchased
Saved money, borrowed money from family and bought a house.	purchased
Bought house	purchased
Purchased home	purchased
bought it	purchased
Purchased	purchased
We built it ourselves	purchased
Built just before covid	purchased
Purchased Home	purchased
Bought it	purchased
We bought it	purchased
Bought it.	purchased
Purchased home	purchased
Built 10 yrs ago	purchased
Purchased my first home after the 2009 financial crisis, and have lived here ever since.	purchased
Built it 30 years ago	purchased
Bought our house 15 years ago	purchased
Bought it	purchased
We bought it and moved here	purchased
Built	purchased
I saved and looked carefully and spoke with the landlords... it was not a management company	rent

Responses	Tags
Craigs List Rental	rent
Researched available apartments and applied for a lease after getting on waitlist.	rent
Was able to obtain section 8 housing	support/aid
The universe granted me my section 8 voucher after 9 years of waiting just out of the blue!	support/aid
Sold first home	work/saved /sold
House hunting after selling a house in Billerica MA	work/saved /sold
Worked hard and earned money to buy it	work/saved /sold
Sold my home currently renting but own a house in Florida	work/saved /sold
Employment	work/saved /sold
Sold my house	work/saved /sold
For 10 years I lived/ shared expenses with a roommate and worked 2 jobs	work/saved /sold
worked a lot of hours and help from family	work/saved /sold
Hard work	work/saved /sold
sold my house, found 55+ condo that suited my needs 5 yrs ago	work/saved /sold
After a lot of education, research and thoughtful consideration we were able to find a wonderful house in a great neighborhood.	work/saved /sold
Moved from larger home to condo	work/saved /sold
Two jobs	work/saved /sold
Hard work	work/saved /sold
I worked hard and saved my money like everyone else should	work/saved /sold
40 yrs	
New development of energy efficient homes met our life goals and affordable with our incomes at the time	
stayed	
32 years	
Divorce	
By the grace of God	
8 years	
Looking now	
35 years	
Health difficulties forced me to move in with family	
I saved up and bought a home.	
Was looking for senior housing	
30 yrs	

Small Towns only:

How did you end up living in your current housing?

Responses	Tags
Our choice	choice
moved here willingly 20 years ago	choice
Moved from Manchester 20 years ago with little kids	choice
built on family land	family
I sold my house and contributed to the purchase of my daughter's where I live now	family
We personally knew someone who bought a rental house.	family
Built a house on land owned by family.	family
bought the land from family	family
Family obligation.	family
Do to COVID, I moved from California and I am currently living with my daughter and her family. My living situation in California was not healthy due to my mental state. I was getting depressed due to the lack of personal interactions. I lived in an Affordable Housing Apartment in Monterey, California.	family
The land was family land and we were able to afford to build our house. We wouldn't be able to afford our town today if we had to buy land and build, or buy a house.	family
Purchased property from parents so they had a place to live now taxes are killing my retirement income	family
Several years of looking in Southern NH	lack of options
Only house I could find that I could afford 20 years ago	lack of options
No other options	lack of options
Not too far from employment at the time and liked the lot.	location
job	location
Downsized from a larger house in town to townhouse after a divorce and to keep my son in the school system	location
moved away from urban setting, wanted woods/ lakes	location
Wanted to live in age targeted community.	location
Wanted a 55 and older SINGLE story home	location
A job change and family circumstances: I moved to Chester to be closer to my job ~ at the time ~ in Massachusetts; the airport in Manchester (as I travelled for work); and for a larger home and a better school system for my ~ then ~ young children.	location
wanted a small rural community	location
job transfer	location
Moved from High School.	location
Retired to be near family	location
Grew up here	location
Location	location
Moved from Ct.	location
Moved from Long Island, NY for a better quality of life for our family.	location
Proximity to work radius, available land to build	location

Responses	Tags
When I moved to New Hampshire, I didn't know much about the area. We set a target search pattern of not more than 45 minute drive to my place of business in Bedford. During the search, we found our present home to meet nearly all of our requirements.	location
Bought this house in 2009. Selected it because my kids could stay in their current school system.	location
Living with my parents (I'm independent from them) but I can't afford to move out or find a place to live.	price
It was affordable 25 years ago, wanted to stay in school district	price, location
Wanted to stay in town I grew up in and was only able to afford a small house	price, location
My husband and I bought our home in 2019.	purchased
Purchased house that was for sale	purchased
Profit from sale of first home allowed us to put down a large down payment on this home	purchased
bought in 2015 in a much lower market	purchased
Purchased land in 80s and build the house myself.	purchased
Bought it	purchased
We built our home 50 years ago.	purchased
Purchased in 1973	purchased
Bought it	purchased
Purchased 9 months	purchased
We saved, inherited, invested and purchased in cash. We later took a HELOC loan for kitchen and roof improvements	purchased
Chose it	purchased
Bought my home 21 years ago	purchased
Wanted to build home and we followed through.	purchased
Purchased 30 years ago.	purchased
we purchased it	purchased
Bought in 1989 and stayed from then until now	purchased
Bought	purchased
Bought it	purchased
rented, then purchased.	purchased
Brought it because that's what American people do buy homes	purchased
Purchased home	purchased
Purchased land in 1980 and built my home. No mortgage. Built as I could afford it.	purchased
we bought it	purchased
Moved to NH during covid, living with our parents. Decided to stay in NH and bought a house in December 2021	purchased
Found land in an existing development and worked with a contractor to build	purchased
Retired into newly constructed home	purchased
We built in 2000. Moved from Manchester after living there 30 years. Still own Manchester 2 family since it's my childhood home	purchased
Land purchased in 1986	purchased
Great price when bought 1991	purchased

Responses	Tags
Lived with family while this home was being built	purchased
We purchased the home in 2013	purchased
New construction, 20 years ago.	purchased
purchased land and built house	purchased
Bought a house in the woods	purchased
Buying with mortgage	purchased
I put an ad on a local Facebook group and was lucky enough to have someone reach out offering the perfect rental opportunity.	rent
Gift or land	support/aid
Used Covid funds to pay off debt to qualify for mortgage	support/aid
Sold our house.	work/saved/sold
Sold previous house, took profit and bought another house. All of this because we saved for many years for down payment; did not buy for those until we were 30 years old.	work/saved/sold
Working hard a saving money	work/saved/sold
Worked hard, opened an Equity account to grow own business. 2 other family members shared cost of 75 acres land and built their own houses next door. We kept original house to rent out and moved to current house. Also purchased another home with Equity account for rental income.	work/saved/sold
Desire to build a custom home to suit our needs into and through retirement.	work/saved/sold
We bought our home using all our savings and paid high interest rates until we could refinance. It was a struggle to pay the mortgage for several years	work/saved/sold
Trailer	
6 months	

Young Adults only:

How did you end up living in your current housing?

Responses	Tags
I live with my parents.	family
I moved into this apartment with my partner	family
Moved back home to parents house	family
Born there, parents own	family
Bought from family	family
I live with my mother	family
referral	family
needed a place to move into with new wife	family
Moved in with boyfriend	family
We knew the landlords	family
Forced to buy and build due to lack of available inventory and soaring housing prices and mortgage rates	lack of options
We were expecting a baby and wanted a bigger and nicer apartment, as we were not able to buy a house with all the buying competition. We know we were very lucky to find our current apartment and intend to be there for many years.	lack of options

Responses	Tags
At the time, there were limited choices at the time of purchase and this one best met our needs in our price range.	lack of options
Our lease was up and we couldn't find an affordable house to buy. We ended up renting again. Our preference would have been to purchase a single family home in Concord and surrounding towns	lack of options
Applied to lower income housing in the area, was only one in Hooksett that had availability and been here for over 3 years now	lack of options
Had to move up for my job and couldn't find a liveable place to buy within our budget. Took a place "just for now" and have been stuck here for 2 years paying almost half my salary and can't find anyplace cheaper. Developers need to stop buying rental houses so that people can actually afford houses of their own.	lack of options
Worked nights as a laborer until I could afford to go to grad school full time from rural NH - moved to Manchester to a tenement after becoming enrolled. Stayed in the same studio despite significant income increases due to lack of reasonable alternatives that wouldn't eat up a huge chunk of income gains.	lack of options
We could not find a reasonable single family home so we decided to rent. We've been searching for over three years being out bid many times by cash buyers	lack of options
We were laid off during Covid. We've been struggling before that. House went into foreclosure. He found housing with a friend and I was not able to move in there and so I ended up homeless	lack of options
Myself, my partner, my sister, and my friend were all in need of housing and would be unable to afford a decent situation without each other. It took us 6 months to find decent housing for the four of us and it is still a bit over budget. If rent rises much more, and it will,, we will have to leave and I don't know if we will be able to find somewhere	lack of options
I chose Manchester because it was was affordable, close to work and I have started building a community here by working in the City for the past 10 years.	location
Moved across the country due to job opportunity and a real estate agent helped us find an apartment to move into.	location
Needed to move closer to work, had the ability to share costs with live-in partner, found a listing on Zillow	location
Moved for work	location
Living with my parents (I'm independent from them) but I can't afford to move out or find a place to live.	price
After graduating college in 2020, I needed to move out of my parent's home (Merrimack) and needed to find a affordable place quickly. Ended up with a college roommate who was returning to the area to work, after not being able to find a good job in Massachusetts.	price
My husband and I bought our home in 2019.	purchased
Profit from sale of first home allowed us to put down a large down payment on this home	purchased
I spend years renting and offering on homes. It took renting for 7 years (and offering for the 3) and skipping a starter home before we were able to buy a long term home (about a year ago). We were lucky that our careers had gotten to a point where we could afford a "forever" home.. something uncommon at our age.	purchased
Purchased house	purchased
Moved to NH during covid, living with our parents. Decided to stay in NH and bought a house in December 2021	purchased
Purchased, moved up from Massachusetts	purchased
Found land in an existing development and worked with a contractor to build	purchased
Purchased.	purchased

Responses	Tags
Mortgage was cheaper than rent	purchased
I was lucky and was able to buy a house for under \$300k before the pandemic	purchased
We applied for the apartment in 2017 and they accepted us! We found it online somewhere.	rent
I put an ad on a local Facebook group and was lucky enough to have someone reach out offering the perfect rental opportunity.	rent
renting an apartment	rent
Researched available apartments and applied for a lease after getting on waitlist.	rent
We were looking to expand from a one bedroom to a two bedroom apartment. Our landlords had a two bedroom open up and they gave us first choice. Currently the duplex is now on the market and we are starting the process of searching for our first house. Our landlords asked if we were interested in buying before they put it on the market but we did not want to be landlords.	rent
I found my current place via networking . It was very difficult to find available housing within my price range when I first moved here from the Midwest 4 years ago. I initially leased an apartment which was a bit too expensive for me, however when the lease expired, the landlord raised the rent several hundred dollars to the point that I had to look for a new place. Most apartment communities had extremely long wait lists, so I had to network through friends and co-workers to be put in contact with my current landlord.	rent
I eventually got social security, rented an uncoded apartment with bugs, it was all I could afford, worked part time once stable, then was able to afford a better apartment. I eventually came off of disability. Subsidies never came.	support/aid
Used Covid funds to pay off debt to qualify for mortgage	support/aid
In 2019, after years of renting in Manchester, I had saved up enough to afford a downpayment on a modest single-family home.	work/saved/sold
By the grace of God	
moved here in 2018	
At the time I was looking for housing, my employment situation was uncertain. The building offered lengths of varying lengths (6 months in my case) which was appealing.	
Life changes	
Lived in my parent's multifamily home at a discounted rental rate. Saved up money for 4 years. Bought our current house without a down payment using a 7 and 1 arm	
Found it on zillow	
I was on a wait list for 6 months	

Q27. Do you plan on staying within your current community and/or home permanently?

Answered 368

Skipped 83

Responses	Tags
community, yes. home, no.	community yes, home no
In my community if possible, but soon to be empty nester. Would love to find smaller, affordable home in my town.	community yes,

Responses	Tags
	home no
Ideally, Community- yes. Home no.	comm unity yes, home no
Would love too. We eventually plan to size down. Do not want to be renters. A new community of single family ranch style homes (where we can choose between floor plans) with a 2 car garage and around 1400 sq ft. would be ideal.	comm unity yes, home no
Community. Yes. We don't have a home	comm unity yes, home no
yes in the community but no in the home	comm unity yes, home no
Community yes, current home no	comm unity yes, home no
Within the Manchester north end community yes, in our current rental no	comm unity yes, home no
I plan to stay in Manchester for the foreseeable future, but will most likely move apartments in the next 2-5 years	comm unity yes, home no
In community, not in rental unit.	comm unity yes, home no
No, downsizing in 5-10 years	downs izing/ retire
No, 8 more years to youngest is out of Pinkerton Academy then moving to North Country of New Hampshire	downs izing/ retire
I would like to downsize but has to be affordable and will need access to animals (pets)	downs izing/ retire

Responses	Tags
Until retirement	downsizing/ retire
Honestly I would be grateful to live anywhere at this point. It's very cold outside	housing needed
Probably	Maybe
For at least 5 years	Maybe
Not sure	Maybe
Possibly in our community and possibly at our home. Ideally, we scale up to more land, eventually.	Maybe
Not sure. We'll be here at least 10 more years	Maybe
Probably not in this home, once the kids move out - will likely stay in New Hampshire.	Maybe
unsure	Maybe
Unsure	Maybe
Probably	Maybe
Probably	Maybe
Probably	Maybe
maybe as it depends on how fast my body deteriorates.	Maybe
Depends on affordability and senior support	Maybe
maybe	Maybe
A long as my children and grandchildren are near. If they were not around I would move were it is much cheaper to live.	Maybe
I don't know.	Maybe
Unknown	Maybe
We're not sure. I would prefer to live close to downtown when we retire so that we are in walkable distance to restaurants, library, rail trail, businesses. May need to move elsewhere to get that type of community at an affordable price.	Maybe
Not sure	Maybe
Will most likely need to go into elderly housing after retirement age.	Maybe
At least until kids are graduated	Maybe
I don't think permanently but until we need services or one-level living (likely as seniors)	Maybe

Responses	Tags
Not sure	Maybe
It depends on the next local election.	Maybe
maybe	Maybe
DOUBTFUL	Maybe
Not sure - looking to downsize as kids leave for college and life but not much inventory	Maybe
not sure	Maybe
Who knows what life brings.	Maybe
Don't know	Maybe
I don't have a sustainable situation. I have a tiny bedroom and shared bathroom in a family member's house. I have no privacy. I'm a Management level employee at a small organization in the North Shore and I only have very overpriced health insurance but no other benefits from my employer. I have a Master's degree and several decades of work experience but my work is in a field that is saturated with very low-income jobs so finding a better job is very challenging. My current income is far below the living wage for most of New England, and it would have to double before I could rent my own apartment and live independently in Manchester or any other part of NH or Massachusetts. I'm actively looking for a better job, but in the meantime I commute 125+ miles per day, 5 days/week. That means I spend about 15 to 20 hours per week just commuting (so it's like having a second job) and it costs about \$500/month in gas and maintenance to do so. After taxes and commuting expenses my take home income is about \$24k. No one can live independently in NH or anywhere else in New England on that. There's absolutely no affordable housing available, and rents have skyrocketed in the last 10 years, especially since Covid.	Maybe
Unsure	Maybe
do not know	Maybe
For now	Maybe
Probably	Maybe
I would like to stay near family. Currently I cannot afford the rent here long term. I am getting close to retirement. I need subsidized housing. Rent continues to increase. Waitlists are years long. I don't know what I'll do. Moving is exhausting.	Maybe
Unsure	Maybe
Not sure	Maybe
Not sure	Maybe
Hope so	Maybe
Maybe depending on health and physical abilities in the future	Maybe
Depends on what is going to be available for the future.	Maybe

Responses	Tags
Maybe. It's an option once we become empty nesters & decide to downsize.	Maybe
Most likely	Maybe
Maybe	Maybe
depends on how things look in terms of housing market	Maybe
Maybe.	Maybe
Not sure	Maybe
Maybe. No plans on moving right now	Maybe
not sure. Taxes are so high for senior citizen yet rent is too high also. no win situation	Maybe
for at least the next 10 yrs	Maybe
I hope to stay in the region permanently; however, I anticipate moving to another home once I start a family and need more space.	Maybe
NOT SURE	Maybe
Potentially.	Maybe
When we bought our home, we considered it a 20-year residence. It is now looking like it could be a 40-year residence. But I don't anticipate staying in this home at retirement.	Maybe
Community, probably. Current home, uncertain.	Maybe
We would like to potentially move to Amherst for family reasons but will likely be priced out (if houses are even available). If we do not move to Amherst we plan to stay in Manchester since that is where work and friends are.	Maybe
Possibly	Maybe
Maybe - at least next 5 years	Maybe
It depends	Maybe
maybe	Maybe
Maybe - if the area gets a bit more developed	Maybe
No I want more land / privacy / less neighbors	need bigger
No, eventually would like to move to a slightly larger home, but plan to keep our current property and use it as a rental	need bigger
No	No
no	No
No.	No
no	No

Responses	Tags
No, looking for smaller place northern NH	No
No	No
No, this is a starter home.	No
No, once our kids leave the school system we'd like to live in a town with a downtown, sidewalk, and things to do	No
no - we will sell within the next few years	No
No	No
No	No
No	No
No, I will be moving once my son graduates high school	No
no	No
No, planning move to CCRC	No
No	No
No, will eventually retire out of state	No
No - Retiring in different state - NH does not have enough to do!	No
No. We are still searching for a home and waiting on the housing market to stabilize	No
No I don't	No
no	No
No	No
No, want to downsize.	No
No	No
No	No
No	No
No	No
No	No
No	No
No	No
No	No
No	No
No	No
No	No
No	No
No	No
No	No
No	No
No	No
not in this apartment but plan to stay in southern New Hampshire, hopefully Manchester	No
No	No
No	No
For the next couple of years.	No
No	No

Responses	Tags
No	No
No	No
NO	No
No	No
No	No
No. We are actively seeking a new home and want to move out ASAP.	No
No	No
No	No
No	No
No	No
No	No
No	No
no	No
No	No
No. We intent to look for a single family home to purchase.	No
NO	No
no	No
No	No
No	No
No	No
No	No
No	No
No	No
No	No
No	No
No	No
No	No
No	No
No- we like to move around a lot and explore other areas of the country.	No
No	No
no	No
No	No
No	No
No, going back to school elsewhere but I would consider coming back	No
Move in 5-8 years	No
No	No
No, but it is only 800 a month studio. I can't go anywhere else with the current prices so I stay where I am. I'd like a 1 bd but I can't afford the drastic increase that is out there.	No, negative
No it's too expensive to live in New Boston as a young person	No, negative
No, it is a rental apartment but until we can save enough to be better competitive buyers and hopefully the housing costs will become more stable.	No, negative

Responses	Tags
Hope to move south. Taxes are killing us	No, negative
No, I hope to downsize to a more manageable home in the next year or so. However, I doubt Chester will be an option due to the current property development strategy in this town.	No, negative
No, too expensive.	No, negative
We rent, and although we offered to buy this home from our landlords, we could not offer an amount that was competitive with the realtor who is our new landlord. We have been actively looking to buy a home in NH, have been pre-qualified, and have made 10+ offers over the last 5 years. We have been offering significantly above asking price (\$30,000 - \$50,000 over) with 8% down and a conventional loan, but we have lost every bid because other buyers are offering full cash and waiving inspections and we cannot do that	No, negative
No. It is a great home and a great community. We may keep it as an investment property. But, we plan to relocate to a single-family home within the next five years. A top-tier school district is the highest priority for us.	No, negative
No, taxes are too high in Derry to retire here.	No, negative
No, because I can't afford to live here. I am moving to another state where the economy is strong and affordable.	No, negative
No, this town is horrible from all of the new people moving here	No, negative
Planning to stay within the community but looking for better housing	No, negative
Hopefully not	No, negative
Community for the next couple of years at least.	No, negative
I would love to find a better priced rental with a little more space	No, negative
There are no guarantees anymore if you make below a certain threshold and don't have inherited wealth.	No, negative
Not if prices keep increasing. Make housing affordable...specifically property taxes. Make HOA communities allow handicap accessibility for the handicapped. HOAs do not allow ramps... how are you supposed to get in and out of your home?	No, negative
I'd like to but rising property taxes/lack of affordable housing here in Windham will eventually force me out - not only of my home but my literal home town	No, negative
No , property taxes are to high	No, negative
No...moving back to Florida	No, negative

Responses	Tags
Would love to leave due the high fate of property taxes	No, negative
I would like to live here in New Boston, but the housing market is to high. I receive SS monthly and I don't qualify for a home here.	No, negative
I was planning to build an In-Law suite on to my daughter's home, but now building cost have escalated out of my reach.	No, negative
As it is a rental, unfortunately no.	No, negative
No. Handicap is getting worse but as of now I have to because I cannot afford rent anywhere else	No, negative
NO - I cannot afford to live here and the community does not care about anyone other than rich Baby Boomers and their kids.	No, negative
Hell NO neighborhood has gone to shit past 3 years u've been hear and getting worse daily and crime rate has gotten HORRIBLE	No, negative
We have plans to retire to Maine. But that is looking less likely due to needing to keep working to pay the bills.	No, negative
I don't think I will be able to stay in this house because I have recently developed health issues that make it difficult to climb stairs.	No, negative
No.. the neighborhood is nice but the apartment building next to us has renters that are wild and police have been there numerous times. Drugs and loud parties.	No, negative
Future plans to move out of Manchester in a safer area in NH.	No, negative
I feel I am under great pressure to leave this community due to out of control property tax increases, cost of living and the destruction of our school systems for the open border agenda forcing the American taxpayer to become the welfare country for the world. Enough!! This has to STOP!!!!	No, negative
I would like to, but I want to move closer to my work, but housing is expoenetiionally expensive the closes to the MA border.	No, negative
No. I would like to stay a while, but I know that soon my building will be sold and my rent will increase beyond my ability to afford it.	No, negative
No, am looking for Sr. Housing for the future so I can retire	No, negative
Ideally, I would like to purchase a home, so I do not intend to rent my current home for much longer. However, median home prices in the area are currently over my price range.	No, negative
No, routine maintenance and rising energy costs making it difficult and no options in this community	No, negative
yes if i can	Yes
Yes, we like the community, it's close to work and has a good school system.	Yes

Responses	Tags
Yes	Yes
Yes	Yes
yes	Yes
Yes, for now	Yes
Not sure about permanently, but for a while, yes.	Yes
Yes	Yes
Yes	Yes
Yes in my community, not in my home	Yes
Yes	Yes
yes	Yes
Yes	Yes
Yee	Yes
Yes	Yes
Yes	Yes
Yes	Yes
Yes	Yes
Yes	Yes
yes	Yes
Yes	Yes
As long as they will have me, yes	Yes
Yes	Yes
Yes	Yes
Yes	Yes
yes	Yes
Yes	Yes
yes	Yes
Yes	Yes
Yes	Yes
yes	Yes
Yes	Yes
Yes	Yes
Yes	Yes
Yes, Lord willing!	Yes
Yes	Yes
yes	Yes
Yes	Yes
Yes	Yes
Staying	Yes
Yes	Yes
Yes	Yes

Responses	Tags
Yes	Yes
Yes	Yes
yes	Yes
yes	Yes
yes	Yes
Yes	Yes
Yes	Yes
Yes	Yes
foreseeable future	Yes
Yes	Yes
Yes	Yes
Yes, at least for the foreseeable future (5 years)	Yes
yes	Yes
Yes	Yes
Yes	Yes
hopefully, yes	Yes
Yes	Yes
Yes	Yes
Yes	Yes
yes	Yes
For the foreseeable future, yes.	Yes
yes	Yes
yes	Yes
Yes, this or forever home	Yes
Yes	Yes
Yes	Yes
Yes	Yes
yes	Yes
I love Londonderry and will stay here in whatever home we can afford.	Yes
yes	Yes
yes	Yes
Yes	Yes
yes	Yes
yes	Yes
Yes	Yes
Yes	Yes
yes	Yes
Yes	Yes
yes	Yes
Yes	Yes
Yed	Yes

Responses	Tags
Yes	Yes
Yes	Yes
yes	Yes
Most likely	Yes
Yes	Yes
Yes	Yes
Yes	Yes
We are planning to stay for at least the next 15 years	Yes
Yes	Yes
yes	Yes
Yes	Yes
Yes	Yes
Yes	Yes
YES	Yes
Yes	Yes
Yes	Yes
yes	Yes
Yes	Yes
Yes	Yes
Yes	Yes
Yes	Yes
yes	Yes
Yes	Yes
Yes	Yes
Yes	Yes
yes	Yes
Yes	Yes
yes	Yes
yes	Yes
Yes	Yes
Yes, likely	Yes
Yes . To the extent that we may snowbird in Florida at the time of our retirement, but will always have a home in Londonderry or the Southern NH area as outlined in the earlier map	Yes
yes	Yes
Yes	Yes
Yes, Derry is a nice place to live.	Yes
yes	Yes
yes	Yes
Yes	Yes
yes	Yes
Yes	Yes
Yes	Yes
Yes	Yes
Yes	Yes

Responses	Tags
For now yes.	Yes
Have no plans to move	Yes
Yes	Yes
Yes	Yes
Yes	Yes
Yes	Yes
Yes we have a nice small close knit neighborhood	Yes
Yes at least 15 more years	Yes
yes	Yes
Yes	Yes
Yes	Yes
For the foreseeable future, yes.	Yes
Yes	Yes
Yes	Yes
yes	Yes
YES	Yes
YES	Yes
Ideally, yes	Yes
yes	Yes
Yes	Yes
yes	Yes
Yes	Yes
Yes	Yes
I would like to, but I don't think that will be affordable.	yes but conce rned
Would love to down size square footage and size of yard but impossible to downsize without paying same price for smaller home. There is no financial incentive to downsize and smaller properties are quite expensive.	yes but conce rned
I hope to stay in Londonderry however that probably is not a reality	yes but conce rned
Ideally yes. However our family needs more space and house prices in New Boston are difficult to afford	yes but conce rned
Probably yes, until the effort to maintain the home and property becomes too great.	yes but conce rned
Yes, unless there is a financial calamity	yes but conce rned

Responses	Tags
As long as physically able, yes.	yes but concerned
If there is a way. As of now it's impossible for my family to downsize in our community at this time.	yes but concerned
We have to. We can't afford to sell and move to an more senior friendly housing. We decided to stay and modify what we have	yes but concerned
probably because there is nothing available.	yes but concerned
Both my husband and I are retired. We plan to stay in our current apartment as long as we can.	yes but concerned
Yes unless taxes keep getting out of hand	yes but concerned
Hoping to for as long as possible. When I run out of money, I'm in trouble	yes but concerned
I certainly hope so, but not a guarantee as I get older	yes but concerned
If possible / affordable	yes but concerned
I would like to but not sure I can	yes but concerned
Yes, unless it's no longer enjoyable.	yes but concerned
We will stay as long as rental apartments do not erect near our location (College Park). We came here to leave the city and give our children a safe and better environment to grow up in. Unfortunately, we may be pushed out again.	yes but concerned
If things don't get worst	yes but concerned

Responses	Tags
Hopefully	yes but concerned
Yes no choice	yes but concerned
Well as long as I can	yes but concerned
I would like to, but don't think I will be able to	yes but concerned
As long as I can	yes but concerned
We would like to stay, however, high property taxes, poor school curriculum, CRT and cost of living are driving us to better states for their common sense choices. Democrat dominated news media in this area is horrible.	yes but concerned
Hoping to but will need ADA housing in a few years due to age related issues. Can't afford to sell and purchase senior housing.	yes but concerned
Yes, unless my town gets over built with low income housing. I'm worried our state government wants to over populate NH with apartments. We already have plenty of large rental apartments in Bedford.	yes but concerned
we hope to stay in our house as long as possible bath would need some changes	yes but concerned
As long as possible.	yes but concerned

Manchester only:

Do you plan on staying within your current community and/or home permanently?

Responses	Tags
Both my husband and I are retired. We plan to stay in our current apartment as long as we can.	yes but concerned
Hoping to for as long as possible. When I run out of money, I'm in trouble	yes but concerned
I would like to, but don't think I will be able to	yes but concerned
As long as I can	yes but concerned
we hope to stay in our house as long as possible bath would need some changes	yes but concerned

Responses	Tags
As long as possible.	yes but concerned
yes if i can	Yes
Yes in my community, not in my home	Yes
Yes	Yes
yes	Yes
Yes	Yes
Yes	Yes
Yes	Yes
Yes	Yes
yes	Yes
Yes	Yes
Yes	Yes
Yes	Yes
yes	Yes
Yes, likely	Yes
yes	Yes
yes	Yes
Yes	Yes
Ideally, yes	Yes
yes	Yes
Yes	Yes
Yes	Yes
Yes	Yes
No, but it is only 800 a month studio. I can't go anywhere else with the current prices so I stay where I am. I'd like a 1bd but I can't afford the drastic increase that is out there.	No, negative
No, it is a rental apartment but until we can save enough to be better competitive buyers and hopefully the housing costs will become more stable.	No, negative
We rent, and although we offered to buy this home from our landlords, we could not offer an amount that was competitive with the realtor who is our new landlord. We have been actively looking to buy a home in NH, have been pre-qualified, and have made 10+ offers over the last 5 years. We have been offering significantly above asking price (\$30,000 - \$50,000 over) with 8% down and a conventional loan, but we have lost every bid because other buyers are offering full cash and waiving inspections and we cannot do that	No, negative
No, because I can't afford to live here. I am moving to another state where the economy is strong and affordable.	No, negative
There are no guarantees anymore if you make below a certain threshold and don't have inherited wealth.	No, negative
No. Handicap is getting worse but as of now I have to because I cannot afford rent anywhere else	No, negative
NO - I cannot afford to live here and the community does not care about anyone other than rich Baby Boomers and their kids.	No, negative
Hell NO neighborhood has gone to shit past 3 years u've been hear and getting worse daily and crime rate has gotten HORRIBLE	No, negative
No.. the neighborhood is nice but the apartment building next to us has renters that are wild and police have been there numerous times. Drugs and loud parties.	No, negative

Responses	Tags
Future plans to move out of Manchester in a safer area in NH.	No, negative
I would like to, but I want to move closer to my work, but housing is exproenetiionally expensive the closes to the MA border.	No, negative
No. I would like to stay a while, but I know that soon my building will be sold and my rent will increase beyond my ability to afford it.	No, negative
No, am looking for Sr. Housing for the future so I can retire	No, negative
Ideally, I would like to purchase a home, so I do not intend to rent my current home for much longer. However, median home prices in the area are currently over my price range.	No, negative
no	No
No.	No
No, this is a starter home.	No
No	No
No	No
No	No
No	No
No	No
No	No
No	No
For the next couple of years.	No
No	No
No	No
No. We are actively seeking a new home and want to move out ASAP.	No
No	No
No	No
No	No
No	No
No	No
No	No
No	No
No- we like to move around a lot and explore other areas of the country.	No
no	No
No	No
No	No
No, going back to school elsewhere but I would consider coming back	No
No	No
No, eventually would like to move to a slightly larger home, but plan to keep our current property and use it as a rental	need bigger
Probably	Maybe
Not sure	Maybe
Possibly in our community and possibly at our home. Ideally, we scale up to more land, eventually.	Maybe
Depends on affordability and senior support	Maybe
not sure	Maybe

Responses	Tags
I don't have a sustainable situation. I have a tiny bedroom and shared bathroom in a family member's house. I have no privacy. I'm a Management level employee at a small organization in the North Shore and I only have very overpriced health insurance but no other benefits from my employer. I have a Master's degree and several decades of work experience but my work is in a field that is saturated with very low-income jobs so finding a better job is very challenging. My current income is far below the living wage for most of New England, and it would have to double before I could rent my own apartment and live independently in Manchester or any other part of NH or Massachusetts. I'm actively looking for a better job, but in the meantime I commute 125+ miles per day, 5 days/week. That means I spend about 15 to 20 hours per week just commuting (so it's like having a second job) and it costs about \$500/month in gas and maintenance to do so. After taxes and commuting expenses my take home income is about \$24k. No one can live independently in NH or anywhere else in New England on that. There's absolutely no affordable housing available, and rents have skyrocketed in the last 10 years, especially since Covid.	Maybe
Unsure	Maybe
Unsure	Maybe
Not sure	Maybe
Maybe	Maybe
depends on how things look in terms of housing market	Maybe
I hope to stay in the region permanently; however, I anticipate moving to another home once I start a family and need more space.	Maybe
NOT SURE	Maybe
Potentially.	Maybe
Community, probably. Current home, uncertain.	Maybe
We would like to potentially move to Amherst for family reasons but will likely be priced out (if houses are even available). If we do not move to Amherst we plan to stay in Manchester since that is where work and friends are.	Maybe
Possibly	Maybe
Maybe - at least next 5 years	Maybe
It depends	Maybe
maybe	Maybe
Maybe - if the area gets a bit more developed	Maybe
I would like to downsize but has to be affordable and will need access to animals (pets)	downsizing/retire
Until retirement	downsizing/retire
community, yes. home, no.	community yes, home no
Community. Yes. We don't have a home	community yes, home no
yes in the community but no in the home	community yes, home no
Community yes, current home no	community yes, home no
Within the Manchester north end community yes, in our current rental no	community yes, home no
I plan to stay in Manchester for the foreseeable future, but will most likely move apartments in the next 2-5 years	community yes, home no

Responses	Tags
In community, not in rental unit.	community yes, home no

Medium Towns only:

Do you plan on staying within your current community and/or home permanently?

Responses	Tags
Ideally, Community- yes. Home no.	community yes, home no
Would love too. We eventually plan to size down. Do not want to be renters. A new community of single family ranch style homes (where we can choose between floor plans) with a 2 car garage and around 1400 sq ft. would be ideal.	community yes, home no
No, 8 more years to youngest is out of Pinkerton Academy then moving to North Country of New Hampshire	downsizing/retire
Honestly I would be grateful to live anywhere at this point. It's very cold outside	housing needed
For at least 5 years	Maybe
Not sure. We'll be here at least 10 more years	Maybe
Probably not in this home, once the kids move out - will likely stay in New Hampshire.	Maybe
unsure	Maybe
Unsure	Maybe
Probably	Maybe
We're not sure. I would prefer to live close to downtown when we retire so that we are in walkable distance to restaurants, library, rail trail, businesses. May need to move elsewhere to get that type of community at an affordable price.	Maybe
Not sure	Maybe
Will most likely need to go into elderly housing after retirement age.	Maybe
At least until kids are graduated	Maybe
I don't think permanently but until we need services or one-level living (likely as seniors)	Maybe
Not sure	Maybe
It depends on the next local election.	Maybe
maybe	Maybe
DOUBTFUL	Maybe
Not sure - looking to downsize as kids leave for college and life but not much inventory	Maybe
Don't know	Maybe
do not know	Maybe
For now	Maybe
I would like to stay near family. Currently I cannot afford the rent here long term. I am getting close to retirement. I need subsidized housing. Rent continues to increase. Waitlists are years long. I don't know what I'll do. Moving is exhausting.	Maybe
Not sure	Maybe
Depends on what is going to be available for the future.	Maybe
Maybe. It's an option once we become empty nesters & decide to downsize.	Maybe
Most likely	Maybe
Maybe.	Maybe
Not sure	Maybe

Responses	Tags
not sure. Taxes are so high for senior citizen yet rent is too high also. no win situation	Maybe
for at least the next 10 yrs	Maybe
No I want more land / privacy / less neighbors	need bigger
No	No
No	No
No, once our kids leave the school system we'd like to live in a town with a downtown, sidewalk, and things to do	No
no - we will sell within the next few years	No
No	No
No	No
No, planning move to CCRC	No
No, will eventually retire out of state	No
No - Retiring in different state - NH does not have enough to do!	No
No I don't	No
no	No
No	No
No, want to downsize.	No
No	No
No	No
No	No
No	No
No	No
No	No
No	No
no.	No
No	No
No	No
No	No
No	No
No	No
No	No
No	No
No	No
no	No
No. We intent to look for a single family home to purchase.	No
No	No
No	No
Move in 5-8 years	No
Hope to move south. Taxes are killing us	No, negative
No. It is a great home and a great community. We may keep it as an investment property. But, we plan to relocate to a single-family home within the next five years. A top-tier school district is the highest priority for us.	No, negative
No, taxes are too high in Derry to retire here.	No, negative
Planning to stay within the community but looking for better housing	No, negative
Hopefully not	No, negative
Community for the next couple of years at least.	
I would love to find a better priced rental with a little more space	No, negative
Not if prices keep increasing. Make housing affordable...specifically property taxes. Make HOA communities allow handicap accessibility for the	No, negative

Responses	Tags
handicapped. HOAs do not allow ramps... how are you supposed to get in and out of your home?	
I'd like to but rising property taxes/lack of affordable housing here in Windham will eventually force me out - not only of my home but my literal home town	No, negative
I don't think I will be able to stay in this house because I have recently developed health issues that make it difficult to climb stairs.	No, negative
I feel I am under great pressure to leave this community due to out of control property tax increases, cost of living and the destruction of our school systems for the open border agenda forcing the American taxpayer to become the welfare country for the world. Enough!! This has to STOP!!!!	No, negative
Yes	Yes
Yes, for now	Yes
Not sure about permanently, but for a while, yes.	Yes
Yes	Yes
Yes	Yes
Yes	Yes
Yes	Yes
Yes	Yes
Yes	Yes
As long as they will have me, yes	Yes
Yes	Yes
Yes	Yes
Yes	Yes
Staying	Yes
Yes	Yes
Yes	Yes
Yes	Yes
yes	Yes
Yes	Yes
foreseeable future	Yes
yes	Yes
Yes	Yes
hopefully, yes	Yes
Yes	Yes
Yes	Yes
Yes	Yes
yes	Yes
For the foreseeable future, yes.	Yes
yes	Yes
yes	Yes
Yes, this or forever home	Yes
Yes	Yes
Yes	Yes
Yes	Yes
yes	Yes
I love Londonderry and will stay here in whatever home we can afford.	Yes
yes	Yes
Yes	Yes
yes	Yes
yes	Yes

Responses	Tags
Yes	Yes
yes	Yes
Yes	Yes
yes	Yes
Yes	Yes
Yed	Yes
Yes	Yes
Yes	Yes
yes	Yes
Most likely	Yes
Yes	Yes
We are planning to stay for at least the next 15 years	Yes
Yes	Yes
Yes	Yes
Yes . To the extent that we may snowbird in Florida at the time of our retirement, but will always have a home in Londonderry or the Southern NH area as outlined in the earlier map	Yes
Yes	Yes
Yes, Derry is a nice place to live.	Yes
yes	Yes
Yes	Yes
yes	Yes
For now yes.	Yes
Have no plans to move	Yes
Yes	Yes
Yes	Yes
Yes	Yes
Yes we have a nice small close knit neighborhood	Yes
Yes at least 15 more years	Yes
yes	Yes
Yes	Yes
Yes	Yes
For the foreseeable future, yes.	Yes
Yes	Yes
Yes	Yes
yes	Yes
YES	Yes
YES	Yes
Would love to down size square footage and size of yard but impossible to downsize without paying same price for smaller home. There is no financial incentive to downsize and smaller properties are quite expensive.	yes but concerned
I hope to stay in Londonderry however that probably is not a reality	yes but concerned
probably because there is nothing available.	yes but concerned
I certainly hope so, but not a guarantee as I get older	yes but concerned
If possible / affordable	yes but concerned
I would like to but not sure I can	yes but concerned
We will stay as long as rental apartments do not erect near our location (College Park). We came here to leave the city and give our children a safe and better environment to grow up in. Unfortunately, we may be pushed out again.	yes but concerned
If things don't get worst	yes but concerned

Responses	Tags
Hopefully	yes but concerned
Yes no choice	yes but concerned
Well as long as I can	yes but concerned
We would like to stay, however, high property taxes, poor school curriculum, CRT and cost of living are driving us to better states for their common sense choices. Democrat dominated news media in this area is horrible.	yes but concerned
Hoping to but will need ADA housing in a few years due to age related issues. Can't afford to sell and purchase senior housing.	yes but concerned
Yes, unless my town gets over built with low income housing. I'm worried our state government wants to over populate NH with apartments. We already have plenty of large rental apartments in Bedford.	yes but concerned

Small Towns only:

Do you plan on staying within your current community and/or home permanently?

Responses	Tags
In my community if possible, but soon to be empty nester. Would love to find smaller, affordable home in my town.	community yes, home no
No, downsizing in 5-10 years	downsizing /retire
Probably	Maybe
Probably	Maybe
maybe as it depends on how fast my body deteriorates.	Maybe
maybe	Maybe
A long as my children and grandchildren are near. If they were not around I would move were it is much cheaper to live.	Maybe
I don't know.	Maybe
Unknown	Maybe
Who knows what life brings.	Maybe
Maybe depending on health and physical abilities in the future	Maybe
Maybe. No plans on moving right now	Maybe
When we bought our home, we considered it a 20-year residence. It is now looking like it could be a 40-year residence. But I don't anticipate staying in this home at retirement.	Maybe
no	No
No, looking for smaller place northern NH	No
No	No
No, I will be moving once my son graduates high school	No
no	No
No	No
NO	No
No	No
no	No
No	No
No	No
No it's too expensive to live in New Boston as a young person	No, negative

Responses	Tags
No, I hope to downsize to a more manageable home in the next year or so. However, I doubt Chester will be an option due to the current property development strategy in this town.	No, negative
No, too expensive.	No, negative
No, this town is horrible from all of the new people moving here	No, negative
No , property taxes are to high	No, negative
No...moving back to Florida	No, negative
Would love to leave due the high fate of property taxes	No, negative
I would like to live here in New Boston, but the housing market is to high. I receive SS monthly and I don't qualify for a home here.	No, negative
I was planning to build an In-Law suite on to my daughter's home, but now building cost have escalated out of my reach.	
As it is a rental, unfortunately no.	
We have plans to retire to Maine. But that is looking less likely due to needing to keep working to pay the bills.	No, negative
No, routine maintenance and rising energy costs making it difficult and no options in this community	No, negative
Yes, we like the community, it's close to work and has a good school system.	Yes
Yes	Yes
yes	Yes
Yes	Yes
yes	Yes
Yee	Yes
Yes	Yes
Yes	Yes
yes	Yes
Yes	Yes
Yes	Yes
yes	Yes
Yes	Yes
yes	Yes
Yes	Yes
Yes	Yes
yes	Yes
Yes	Yes
Yes	Yes
Yes, Lord willing!	Yes
Yes	Yes

Responses	Tags
yes	Yes
Yes	Yes
yes	Yes
Yes	Yes
Yes	Yes
Yes, at least for the foreseeable future (5 years)	Yes
Yes	Yes
Yes	Yes
Yes	Yes
yes	Yes
Yes	Yes
Yes	Yes
Yes	Yes
Yes	Yes
Yes	Yes
yes	Yes
Yes	Yes
Yes	Yes
Yes	Yes
yes	Yes
I would like to, but I don't think that will be affordable.	yes but concerned
Ideally yes. However our family needs more space and house prices in New Boston are difficult to afford	yes but concerned
Probably yes, until the effort to maintain the home and property becomes too great.	yes but concerned
Yes, unless there is a financial calamity	yes but concerned
As long as physically able, yes.	yes but concerned
If there is a way. As of now it's impossible for my family to downsize in our community at this time.	yes but concerned
We have to. We can't afford to sell and move to an more senior friendly housing. We decided to stay and modify what we have	yes but concerned
Yes unless taxes keep getting out of hand	yes but concerned
Yes, unless it's no longer enjoyable.	yes but concerned

Young Adults only:

Do you plan on staying within your current community and/or home permanently?

Responses	Tags
yes in the community but no in the home	community yes, home no
Community yes, current home no	community yes, home no

Responses	Tags
Within the Manchester north end community yes, in our current rental no	community yes, home no
I plan to stay in Manchester for the foreseeable future, but will most likely move apartments in the next 2-5 years	community yes, home no
Honestly I would be grateful to live anywhere at this point. It's very cold outside	housing needed
Possibly in our community and possibly at our home. Ideally, we scale up to more land, eventually.	Maybe
For now	Maybe
depends on how things look in terms of housing market	Maybe
I hope to stay in the region permanently; however, I anticipate moving to another home once I start a family and need more space.	Maybe
Potentially.	Maybe
We would like to potentially move to Amherst for family reasons but will likely be priced out (if houses are even available). If we do not move to Amherst we plan to stay in Manchester since that is where work and friends are.	Maybe
Maybe - at least next 5 years	Maybe
No, eventually would like to move to a slightly larger home, but plan to keep our current property and use it as a rental	need bigger
No, this is a starter home.	No
No. We are still searching for a home and waiting on the housing market to stabilize	No
No I don't	No
No	No
No	No
No	No
No	No
No	No
No	No
No. We are actively seeking a new home and want to move out ASAP.	No
No. We intent to look for a single family home to purchase.	No
No	No
No	No
No- we like to move around a lot and explore other areas of the country.	No
no	No
No	No
No, going back to school elsewhere but I would consider coming back	No
No, but it is only 800 a month studio. I can't go anywhere else with the current prices so I stay where I am. I'd like a 1 bd but I can't afford the drastic increase that is out there.	No, negative
No it's too expensive to live in New Boston as a young person	No, negative
No, it is a rental apartment but until we can save enough to be better competitive buyers and hopefully the housing costs will become more stable.	No, negative
We rent, and although we offered to buy this home from our landlords, we could not offer an amount that was competitive with the realtor who is our new landlord. We have been actively looking to buy a home in NH, have been pre-qualified, and have made 10+ offers over the last 5 years. We	No, negative

Responses	Tags
have been offering significantly above asking price (\$30,000 - \$50,000 over) with 8% down and a conventional loan, but we have lost every bid because other buyers are offering full cash and waiving inspections and we cannot do that	
There are no guarantees anymore if you make below a certain threshold and don't have inherited wealth.	No, negative
As it is a rental, unfortunately no.	No, negative
I would like to, but I want to move closer to my work, but housing is exorbitantly expensive the closer to the MA border.	No, negative
Ideally, I would like to purchase a home, so I do not intend to rent my current home for much longer. However, median home prices in the area are currently over my price range.	No, negative
Yes, we like the community, it's close to work and has a good school system.	Yes
Yes	Yes
Yes in my community, not in my home	Yes
Yes	Yes
Yes	Yes
Yes	Yes
Yes, at least for the foreseeable future (5 years)	Yes
yes	Yes
Yes	Yes
Yes	Yes
Yes	Yes
Ideally, yes	Yes
Ideally yes. However our family needs more space and house prices in New Boston are difficult to afford	yes but concerned
If possible / affordable	yes but concerned
If things don't get worst	yes but concerned
I would like to, but don't think I will be able to	yes but concerned

Q28. What desires/goals do you have for housing in the future?

Answered 357

Skipped 94

Responses	Tags
Vacation home	2nd/ vacation home
Possible 2nd home, however not in this area.	2nd/ vacation home
Buying a second home	2nd/ vacation home
Possible vacation home/ lake or mountain	2nd/ vacation home
Buy another investment property	2nd/ vacation home
Vacation home	2nd/ vacation home
I would like to own a few two families for income but to also provide affordable and decent housing to others in the community. Ideally I would like to end up in a single family.	2nd/ vacation home

Responses	Tags
Update current house, and then but a vacation house at the lakes or beach	2nd/ vacation home, home improvements
More smaller homes that are affordable and less of an eyesore	affordable or efficient
Affordable and available for all	affordable or efficient
I would like to see equity for all. The first time "starter" home does not exist in our community any more. Younger people starting out do not have the same options that I had when starting out, primarily due to the insane high prices of homes. This is not healthy for our community to only have high end homes being built.	affordable or efficient
Low cost.	affordable or efficient
be nice to have some affordable apartments for younger families to move into and also seniors downsizing.	affordable or efficient
We would love to stay in NH, but feel like we are being priced out of the state we have lived in since early childhood. We would love to be able to have a home that parents can move into, if needed, and where we can farm on a small plot of land. We have also been open to multi-family homes in Manchester, as we love this city. All of this has been out of range, and we are now considering moving to Massachusetts or New York where housing prices are better and it seems like housing quality is more regulated. At least in those states you can feel like the tax money is going to something useful as opposed to just giving rich people more tax breaks, which is how New Hampshire seems to be going	affordable or efficient
We have family for whom housing is a challenge. Suitable affordable housing for lower income retirees should be a priority as well as housing for those with disabilities, unable to live independently.	affordable or efficient
That other young professionals can afford to buy homes and raise their families in Southern New Hampshire... more people are moving to southern states for better housing opportunities. I want to see a vibrant youthful community have the opportunity to flourish in southern New Hampshire.	affordable or efficient
More truly affordable housing. \$1300 is not affordable. Who decided it was?	affordable or efficient
More starter homes, more single level homes. More balance between permits for luxury/McMansion and affordable housing	affordable or efficient
Affordable	affordable or efficient
For there to be affordable, safe and sustainable housing for those of low income along with services to increase their ability to live up and out	affordable or efficient
Affordable taxes	affordable or efficient
It would be great to see home prices available and attainable for the average family without going into severe debt or having to sacrifice other 'life experiences' for families to purchase a median size home.	affordable or efficient
I would like to see more affordable housing in the area, especially affordable elderly housing.	affordable or efficient
More efficient greener housing	affordable or efficient
To buy a house like the home we sold to move to NH. We regret moving here from CT so much. We had a 5br farmhouse on 2 acres of land and cannot even afford a dumpsy 3 bedroom off a busy street here in the same price range. It's terrible.	affordable or efficient
That everyone has a fair chance to own a home	affordable or efficient

Responses	Tags
Affordable housing for all families.	affordable or efficient
Affordable. We're planning to retire eventually and would like to be able to afford it.	affordable or efficient
I would like to see my community with more smaller, 1 bedroom or studio size, apartments for the younger generation to afford and build savings. With the cost of apartment living so high and mostly unavailable, they can never work towards a better living environment and maintain a healthy lifestyle balance.	affordable or efficient
More affordable	affordable or efficient
Affordable	affordable or efficient
One level lower taxes.	affordable or efficient
I'm fine but I'm concerned about lack of affordable housing in our community	affordable or efficient
More affordable housing, more multifamily housing for my community	affordable or efficient
To gain an affordable apartment!	affordable or efficient
We need workforce and affordable housing	affordable or efficient
My goal was to build an in-law suite attached to my daughter's home. Now building cost are so high I can't afford to build. I have been looking at buying a manufactured home, but the lot leases are so high. I am hoping to find a manufactured home on private land around \$100,000. My goal for the next 6 months is to hopefully find something I can afford within my budget.	affordable or efficient
To afford the mortgage	affordable or efficient
Build affordable nice looking village type housing for the new generation. If we didn't help our children financially they could not afford housing.	affordable or efficient
Affordable taxes	affordable or efficient
Need more workforce housing	affordable or efficient
Affordable housing.	affordable or efficient
New construction moderately priced	affordable or efficient
I would like to see a real investment in housing first and also in truly affordable housing. I want more density and zoning law changes to increase quality, affordable choices.	affordable or efficient
Affordable, to insure retirement	affordable or efficient
Would be happy with reasonable rental	affordable or efficient
We need to protect affordable housing options where they currently exist and we need to make sure that housing ownership is distributed widely in the community. Consolidation of ownership leads to higher rents and lower quality.	affordable or efficient
Newer more affordable housing.	affordable or efficient

Responses	Tags
I would like to see more affordable and mixed housing in our community of Londonderry. Currently the options are either an overpriced loud and crowded apartment complex/trailer park or a mcmansion 5 over 4 colonial. Where are the capes and ranches with one bath and 2 - 3 bedrooms? There is no place for the "middle income wage earner" - the teacher, fire fighter, police officer? They have a difficult time finding housing in this community.	affordable or efficient, having a choice
Denser housing, more units, more variation, more affordability	affordable or efficient, having a choice
Finding an affordable first floor apartment in an area that isn't dangerous	affordable or efficient, safety
need low income housing that is safe, clean and near a bus stop, I don't drive	affordable or efficient, safety
Affordable, safe, and diverse	affordable or efficient, safety, having a choice
More affordable housing and senior housing	affordable or efficient, senior housing
More 55+ housing that is affordable.	affordable or efficient, senior housing
10+ acres of land, 4 bedroom, 2 bathroom, 2000+ Sq ft living space	bigger or land
more land privacy and lower housing purchase price and or building cost	bigger or land
More land and bathrooms.	bigger or land
Move to a more rural area	bigger or land
Private yard, doesn't have to be large. Low traffic.	bigger or land
Have a good sized home with 3 bedrooms, large yard for children and pets, some land for farm animals, a barn for storage and garage for cars in winter located in a rural area	bigger or land
Finding a home with lot of land and away from neighbors	bigger or land
More rural, more acreage outside but close to amenities.	bigger or land
Reducing overdevelopment in communities that do not want to move forward with services to assist residents with increased population issues(water, electric, traffic,) will have a significant impact on where we reside in the future. It will not be Londonderry if the issues continue to persist here	bigger or land
Depends on the market. Larger home when more houses become available. Lower taxes would be nice. Town water and sewer would also be nice.	bigger or land
Larger, better layout	bigger or land
Home large enough for children and farm animals	bigger or land
Buy a bigger and more updated home out of Manchester with land.	bigger or land
I would like a house by a lake	bigger or land
Any house away from people and businesses	bigger or land
Open space for experiencing nature and the ability to access it	bigger or land
A yard to grow vegetables and play in. 3 bedrooms. Reasonable living space and distance from work.	bigger or land
Lake House	bigger or land
I want a single family home on some land.	bigger or land
Privacy	bigger or land

Responses	Tags
Larger home	bigger or land
More land with reasonable privacy and no traffic noises. A guest suite so I can hire a live-in nurse for my wife, because traditional home care or assisted living is criminally overpriced. A community that won't see double-digit tax increases because they overbuilt or were forced to build worker housing.	bigger or land
To increase our lot size, purchase a newer and somewhat larger home with less maintenance/structural issues.	bigger or land
larger home	bigger or land
Would like a single family with a nice yard, some space between neighbors and quiet, safe streets.	bigger or land
Keep my neighborhood as zoned with single family homes and no high density MA style housing.	bigger or land
In a place that has natural beauty and a more diverse population.	bigger or land
Housing with enough space for 2+ children to have their own spaces and land for our dog. Property in a convenient location to jobs within a decent school system	bigger or land
Eventually move to a small single level home on at least 2 acres. Country setting.	bigger or land
More land fewer liberals	bigger or land
Prevent cluster housing and remain quiet with location	bigger or land
Stability of taxes and avoidance of high density development in the area	bigger or land
NO MORE STACK AND PACK	bigger or land
relocate to more rural, warmer climate	bigger or land, retire/migrate
Perhaps downsizing but with more land for horses and privacy.	bigger or land, small or downsize
I may be a permanent renter. I also may change my mind and look to purchase a house. I would like to be able to have that choice. I don't in the current market.	having a choice
Affordable, diverse, available housing for middle and low income families. Fewer high end, high priced neighborhoods and fewer 55+ housing complexes.	having a choice
I hope that we can build and improve housing diversity in our area—diverse home sizes, costs, services, etc—so that people of all different backgrounds and needs can find a place to live.	having a choice
I wish there were more housing options. I'd like to see small, modest single family homes, townhouse communities, and nice apartments with affordable rents. Everyone deserves clean, safe, affordable housing and right now that is difficult to find.	having a choice
All types.	having a choice
No subdivision in areas where neighbors don't want them	having a choice
Lower taxes. Less regulations, zoning restrictions, etc.	having a choice
Would like to see more options for people looking for various home styles. Derry's mix is mostly either single family homes or mobile homes. Not much available for things like multi-family, condos, apartment complexes, etc.	having a choice
Greater diversity of choice for all ages	having a choice
Rent a single family house	having a choice
Love to move into a single family house and stay close to family	having a choice
Policy wise: Less senior housing (I recently saw a three bedroom house for sale in Hooksett that was even marketed as "perfect for a growing family"...in a 55+ only community!); more affordable prices. More flexible zoning and less NIMBY-ism. We need to invest in housing instead of always pinching pennies and cutting taxes first. Personally: find a house that won't put us underwater when the market tides eventually turn!	having a choice

Responses	Tags
Single family home or owner occupied multi-family	having a choice
I want more single-family homes, but they do not need to be on large, 1 acre + subdivisions.	having a choice
we can't afford to move any where else	having a choice
I would like to think we could stay in our house into old age but there are stairs so that may not be an option. It would be nice for there to be a supply of housing for all ages and abilities that people could cycle through in the course of their lives in the same community that they have always lived in.	having a choice, senior housing
We would like to make some improvements to our current home (heating/cooling system upgrades).	home improvements
Improve the current home and landscaping.	home improvements
Improve	home improvements
To continue renovations.	home improvements
To renovate and update as needed	home improvements
Make small repairs to the house before retirement	home improvements
Home Improvement Projects	home improvements
Update a few things	home improvements
to sell at a profit, continue to make improvements, we are in the process of replacing our roof which is 15-20 years old before we have any problems with the roof	home improvements
Equity in my home	home improvements
Old house needs lots of repairs and maintenance. Would like to be able add in-law apt or otherwise renovate to allow elderly parents to move in sometime in the future.	home improvements
Update house main components. Roof, kitchen, windows.	home improvements
upgrades/ new kitchen/new bath etc	home improvements
Making updates to existing house	home improvements
I would like to see rental units come way down in price. When I moved to my current location four years ago, the rent was \$1250 a month for a two bedroom. Today, the rent is \$1650 a month. My wages have not increased by \$4800 a year, thus making it impossible for me to ever be able to save any money. I know that there is no possible way that my landlord pays \$4950 a month for the mortgage on this 3 unit apartment building. It is ridiculous to charge this much money.	home ownership
I raised my two children as a single mother with no outside support, including child support. I have never been able to save money and we have always lived on the edge. I have never been able to qualify for a mortgage because of my situation. I am stuck in this crazy renting world, when if I could get a mortgage, it is very likely that my mortgage payment would be much less than my current rent.	
Single family home	home ownership
Single family home in Hooksett	home ownership
Buy..buy a single family home.	home ownership
One story, 2 bedroom, 2 bathroom, garage, similar in price, not greater than the current value of our house.	home ownership
Own	home ownership
On my own home	home ownership
Buy a new home within the next year	home ownership
To own my own single home	home ownership

Responses	Tags
Possibly purchasing but probably a condo when my kids are both in college	home ownership
Owning my own home	home ownership
To own one day	home ownership
Single family home without land rental fees..... manufactured home currently.	home ownership
New construction home	home ownership
A decent single family home.	home ownership
Owning my own home	home ownership
I would love to own a home eventually.	home ownership
A nice 3 br place for my son's and a 1 bedroom for my husband and I	home ownership
Want to buy.	home ownership
To get out of Manchester and get I to my own house suck of paying for something that will never be mine a d most of all getting away from my Slum lord that doesn't fix a thing in entire building	home ownership
Own	home ownership
Owning a home in the next 3 years	home ownership
Single family home in city	home ownership
We would like to purchase a lake home in New Hampshire. Southern NH first choice but would consider the lakes region	home ownership
I'd like to live close to family, friends, and work in a home that has enough space to start my own family.	home ownership
Single family home in a city.	home ownership
Owning a home would be ideal when the market allows.	home ownership
We'd love to move into a single-family home	home ownership
I would like to own a condo in Manchester	home ownership
I hope to one day own a house in Manchester, but for the rest of my young adulthood I plan to rent. The apartment I live in now is the old mill housing, so I would like to see myself living in a nicer & newer apartment in the downtown part of the city within the next few years. Even though the housing is not the best in Manchester, I do not plan on leaving. I like the city a lot, and will stay here out of fondness for the community, not because of the housing and employment opportunities.	home ownership
Purchasing a home.	home ownership
Owning a single family home in a nice area or at least a nice apartment without roommates	home ownership
maintain and or grow home value	home ownership
Independent living in condo	independence
Live on my own near my parents	independence
Age in place as long as possible. Modify existing home as needed or downsize/move to condo if needed.	independence
As a person on fixed income, I now struggle financially due to my rent having increased 50% since I retired 7 years ago. I now do not make enough money to move anywhere else. I live alone. There are no provisions for relief for we single older people in this predicament. It would be very helpful to have caps on rent increases for low income to rent cost ratios.	independence
Assistance while aging in place	independence
Owning a house. Having stable housing.	independence
to be able to age in the home	independence

Responses	Tags
My kids be able to move out	independence
I'd like to be able to live by myself if I choose, without a roommate. I'd like to have access to private outdoor space. I'd like to pay a fair amount of my income for housing and not be scared of any financial emergency causing me to become homeless.	independence
not applicable	none/unknown
Personally none.	none/unknown
Not sure	none/unknown
Don't know	none/unknown
none	none/unknown
None	none/unknown
ccrc	none/unknown
None really	none/unknown
None	none/unknown
None	none/unknown
None	none/unknown
unknown	none/unknown
We don't need anymore low income housing and apartments	none/unknown
none	none/unknown
none	none/unknown
No more housing is needed in Hooksett	none/unknown
None	none/unknown
none	none/unknown
Not sure	none/unknown
See #27	none/unknown
None	none/unknown
None	none/unknown
none	none/unknown
No goals. Very content in our home	none/unknown
None	none/unknown
Na	none/unknown
None	none/unknown
Don't know	none/unknown
NA	none/unknown
Move south to warmer climate	retire/migrate
Warmer 55 over community	retire/migrate
downsize to warmer climate	retire/migrate
Maybe move back to my home state	retire/migrate
Personally? I would love to move overseas, but probably will stay in NH, not necessarily in this house. A lot depends on the government. It's going too far to the right for me.	retire/migrate
To retire in our quiet neighborhood we have currently.	retire/migrate
Waterfront, retirement home	retire/migrate
Would love to move to warmer state	retire/migrate

Responses	Tags
Looking else where in the state or out of state	retire/migrate
Mover nearer my daughter	retire/migrate
Out of this area	retire/migrate
LIVE AWAY FROM MANCHESTER	retire/migrate
Go to a state that has common sense politics, good schools and sensible taxes, law and order and a decent cost of living.	retire/migrate
Would eventually like someone to take care of maintenance, such as snow blowing and clearing steps. Also thinking about moving to a slightly warmer climate	retire/migrate
Downsizing	retire/migrate, small or downsize
Warmer climate	
Smaller in a different state	retire/migrate, small or downsize
safe neighborhood and a yard.	safety
To live comfortably, without shame and fear of being homeless.	safety
1 level, handicap, solar / geothermal, green housing. And it should be affordable.	safety
A truly permanent home, one no one can throw me out of.	safety
I would just like a clean, safe, properly maintained one bedroom apartment with reasonable rent (ie 30% or less of my income) with parking that within 20-30 miles' proximity to my workplace. I'm a single adult with great work skills and decades of experience, but the jobs and housing markets in NH are terrible. At this moment, even if I land a much better job there is absolutely no affordable safe and properly maintained housing to rent in NH for anyone who earns less than about \$80k. I'd literally have to borrow thousands of dollars (from? I don't know who?) just to move out of this house and right now I don't earn enough to save more than about \$300/month.	safety
Improvement in quality of life issues in city	safety
Everyone will have a home.	safety
Stable housing in a safe neighborhood to raise my children, in a safe building that is handicapped accessible, and understanding of our situation and credit.	safety
A permanent structure with a roof over my head. At this point it doesn't even have to be nice. Just have heat.	safety
Comfortable and safe and warm.	safety
Comfortable, desirable, progressive community	safety
To have housing security and be free of any fear of eviction through purchasing a place to live, no matter how poor the living conditions	safety
Less population is healthier. Lower property taxes is healthier. Better teaching curriculum in the schools is healthier. Fresh air is healthier. Natural gas is healthier than wood. Energy independence lowers prices on all these things. More common sense is healthier.	safety
creative options for senior living	senior housing
More age targeted options to remain in town	senior housing
one floor 2BR/2BA house in 55+ affordable, safe housing community.	senior housing
Senior housing would be a good option in town if we had to move.	senior housing
In-law apartment or nice senior living community	senior housing
Maybe over 55 or Assisted Living facility	senior housing
Live in an over 55 community where I can have a pet or garden	senior housing
Lower rent through senior housing	senior housing
Over 55	senior housing

Responses	Tags
55+ aging in place community	senior housing
affordable senior housing	senior housing
Ranch or condo over 55 development	senior housing
Senior/handicap housing.	senior housing
55+ community	senior housing
single floor living low taxes for over 65. I paid taxes for many years towards schools giving tax breaks at set rate of 40k in londonderry needs to be adjusted heat alone is now 300 month at 64 degrees.	senior housing
Senior living environment.	senior housing
an apartment without supportive services	services
More single story and handicap accessible homes with land so families like ours with disabled children or age in place homes are available.	services
I'm getting older... HOAs don't want to help the handicapped. If NH wants more people to live here... stop increasing property taxes. Give HOAs a break.	services
more supported housing	services
MORE PUBLIC ACCESS TO SERVICES AS I AGE	services
More dog friendly rentals without breed restrictions	services
Possibly move due to poor schools in Manchester as our child far outperforms his peers and could use more challenges	services
Smaller home in a safer community in NH, with senior friendly amenities and medical services.	services, safety, senior housing
At retirement we may have to move to a senior friendly home since we have a lot of stairs and the property maintenance is high. Ideally, closer to services such as medical, grocery, pharmacy, banking. Currently, this type of situation does not exist in this town.	services, senior housing
Something smaller than the 2,500 square foot home I am currently living in. Possible work force housing. A townhome most likely.	small or downsize
I'd like a condo, if my credit can improve enough. A house seems like to big of a dream.	small or downsize
Smaller square footage and smaller yard	small or downsize
Small, simple house	small or downsize
I want to buy a townhouse or condo at this point because it's cheaper to buy than rent.	small or downsize
Smaller, more energy dependent and efficient.	small or downsize
Downsize to smaller lakefront property... can't afford to buy now with severe costs of housing	small or downsize
Downsize and possibly move toward lakes or ocean	small or downsize
Ideally we would like to purchase a nice 3-4 bedroom apartment in Manchester but there are not many options for that, so a new or newly renovated condo/ townhome	small or downsize
smaller housing unit	small or downsize
We would love a townhouse or two family with a small private yard and extensive common facilities/areas/gardens OR access by walking to public facilities	small or downsize
Likely downsizing and moving in with one of my children.	small or downsize
Size down, but still be surrounded by the woods.	small or downsize
possible townhouse / condo downsizing	small or downsize
Downsize	small or downsize
I'd like to own a condo in the place where I currently live.	small or downsize
I would like a small home of my own	small or downsize
In Chester, smaller, cost effective with minimal upkeep needed.	small or downsize

Responses	Tags
Single floor	small or downsize
To downsize and stay in this community.	small or downsize
A smaller footprint home that is energy efficient and easy to maintain for two people.	small or downsize
We would like to downsize into a one level ranch with 2 bedrooms and set up to meet a universal code for any issues that develop in the upcoming years	small or downsize
one level living	small or downsize
smaller home on large lot with less expenses to upkeep	small or downsize
One floor living, accessibility, ease of maintenance, structurally sound against natural disaster instead of current building methods	small or downsize
In law apartment	small or downsize
Condo, in a town with a lower tax rate and assessment.	small or downsize
Down sizing due to age	small or downsize
I would like to either stay here or downsize in the same community.	small or downsize
Slow down our growth.	small or downsize
down sizing. condo living.	small or downsize
We will eventually want to downsize as we get older. Time will tell. But again -- government intervention is not a good part of the solution to figuring this all out	small or downsize
Smaller single family home	small or downsize
may downsize	small or downsize
Downsize to 3 bd home less yard/maintenance and less TAXES.	small or downsize
Eventually selling and moving into parent's home.	small or downsize
Less maintenance	small or downsize
Downsize	small or downsize
Small single family home or town home, minimum 3 bedroom	small or downsize
To own a small , 1000 sf home if oossible	small or downsize
I'd love to have one of my children out on an in-law addition to their home.	small or downsize
Sell to son and move to a condo	small or downsize
Downsize and move out of NH	small or downsize
Downsize in this area	small or downsize
single floor with municipal water and sewage	small or downsize
Possible downsizing based on future medical needs	small or downsize
Housing that isn't excessive to me and a small family's needs (wife, kid) and allows for low intensity farming and/or easy access to a community that isn't just a place to buy stuff.	small or downsize
Smaller, easier to maintain	small or downsize
downsize.	small or downsize
Downsizing into a an appropriate home for a single older parent with kids who have moved on to college and beyond. Preferably lakefront	small or downsize
Smaller more manageable property	small or downsize
Would like to down size in newer home.	small or downsize
Looking for a smaller home that is around (1400 sq ft) so upkeep and costs is manageable on retirement income.	small or downsize
small and affordability	small or downsize
Smaller, less upkeep, not senior housing	small or downsize

Responses	Tags
I'd love to settle down and a granny pod after my son buys his house	small or downsize
Perhaps down-sizing at some point as we get older	small or downsize
Smaller, less to take care of.	small or downsize
Would love to downsize, but not optimistic about finding something after selling this place in time to buy the next one at a reasonable price.	small or downsize
Small house one level not over \$ 300,000.00 with porch and space for garden.	small or downsize
My personal housing would be to downsize into something that's easier to maintain.	small or downsize
Perhaps moving to a residence community that cares for property maintenance and things like snow plowing.	small or downsize
I would love to find a ranch style house	small or downsize
Downsizing to townhouse. Moving out of Derry but staying in NH	small or downsize
Possibly move to a smaller single floor home	small or downsize
live w/ my daughter & son-in-law in an in-law apt.	small or downsize
As we lean towards retirement, downsizing will be necessary so we will need to do some more research	small or downsize
Perhaps in-law apartment or accessory unit	small or downsize
Smaller retirement home	small or downsize
An apartment or duplex. Where there are people. I dont like living in the country	small or downsize
I want to be able to move to a smaller place (i have a 2 bedroom but only need a 1 bedroom) and I would like to get an animal companion -I really need one for mental health reasons but my apartment doesn't allow pets	small or downsize
Renting apartment	small or downsize
affordable options so that older people can stay in he community, some smaller homes	small or downsize, affordable or efficient
Reasonable housing cost, affordable smaller homes	small or downsize, affordable or efficient
Plan to stay in current house	stay
We are very content where we are and feel very fortunate.	stay
Happy where I am	stay
To maintain my current housing	stay
No change	stay
Staying put	stay
Stay right here	stay
Staying put	stay
Stay in current home	stay
Stay put as long as possible	stay
Stay in house	stay
stay where I am	stay
Die in this home.	stay
None, we were smart enough to design a flexible home that suited changing life styles.	stay
none, hope this will be our final move.	stay
I am satisfied where I am	stay
to remain here	stay

Responses	Tags
Possibly moving within the same town for different property with different lot characteristics.	stay
personal goal would be to adapt our home for aging in place. For my community, we need to see public policy, funding and discussion that encourages community conversations about critical think in our schools and the community at large. see: https://www.goffstownlibrary.com/communityconversation/	stay
Keeping our town as the single family house status that drew us to this small town.	stay
stay in my own home	stay
REMAIN WHERE I AM	stay
hopefully last move due to age	stay
Someplace where I can walk to coffee shops or local stores	walkable/amenities
On a lake, quiet, near a small town and easily commutable to family.	walkable/amenities
I want to live in a town that has more to offer - a downtown with restaurants, entertainment, recreation, etc.	walkable/amenities
Zoning allowing chickens, rabbits, gardening to feed ourselves	walkable/amenities
to be in a walkable community when we are older	walkable/amenities
Environment-friendly living and community-building options. We'd like to live walking distance from things to avoid using vehicles. We live in the woods now and love it because our woods moderate temperature extremes and clean the air. I'd like to see our town foster village-type development.	walkable/amenities
I would like to purchase a 2 bedroom house or condo within walking distance to the city center.	walkable/amenities
Affordable, well maintained housing in a connected community	walkable/amenities, affordable or efficient
More options for single people (affordable 1 and 2 bedroom apartments). More options to rent a full house for those working towards buying, and more community centers and walkability/public transit access	walkable/amenities, affordable or efficient, having a choice
Subsidized senior community (new construction) located in an area walkable/local to services, shopping, transportation hubs. Tiny home communities are viable too.	walkable/amenities, senior housing
more senior friendly environ with closer amenities	walkable/amenities, senior housing
A modern, updated single-family home. Energy efficiency is extremely important to us. Quality is also a top priority. We prefer to pay extra for quality that will last. We have a preference to live in an affluent community. Community connectivity, lively business districts and youth athletics/extracurricular activities is a must.	walkable/amenities, services
We will seek a smaller home in a more urban/walkable community — maybe on the Seacoast.	walkable/amenities, small or downsize
downsizing, living on one floor, walking distance to amenities	walkable/amenities, small or downsize
Low maintenance; potentially moving to a walkable urban area for a period of time upon retirement.	walkable/amenities, small or downsize

Manchester only:

What desires/goals do you have for housing in the future?

Responses	Tags
Buy another investment property	2nd/ vacation home

Responses	Tags
I would like to own a few two families for income but to also provide affordable and decent housing to others in the community. Ideally I would like to end up in a single family.	2nd/ vacation home
Update current house, and then but a vacation house at the lakes or beach	2nd/ vacation home, home improvements
We would love to stay in NH, but feel like we are being priced out of the state we have lived in since early childhood. We would love to be able to have a home that parents can move into, if needed, and where we can farm on a small plot of land. We have also been open to multi-family homes in Manchester, as we love this city. All of this has been out of range, and we are now considering moving to Massachusetts or New York where housing prices are better and it seems like housing quality is more regulated. At least in those states you can feel like the tax money is going to something useful as opposed to just giving rich people more tax breaks, which is how New Hampshire seems to be going	affordable or efficient
More truly affordable housing. \$1300 is not affordable. Who decided it was?	affordable or efficient
More starter homes, more single level homes. More balance between permits for luxury/McMansion and affordable housing	affordable or efficient
Affordable	affordable or efficient
For there to be affordable, safe and sustainable housing for those of low income along with services to increase their ability to live up and out	affordable or efficient
I'm fine but I'm concerned about lack of affordable housing in our community	affordable or efficient
To gain an affordable apartment!	affordable or efficient
To afford the mortgage	affordable or efficient
Need more workforce housing	affordable or efficient
I would like to see a real investment in housing first and also in truly affordable housing. I want more density and zoning law changes to increase quality, affordable choices.	affordable or efficient
Affordable, to insure retirement	affordable or efficient
We need to protect affordable housing options where they currently exist and we need to make sure that housing ownership is distributed widely in the community. Consolidation of ownership leads to higher rents and lower quality.	affordable or efficient
Newer more affordable housing.	affordable or efficient
Denser housing, more units, more variation, more affordability	affordable or efficient, having a choice
Finding an affordable first floor apartment in an area that isn't dangerous	affordable or efficient, safety
need low income housing that is safe, clean and near a bus stop, I don't drive	affordable or efficient, safety
Affordable, safe, and diverse	affordable or efficient, safety, having a choice
More land and bathrooms.	bigger or land
Home large enough for children and farm animals	bigger or land

Responses	Tags
Buy a bigger and more updated home out of Manchester with land.	bigger or land
A yard to grow vegetables and play in. 3 bedrooms. Reasonable living space and distance from work.	bigger or land
Lake House	bigger or land
I want a single family home on some land.	bigger or land
larger home	bigger or land
Would like a single family with a nice yard, some space between neighbors and quiet, safe streets.	bigger or land
Housing with enough space for 2+ children to have their own spaces and land for our dog. Property in a convenient location to jobs within a decent school system	bigger or land
More land fewer liberals	bigger or land
relocate to more rural, warmer climate	bigger or land, retire/migrate
I may be a permanent renter. I also may change my mind and look to purchase a house. I would like to be able to have that choice. I don't in the current market.	having a choice
I wish there were more housing options. I'd like to see small, modest single family homes, townhouse communities, and nice apartments with affordable rents. Everyone deserves clean, safe, affordable housing and right now that is difficult to find.	having a choice
Rent a single family house	having a choice
Love to move into a single family house and stay close to family	having a choice
Policy wise: Less senior housing (I recently saw a three bedroom house for sale in hooksett that was even marketed as "perfect for a growing family"...in a 55+ only community!); more affordable prices. More flexible zoning and less NIMBY-ism. We need to invest in housing instead of always pinching pennies and cutting taxes first. Personally: find a house that won't put us underwater when the market tides eventually turn!	having a choice
Single family home or owner occupied multi-family	having a choice
I want more single-family homes, but they do not need to be on large, 1 acre + subdivisions.	having a choice
we can't afford to move any where else	having a choice
Update a few things	home improvements
to sell at a profit, continue to make improvements, we are in the process of replacing our roof which is 15-20 years old before we have any problems with the roof	home improvements
Equity in my home	home improvements
Making updates to existing house	home improvements
I would like to see rental units come way down in price. When I moved to my current location four years ago, the rent was \$1250 a month for a two bedroom. Today, the rent is \$1650 a month. My wages have not increased by \$4800 a year, thus making it impossible for me to ever be able to save any money. I know that there is no possible way that my landlord pays \$4950 a month for the mortgage on this 3 unit apartment building. It is ridiculous to charge this much money.	home ownership
I raised my two children as a single mother with no outside support, including child support. I have never been able to save money and we have always lived on the edge. I have never been able to qualify for a mortgage because of my situation. I am stuck in this crazy renting world, when if I could get a mortgage, it is very likely that my mortgage payment would be much less than my current rent.	
Single family home	home ownership

Responses	Tags
To own my own single home	home ownership
New construction home	home ownership
A nice 3 br place for my son's and a 1 bedroom for my husband and I	home ownership
Want to buy.	home ownership
To get out of Manchester and get I to my own house suck of paying for something that will never be mine a d most of all getting away from my Slum lord that doesn't fix a thing in entire building	home ownership
Own	home ownership
Owning a home in the next 3 years	home ownership
Single family home in city	home ownership
I'd like to live close to family, friends, and work in a home that has enough space to start my own family.	home ownership
Owning a home would be ideal when the market allows.	home ownership
I would like to own a condo in Manchester	home ownership
I hope to one day own a house in Manchester, but for the rest of my young adulthood I plan to rent. The apartment I live in now is the old mill housing, so I would like to see myself living in a nicer & newer apartment in the downtown part of the city within the next few years. Even though the housing is not the best in Manchester, I do not plan on leaving. I like the city a lot, and will stay here out of fondness for the community, not because of the housing and employment opportunities.	home ownership
Purchasing a home.	home ownership
Owning a single family home in a nice area or at least a nice apartment without roommates	home ownership
maintain and or grow home value	home ownership
Independent living in condo	independence
As a person on fixed income, I now struggle financially due to my rent having increased 50% since I retired 7 years ago. I now do not make enough money to move anywhere else. I live alone. There are no provisions for relief for we single older people in this predicament. It would be very helpful to have caps on rent increases for low income to rent cost ratios.	independence
Owning a house. Having stable housing.	independence
I'd like to be able to live by myself if I choose, without a roommate. I'd like to have access to private outdoor space. I'd like to pay a fair amount of my income for housing and not be scared of any financial emergency causing me to become homeless.	independence
None	none/unknown
none	none/unknown
Mover nearer my daughter	retire/migrate
Out of this area	retire/migrate
LIVE AWAY FROM MANCHESTER	retire/migrate
Would eventually like someone to take care of maintenance, such as snow blowing and clearing steps. Also thinking about moving to a slightly warmer climate	retire/migrate
safe neighborhood and a yard.	safety
To live comfortably, without shame and fear of being homeless.	safety
A truly permanent home, one no one can throw me out of.	safety
I would just like a clean, safe, properly maintained one bedroom apartment with reasonable rent (ie 30% or less of my income) with parking that within 20-30 miles' proximity to my workplace. I'm a single adult with great work skills and decades of	safety

Responses	Tags
experience, but the jobs and housing markets in NH are terrible. At this moment, even if I land a much better job there is absolutely no affordable safe and properly maintained housing to rent in NH for anyone who earns less than about \$80k. I'd literally have to borrow thousands of dollars (from? I don't know who?) just to move out of this house and right now I don't earn enough to save more than about \$300/month.	
Improvement in quality of life issues in city	safety
Stable housing in a safe neighborhood to raise my children, in a safe building that is handicapped accessible, and understanding of our situation and credit.	safety
Lower rent through senior housing	senior housing
Senior/handicap housing.	senior housing
Senior living environment.	senior housing
an apartment without supportive services	services
More dog friendly rentals without breed restrictions	services
Possibly move due to poor schools in Manchester as our child far outperforms his peers and could use more challenges	services
Smaller home in a safer community in NH, with senior friendly amenities and medical services.	services, safety, senior housing
I'd like a condo, if my credit can improve enough. A house seems like to big of a dream.	small or downsize
Ideally we would like to purchase a nice 3-4 bedroom apartment in Manchester but there are not many options for that, so a new or newly renovated condo/ townhome	small or downsize
smaller housing unit	small or downsize
We would love a townhouse or two family with a small private yard and extensive common facilities/areas/gardens OR access by walking to public facilities	small or downsize
Housing that isn't excessive to me and a small family's needs (wife, kid) and allows for low intensity farming and/or easy access to a community that isn't just a place to buy stuff.	small or downsize
Possibly move to a smaller single floor home	small or downsize
Smaller retirement home	small or downsize
I want to be able to move to a smaller place (i have a 2 bedroom but only need a 1 bedroom) and I would like to get an animal companion -I really need one for mental health reasons but my apartment doesn't allow pets	small or downsize
Renting apartment	small or downsize
to remain here	stay
hopefully last move due to age	stay
I would like to purchase a 2 bedroom house or condo within walking distance to the city center.	walkable/amenities
Affordable, well maintained housing in a connected community	walkable/amenities, affordable or efficient
More options for single people (affordable 1 and 2 bedroom apartments). More options to rent a full house for those working towards buying, and more community centers and walkability/public transit access	walkable/amenities, affordable or efficient, having a choice

Medium Towns only:

What desires/goals do you have for housing in the future?

Responses	Tags
Buying a second home	2nd/ vacation home
Possible vacation home/ lake or mountain	2nd/ vacation home
Vacation home	2nd/ vacation home
More smaller homes that are affordable and less of an eyesore	affordable or efficient
Affordable and available for all	affordable or efficient
Low cost.	affordable or efficient
That other young professionals can afford to buy homes and raise their families in Southern New Hampshire... more people are moving to southern states for better housing opportunities. I want to see a vibrant youthful community have the opportunity to flourish in southern New Hampshire.	affordable or efficient
Affordable taxes	affordable or efficient
It would be great to see home prices available and attainable for the average family without going into severe debt or having to sacrifice other 'life experiences' for families to purchase a median size home.	affordable or efficient
I would like to see more affordable housing in the area, especially affordable elderly housing.	affordable or efficient
More efficient greener housing	affordable or efficient
To buy a house like the home we sold to move to NH. We regret moving here from CT so much. We had a 5br farmhouse on 2 acres of land and cannot even afford a dumpy 3 bedroom off a busy street here in the same price range. It's terrible.	affordable or efficient
That everyone has a fair chance to own a home	affordable or efficient
Affordable. We're planning to retire eventually and would like to be able to afford it.	affordable or efficient
I would like to see my community with more smaller, 1 bedroom or studio size, apartments for the younger generation to afford and build savings. With the cost of apartment living so high and mostly unavailable, they can never work towards a better living environment and maintain a healthy lifestyle balance.	affordable or efficient
More affordable	affordable or efficient
Affordable	affordable or efficient
One level lower taxes.	affordable or efficient
Affordable taxes	affordable or efficient
I would like to see more affordable and mixed housing in our community of Londonderry. Currently the options are either an overpriced loud and crowded apartment complex/trailer park or a mcmanion 5 over 4 colonial. Where are the capes and ranches with one bath and 2 - 3 bedrooms? There is no place for the "middle income wage earner" - the teacher, fire fighter, police officer? They have a difficult time finding housing in this community.	affordable or efficient, having a choice
More affordable housing and senior housing	affordable or efficient, senior housing
More 55+ housing that is affordable.	affordable or efficient, senior housing
Move to a more rural area	bigger or land
Have a good sized home with 3 bedrooms, large yard for children and pets, some land for farm animals, a barn for storage and garage for cars in winter located in a rural area	bigger or land
More rural, more acreage outside but close to amenities.	bigger or land

Responses	Tags
Reducing overdevelopment in communities that do not want to move forward with services to assist residents with increased population issues(water, electric, traffic,) will have a significant impact on where we reside in the future. It will not be Londonderry if the issues continue to persist here	bigger or land
Depends on the market. Larger home when more houses become available. Lower taxes would be nice. Town water and sewer would also be nice.	bigger or land
Larger, better layout	bigger or land
Privacy	bigger or land
Larger home	bigger or land
More land with reasonable privacy and no traffic noises. A guest suite so I can hire a live-in nurse for my wife, because traditional home care or assisted living is criminally overpriced. A community that wont see double-digit tax increases because they overbuilt or were forced to build worker housing.	bigger or land
Keep my neighborhood as zoned with single family homes and no high density MA style housing.	bigger or land
Eventually move to a small single level home on atleast 2 acres. Country setting.	bigger or land
Prevent cluster housing and remain quiet with location	bigger or land
Stability of taxes and avoidance of high density development in the area	bigger or land
NO MORE STACK AND PACK	bigger or land
Affordable, diverse, available housing for middle and low income families. Fewer high end, high priced neighborhoods and fewer 55+ housing complexes.	having a choice
I hope that we can build and improve housing diversity in our area—diverse home sizes, costs, services, etc—so that people of all different backgrounds and needs can find a place to live.	having a choice
All types.	having a choice
Would like to see more options for people looking for various home styles. Derry's mix is mostly either single family homes or mobile homes. Not much available for things like multi-family, condos, apartment complexes, etc.	having a choice
Greater diversity of choice for all ages	having a choice
Improve the current home and landscaping.	home improvements
Improve	home improvements
To renovate and update as needed	home improvements
Make small repairs to the house before retirement	home improvements
Home Improvement Projects	home improvements
Old house needs lots of repairs and maintenance. Would like to be able add in-law apt or otherwise renovate to allow elderly parents to move in sometime in the future.	home improvements
Update house main components. Roof, kitchen, windows.	home improvements
Single family home in Hooksett	home ownership
One story, 2 bedroom, 2 bathroom, garage, similar in price, not greater than the current value of our house.	home ownership
Own	home ownership
On my own home	home ownership
Buy a new home within the next year	home ownership
Possibly purchasing but probably a condo when my kids are both in college	home ownership
To own one day	home ownership
Single family home without land rental fees..... manufactured home currently.	home ownership
A decent single family home.	home ownership

Responses	Tags
We would like to purchase a lake home in New Hampshire. Southern NH first choice but would consider the lakes region	home ownership
Single family home in a city.	home ownership
Live on my own near my parents	independence
to be able to age in the home	independence
My kids be able to move out	independence
Personally none.	none/unknown
ccrc	none/unknown
None really	none/unknown
None	none/unknown
None	none/unknown
None	none/unknown
unknown	none/unknown
We don't need anymore low income housing and apartments	none/unknown
none	none/unknown
No more housing is needed in Hooksett	none/unknown
None	none/unknown
none	none/unknown
Not sure	none/unknown
See #27	none/unknown
No goals. Very content in our home	none/unknown
Na	none/unknown
None	none/unknown
Don't know	none/unknown
NA	none/unknown
Move south to warmer climate	retire/migrate
Warmer 55 over community	retire/migrate
Maybe move back to my home state	retire/migrate
Personally? I would love to move overseas, but probably will stay in NH, not necessarily in this house. A lot depends on the government. It's going too far to the right for me.	retire/migrate
To retire in our quiet neighborhood we have currently.	retire/migrate
Waterfront, retirement home	retire/migrate
Go to a state that has common sense politics, good schools and sensible taxes, law and order and a decent cost of living.	retire/migrate
Downsizing	retire/migrate, small or downsize
Warmer climate	
Smaller in a different state	
A permanent structure with a roof over my head. At this point it doesn't even have to be nice. Just have heat.	safety
Comfortable and safe and warm.	safety
Comfortable, desirable, progressive community	safety

Responses	Tags
To have housing security and be free of any fear of eviction through purchasing a place to live, no matter how poor the living conditions	safety
Less population is healthier. Lower property taxes is healthier. Better teaching curriculum in the schools is healthier. Fresh air is healthier. Natural gas is healthier than wood. Energy independence lowers prices on all these things. More common sense is healthier.	safety
one floor 2BR/2BA house in 55+ affordable, safe housing community.	senior housing
Maybe over 55 or Assisted Living facility	senior housing
Live in an over 55 community where I can have a pet or garden	senior housing
Over 55	senior housing
55+ aging in place community	senior housing
Ranch or condo over 55 development	senior housing
55+ community	senior housing
single floor living low taxes for over 65. I paid taxes for many years towards schools giving tax breaks at set rate of 40k in londonderry needs to be adjusted heat alone is now 300 month at 64 degrees.	senior housing
More single story and handicap accessible homes with land so families like ours with disabled children or age in place homes are available.	services
I'm getting older... HOAs don't want to help the handicapped. If NH wants more people to live here... stop increasing property taxes. Give HOAs a break.	services
Smaller square footage and smaller yard	small or downsize
Small, simple house	small or downsize
Downsize to smaller lakefront property... can't afford to buy now with severe costs of housing	small or downsize
Downsize and possibly move toward lakes or ocean	small or downsize
Size down, but still be surrounded by the woods.	small or downsize
possible townhouse / condo downsizing	small or downsize
I'd like to own a condo in the place where I currently live.	small or downsize
One floor living, accessibility, ease of maintenance, structurally sound against natural disaster instead of current building methods	small or downsize
In law apartment	small or downsize
Condo, in a town with a lower tax rate and assessment.	small or downsize
Down sizing due to age	small or downsize
I would like to either stay here or downsize in the same community.	small or downsize
Slow down our growth.	small or downsize
down sizing. condo living.	small or downsize
may downsize	small or downsize
Downsize to 3 bd home less yard/maintenance and less TAXES.	small or downsize
Eventually selling and moving into parent's home.	small or downsize
Less maintenance	small or downsize
Downsize	small or downsize
Small single family home or town home, minimum 3 bedroom	small or downsize
To own a small , 1000 sf home if oossible	small or downsize
I'd love to have one of my children out on an in-law addition to their home.	small or downsize
Sell to son and move to a condo	small or downsize

Responses	Tags
Downsize and move out of NH	small or downsize
Downsize in this area	small or downsize
single floor with municipal water and sewage	small or downsize
Possible downsizing based on future medical needs	small or downsize
Smaller, easier to maintain	small or downsize
downsize.	small or downsize
Downsizing into a an appropriate home for a single older parent with kids who have moved on to college and beyond. Preferably lakefront	small or downsize
Smaller more manageable property	small or downsize
Looking for a smaller home that is around (1400 sq ft) so upkeep and costs is manageable on retirement income.	small or downsize
small and affordability	small or downsize
I'd love to settle down and a granny pod after my son buys his house	small or downsize
Small house one level not over \$ 300,000.00 with porch and space for garden.	small or downsize
My personal housing would be to downsize into something that's easier to maintain.	small or downsize
Perhaps moving to a residence community that cares for property maintenance and things like snow plowing.	small or downsize
I would love to find a ranch style house	small or downsize
Downsizing to townhouse. Moving out of Derry but staying in NH	small or downsize
live w/ my daughter & son-in-law in an in-law apt.	small or downsize
Perhaps in-law apartment or accessory unit	small or downsize
affordable options so that older people can stay in he community, some smaller homes	small or downsize, affordable or efficient
We are very content where we are and feel very fortunate.	stay
To maintain my current housing	stay
Stay put as long as possible	stay
Stay in house	stay
none, hope this will be our final move.	stay
I am satisfied where I am	stay
personal goal would be to adapt our home for aging in place. For my community, we need to see public policy, funding and discussion that encourages community conversations about critical think in our schools and the community at large. see: https://www.goffstownlibrary.com/communityconversation/	stay
Keeping our town as the single family house status that drew us to this small town.	stay
stay in my own home	stay
REMAIN WHERE I AM	stay
Someplace where I can walk to coffee shops or local stores	walkable/amenities
On a lake, quiet, near a small town and easily commutable to family.	walkable/amenities
Environment-friendly living and community-building options. We'd like to live walking distance from things to avoid using vehicles. We live in the woods now and love it because our woods moderate temperature extremes and clean the air. I'd like to see our town foster village-type development.	walkable/amenities
Subsidized senior community (new construction) located in an area walkable/local to services, shopping, transportation hubs. Tiny home communities are viable too.	walkable/amenities, senior housing
A modern, updated single-family home. Energy efficiency is extremely important to us. Quality is also a top priority. We prefer to pay extra for quality that will last.	walkable/amenities, services

Responses	Tags
We have a preference to live in an affluent community. Community connectivity, lively business districts and youth athletics/extracurricular activities is a must.	
We will seek a smaller home in a more urban/walkable community — maybe on the Seacoast.	walkable/amenities, small or downsize
downsizing, living on one floor, walking distance to amenities	walkable/amenities, small or downsize

Small Towns only:

What desires/goals do you have for housing in the future?

Responses	Tags
Vacation home	2nd/ vacation home
Possible 2nd home, however not in this area.	2nd/ vacation home
I would like to see equity for all. The first time "starter" home does not exist in our community any more. Younger people starting out do not have the same options that I had when starting out, primarily due to the insane high prices of homes. This is not healthy for our community to only have high end homes being built.	affordable or efficient
be nice to have some affordable apartments for younger families to move into and also seniors downsizing.	affordable or efficient
We have family for whom housing is a challenge. Suitable affordable housing for lower income retirees should be a priority as well as housing for those with disabilities, unable to live independently.	affordable or efficient
More affordable housing, more multifamily housing for my community	affordable or efficient
My goal was to build an in-law suite attached to my daughter's home. Now building cost are so high I can't afford to build.	
I have been looking at buying a manufactured home, but the lot leases are so high.	
I am hoping to find a manufactured home on private land around \$100,000. My goal for the next 6 months is to hopefully find something I can afford within my budget.	affordable or efficient
Build affordable nice looking village type housing for the new generation. If we didn't help our children financially they could not afford housing.	affordable or efficient
Affordable housing.	affordable or efficient
Would be happy with reasonable rental	affordable or efficient
10+ acres of land, 4 bedroom, 2 bathroom, 2000+ Sq ft living space	bigger or land
more land privacy and lower housing purchase price and or building cost	bigger or land
Private yard, doesn't have to be large. Low traffic.	bigger or land
Finding a home with lot of land and away from neighbors	bigger or land
I would like a house by a lake	bigger or land
Any house away from people and businesses	bigger or land
Open space for experiencing nature and the ability to access it	bigger or land
To increase our lot size, purchase a newer and somewhat larger home with less maintenance/structural issues.	bigger or land
In a place that has natural beauty and a more diverse population.	bigger or land

Responses	Tags
Perhaps downsizing but with more land for horses and privacy.	bigger or land, small or downsize
No subdivision in areas where neighbors don't want them	having a choice
Lower taxes. Less regulations, zoning restrictions, etc.	having a choice
We would like to make some improvements to our current home (heating/cooling system upgrades).	home improvements
To continue renovations.	home improvements
upgrades/ new kitchen/new bath etc	home improvements
I would love to own a home eventually.	home ownership
Age in place as long as possible. Modify existing home as needed or downsize/move to condo if needed.	independence
Assistance while aging in place	independence
not applicable	none/unknown
Not sure	none/unknown
Don't know	none/unknown
none	none/unknown
None	none/unknown
None	none/unknown
None	none/unknown
downsize to warmer climate	retire/migrate
Would love to move to warmer state	retire/migrate
1 level, handicap, solar / geothermal, green housing. And it should be affordable.	safety
creative options for senior living	senior housing
More age targeted options to remain in town	senior housing
Senior housing would be a good option in town if we had to move.	senior housing
In-law apartment or nice senior living community	senior housing
I would like to think we could stay in our house into old age but there are stairs so that may not be an option. It would be nice for there to be a supply of housing for all ages and abilities that people could cycle through in the course of their lives in the same community that they have always lived in.	senior housing, having a choice
At retirement we may have to move to a senior friendly home since we have a lot of stairs and the property maintenance is high. Ideally, closer to services such as medical, grocery, pharmacy, banking. Currently, this type of situation does not exist in this town.	services, senior housing
Something smaller than the 2,500 square foot home I am currently living in. Possible work force housing. A townhome most likely.	small or downsize
I want to buy a townhouse or condo at this point because it's cheaper to buy than rent.	small or downsize
Smaller, more energy dependent and efficient.	small or downsize
Likely downsizing and moving in with one of my children.	small or downsize
Downsize	small or downsize
I would like a small home of my own	small or downsize
In Chester, smaller, cost effective with minimal upkeep needed.	small or downsize
Single floor	small or downsize
To downsize and stay in this community.	small or downsize

Responses	Tags
A smaller footprint home that is energy efficient and easy to maintain for two people.	small or downsize
We would like to downsize into a one level ranch with 2 bedrooms and set up to meet a universal code for any issues that develop in the upcoming years	small or downsize
one level living	small or downsize
smaller home on large lot with less expenses to upkeep	small or downsize
We will eventually want to downsize as we get older. Time will tell. But again -- government intervention is not a good part of the solution to figuring this all out	small or downsize
Smaller single family home	small or downsize
Would like to down size in newer home.	small or downsize
Smaller, less upkeep, not senior housing	small or downsize
Perhaps down-sizing at some point as we get older	small or downsize
Smaller, less to take care of.	small or downsize
Would love to downsize, but not optimistic about finding something after selling this place in time to buy the next one at a reasonable price.	small or downsize
As we lean towards retirement, downsizing will be necessary so we will need to do some more research	small or downsize
An apartment or duplex. Where there are people. I dont like living in the country	small or downsize
Reasonable housing cost, affordable smaller homes	small or downsize, affordable or efficient
Plan to stay in current house	stay
Happy where I am	stay
No change	stay
Staying put	stay
Stay right here	stay
Staying put	stay
Stay in current home	stay
stay where I am	stay
Die in this home.	stay
Possibly moving within the same town for different property with different lot characteristics.	stay
I want to live in a town that has more to offer - a downtown with restaurants, entertainment, recreation, etc.	walkable/amenities
Zoning allowing chickens, rabbits, gardening to feed ourselves	walkable/amenities
to be in a walkable community when we are older	walkable/amenities
more senior friendly environ with closer amenities	walkable/amenities, senior housing
Low maintenance; potentially moving to a walkable urban area for a period of time upon retirement.	walkable/amenities, small or downsize

Young Adults only:

What desires/goals do you have for housing in the future?

Responses	Tags
I would like to own a few two families for income but to also provide affordable and decent housing to others in the community. Ideally I would like to end up in a single family.	2nd/ vacation home
We would love to stay in NH, but feel like we are being priced out of the state we have lived in since early childhood. We would love to be able to have a home that parents can move into, if needed, and where we can farm on a small plot of land. We have also been open to multi-family homes in Manchester, as we love this city. All of this has been out of range, and we are now considering moving to Massachusetts or New York where housing prices are better and it seems like housing quality is more regulated. At least in those states you can feel like the tax money is going to something useful as opposed to just giving rich people more tax breaks, which is how New Hampshire seems to be going	affordable or efficient
That other young professionals can afford to buy homes and raise their families in Southern New Hampshire... more people are moving to southern states for better housing opportunities. I want to see a vibrant youthful community have the opportunity to flourish in southern New Hampshire.	affordable or efficient
To buy a house like the home we sold to move to NH. We regret moving here from CT so much. We had a 5br farmhouse on 2 acres of land and cannot even afford a dumpy 3 bedroom off a busy street here in the same price range. It's terrible.	affordable or efficient
That everyone has a fair chance to own a home	affordable or efficient
More affordable housing, more multifamily housing for my community	affordable or efficient
Denser housing, more units, more variation, more affordability	affordable or efficient, having a choice
Affordable, safe, and diverse	affordable or efficient, safety, having a choice
10+ acres of land, 4 bedroom, 2 bathroom, 2000+ Sq ft living space	bigger or land
More land and bathrooms.	bigger or land
Have a good sized home with 3 bedrooms, large yard for children and pets, some land for farm animals, a barn for storage and garage for cars in winter located in a rural area	bigger or land
Depends on the market. Larger home when more houses become available. Lower taxes would be nice. Town water and sewer would also be nice.	bigger or land
Home large enough for children and farm animals	bigger or land
I would like a house by a lake	bigger or land
A yard to grow vegetables and play in. 3 bedrooms. Reasonable living space and distance from work.	bigger or land
larger home	bigger or land
Housing with enough space for 2+ children to have their own spaces and land for our dog. Property in a convenient location to jobs within a decent school system	bigger or land
Affordable, diverse, available housing for middle and low income families. Fewer high end, high priced neighborhoods and fewer 55+ housing complexes.	having a choice
Love to move into a single family house and stay close to family	having a choice
Policy wise: Less senior housing (I recently saw a three bedroom house for sale in hooksett that was even marketed as "perfect for a growing family"...in a 55+ only	having a choice

Responses	Tags
community!); more affordable prices. More flexible zoning and less NIMBY-ism. We need to invest in housing instead of always pinching pennies and cutting taxes first. Personally: find a house that won't put us underwater when the market tides eventually turn!	
Single family home or owner occupied multi-family	having a choice
I want more single-family homes, but they do not need to be on large, 1 acre + subdivisions.	having a choice
We would like to make some improvements to our current home (heating/cooling system upgrades).	home improvements
Equity in my home	home improvements
Single family home	home ownership
Buy..buy a single family home.	home ownership
Own	home ownership
To own my own single home	home ownership
Owning my own home	home ownership
To own one day	home ownership
A decent single family home.	home ownership
I would love to own a home eventually.	home ownership
Owning a home in the next 3 years	home ownership
I'd like to live close to family, friends, and work in a home that has enough space to start my own family.	home ownership
Single family home in a city.	home ownership
Owning a home would be ideal when the market allows.	home ownership
We'd love to move into a single-family home	home ownership
I hope to one day own a house in Manchester, but for the rest of my young adulthood I plan to rent. The apartment I live in now is the old mill housing, so I would like to see myself living in a nicer & newer apartment in the downtown part of the city within the next few years. Even though the housing is not the best in Manchester, I do not plan on leaving. I like the city a lot, and will stay here out of fondness for the community, not because of the housing and employment opportunities.	home ownership
Owning a single family home in a nice area or at least a nice apartment without roommates	home ownership
Live on my own near my parents	independence
A permanent structure with a roof over my head. At this point it doesn't even have to be nice. Just have heat.	safety
More dog friendly rentals without breed restrictions	services
I'd like a condo, if my credit can improve enough. A house seems like to big of a dream.	small or downsize
I want to buy a townhouse or condo at this point because it's cheaper to buy than rent.	small or downsize
Ideally we would like to purchase a nice 3-4 bedroom apartment in Manchester but there are not many options for that, so a new or newly renovated condo/ townhome	small or downsize
We would love a townhouse or two family with a small private yard and extensive common facilities/areas/gardens OR access by walking to public facilities	small or downsize
Housing that isn't excessive to me and a small family's needs (wife, kid) and allows for low intensity farming and/or easy access to a community that isn't just a place to buy stuff.	small or downsize
I want to be able to move to a smaller place (i have a 2 bedroom but only need a 1 bedroom) and I would like to get an animal companion -I really need one for mental health reasons but my apartment doesn't allow pets	small or downsize

Responses	Tags
Stay in house	stay
I would like to purchase a 2 bedroom house or condo within walking distance to the city center.	walkable/amenities
Affordable, well maintained housing in a connected community	walkable/amenities, affordable or efficient
More options for single people (affordable 1 and 2 bedroom apartments). More options to rent a full house for those working towards buying, and more community centers and walkability/public transit access	walkable/amenities, affordable or efficient, having a choice

Q29. What can be done to ensure housing for existing and future residents is created regardless of income level and circumstance? (For example, adult children wanting to live independently in their hometown, retired older adults wanting to downsize, residents needing special care. Please consider that in all cases, people need housing that is affordable for their situations.)

Answered 325
Skipped 126

Responses	Tags
My daughter is looking for affordable rental right now	affordable
There needs to be more affordable housing in many varieties: garden style condos, town homes, single family homes - just smaller with a less significant footprint. Workforce housing should be income based, and local workers should be prioritized. I'm thinking teachers, fire fighters, etc.	affordable
Landlords need to accept subsidies so people can live outside of rough areas and improve lives. Yes sometimes tenants do not work out. Incentives should be provided to landlords as insurance. More subsidies should be given, hotels should have less power to refuse vouchers, those with criminal records improving their lives need more access to housing programs and protection from discrimination. Prices are too high now also for subsidies to cover which needs to be addressed. People often move to the cities from hometowns for public transportation, offer discount drivers Ed especially for women or help with fixing cars, transitional housing programs for those with mental illness that need support, mobile/tiny homes, group homes, more detox/sud and speciality mental health inpatient/residential programs not just short term crisis stays or nhh to treat people so they can maintain a home, support community mental health centers so they can support people in community	affordable
buy and renovate all abandoned building and or mill structures and turn them into housing for low income.vets.battered persons	affordable
Rent caps or sliding scale depending on income. Bottom line is that property is too expensive if you're not a boomer.	affordable
regulations put in place to allow for housing that is income based and size limit based	affordable
pricing of housing in New Boston has become unattainable	affordable
Smaller housing and cheaper to operate and maintain	affordable
Lower cost of housing	affordable
More affordable housing in windham	affordable
Affordable apartments and mixed use development are great ideas. Tuscan village would be perfect for young adults and seniors if they weren't so expensive	affordable
More affordable housing. We lack that in Windham. It seems we have lots of 55+ communities all around us, but not affordable housing options.	affordable

Responses	Tags
We need affordable housing, and living wages. We also need education on the importance of savings and finances.	affordable
A group of concerned citizens in Deerfield are working on an affordable rental housing initiative for Seniors and "workforce" housing. It will be on a relatively small scale but much needed. Terminology is tough because of preconceived misconceptions.	affordable
More affordable single family homes with enough sq feet for families to upgrade or down grade size based on stage of life	affordable
Keep interest rates low. Have more affordable options. There currently isn't enough inventory and that is driving prices up. Raising interest rates may lead to lower cost but will impact younger people's ability to pay.	affordable
younger people can't afford newer apartments unless they have a roommate. The ones they can afford are in unsafe, crime-ridden areas in Manchester.	affordable
More workforce housing	affordable
The cost of housing in NH is out of control. There are 4 people in my house, because my adult sons cannot afford apartments of their own. Not sure what the solution is. Definitely do not want more government intervention.	affordable
Cost of homes down in price.	affordable
More affordable housing being built. We need enough so there isn't multiple year wait lists. We also need more shelters. There is nowhere to go for many and all shelters are full.	affordable
Need to lower property taxes...these constituencies will never be able to afford living in Derry.	affordable
Housing is and for at least a century has been expensive relative to our incomes. The "market" provides the housing we want, and it's our responsibility, not government's, to work and save to afford that housing. Subsidies, such as sec. 8 housing, are one acceptable way to accommodate the needs of those who, for reasons beyond their control, are unable to afford housing.	affordable
Sliding scale housing with more availability	affordable
well maintained, affordable housing financed cooperatively public/private	affordable
More rental opportunities at affordable rates.	affordable
a reduction in cost of taxes after all children have completed school would make it easier for seniors to be able to afford to stay in their homes.	affordable
Sadly, I see very little that can or will be done. Home for sale price's & rental rates are absurdly out of control! As far as I'm concerned, it's all about the profit & greed!	affordable
Taxes make it difficult to stay I. Your home as you age. The community does very little for the seniors	affordable
Stop buying rental houses so houses are affordable for people who actually need them.	affordable
We feel bad that when we sold our prior home, younger buyers had few options for home buying in the area and were in many cases unable to meet the prices that homes were being driven up to. Ideally, new built homes would be designed and constructed to make them more affordable but with easy future growth opportunities to give young buyers a chance to successfully find and own their own starter home.	affordable
A better living wage	affordable
Affordable housing for all	affordable
I definitely think we need to invest in affordable housing. I have a 20 and 17 year old and I'm not sure how they are going to be able to start their independent lives with the cost of housing so high. Apartments that are built tend to be high end. We need to make starter homes and affordable apartments more available.	affordable
Lower pricing	affordable
More affordable rentals and homes to purchase, taking into account rental history when buying	affordable

Responses	Tags
Building more affordable housing for low income and elderly,	affordable
Tax rates	affordable
I agree with the last line, that in all cases, people need housing that is affordable for their situations.	affordable
Lower taxes for owners. Lower rent for renters.	affordable
Work force housing is critical . Current tax structure not helping. Too many old people do not understand economic value of having younger people in the community.	affordable
Build affordable housing. Smaller units with lower rents.	
Attract business to the area to invest in the future of the community	affordable
Affordable rentals, affordable first time homes, better paying jobs to keep young people in the area.	affordable
A good mix of affordable housing is needed in many towns in NH. Younger adults and blue collar and service industry adults of all ages are having hard time finding affordable housing to stay in NH	affordable
Lower property tax and institute a sales tax	affordable
Affordable	affordable
The needs to be more small affordable single family home that are suitable for seniors.	affordable
Stop building new non-affordable housingallow people who have worked hard all their life to afford a place to live	affordable
stop letting developers build so many high-end apartments. Rent control or at least limiting how much rent can be raised at one time. Start with housing the homeless and those at risk of becoming homeless. Dormitory style housing might be a start. It's certainly better than nothing. Concentrate on low-income housing. We only have so much land so any existing unoccupied buildings should be converted to housing. We may need to consider changing zoning laws. And humans should take priority over the interests of businesses.	affordable
Lower taxes affordable housing	affordable
<p>Put a moratorium on luxury housing projects. Demand that developments have a much higher percentage of affordable units and BE REALISTIC about what "affordable" means. Apartments are close to \$2k/month plus utilities throughout the state, often for 1 br and not even properly maintained. Single adults (many of whom are also taking care of their own children and/or elderly parents) can't pay the rents that most housing units cost, and home ownership is not at all within reach.</p> <p>PAY is a major problem too. There are too many extremely low-wage jobs and not enough living wage jobs, even for very skilled, educated, and experienced workers like myself.</p> <p>We must increase NH minimum wage to \$20/hour, because NO ONE can reasonably live on anything less than that, and with the current housing mess, even \$20/hour (which is only \$40k/annually for full time roles) isn't enough for one person to live independently in New Hampshire.</p> <p>Put a moratorium on Air BnB-type rentals in the state. We are a tourism and service industry state; that's where most jobs are and those jobs pay notoriously low wages while often being seasonal and unbenefited even at management level. Workers in the field can't afford housing anywhere near their jobs! Both the jobs and housing problems exacerbate each other. Can't solve one without fixing the other.</p>	affordable

Responses	Tags
Build more affordable housing	affordable
Provide reasonable priced low income housing with sufficient space for families	affordable
Resident owned co ops mobile or manufactured homes.	affordable
Create Senior house we can afford and can access.	affordable
Create more affordable housing for families/ single parents/ grandparents!Please!	affordable
Make housing a human right instead of a means by which people steal profits from workers	affordable
People in 30s plus cannot pay	
Rent fees. $\$2000 \times 12 = 24,000$.	
W hen they make \$30000 to \$40000 year	affordable
affordable	affordable
Landlords need to not gouge the cost to rent. The housing market prices need to also go down	affordable
More affordable housing	affordable
property taxes to high for retired folks on fixed income, No affordable housing for the working force.	affordable
Lowering property taxes in nh	affordable
I believe and hope that a builder could build some low income housing if the building cost were to decline. Affordable housing and low income housing are difficult to find in the Southern New Hampshire area.	affordable
Keeping taxes as low as possible, allowing development of different types of housing	affordable
Housing must be achievable within an affordable price range. Applying regulations to out of state buyers planning to flip the house would help minimize the number of houses that are higher in price than is reasonable locally.	affordable
School funding through property taxes drives the cost of housing higher.	affordable
Def more affordable housing for seniors.	affordable
Rent is too high and is limiting how my people in my generation can save money. Housing prices are being ballooned by investors and entities who have no interest in purchasing a residence for themselves.	affordable
Build up affordable housing and round out the rest. All levels needed but affordable has been overlooked to long creating a crisis	affordable
Younger first time buyers like my son have no chance of buying in this market. They do not have cash and cannot pay 400k etc and they both have good jobs. Now paying almost 2000 month for small 1 bedroom and two people working at home. If they move south they could afford it.	
Myself as a senior at 65 If I want to downsize to one level living I would need to go south as 500K + is the cost of housing up in this area and taxes. Very sad.	affordable
Lower property taxes and give seniors a discount on taxes	affordable
I believe Londonderry has done a good job providing housing for older adults wanting to downsize. Many new senior living communities. Londonderry has rental housing and lower cost condo's communities as well as the new downtown project that provides more housing but must say is a bit on the higher rental cost price. I think more moderate priced homes are needed.	affordable

Responses	Tags
After working in the affordable housing industry for 40 years, i have strong opinions on "affordable" housing and how it has been addressed. This is not a "new" issue. We have been discussing "affordable" housing for at least 30 years!	affordable
build affordable housing that is under \$300k	affordable
Rent controlled apartments for individuals working in the public sector	affordable
Rent control legislation paired with comprehensive society-wide efforts to ensure the availability of affordable housing and public transportation	affordable
Stop the building of high end apartments and invest in affordable housing	affordable
Stop interpreting "affordable housing" as apartment complexes. That's just a 21st century name for housing projects. They are loud, crowded, overpriced, and miserable. Everyone who works 40 + hours per week and serves their community (teacher, police officer etc.) should be able to afford a modest SINGLE FAMILY HOME in the community they serve.	affordable
Building more affordable housing and places where seniors can rent based on income	affordable
The key is in your questions. Affordable for their situation. Not everyone needs to or has a right to live exactly where they want. Market demands should drive housing decisions	affordable
More rentals (in good shape), price of rentals, off street parking	affordable
More affordable rents. With the pandemic and more people moving into available apartments in NH because they are working from home it has made rents out of reach for many. More rental income affordable especially for Sr. On a fixed limited income.	affordable
Give greater consideration to long term residents of nh and not to focus on out of state buyers/renters that have greater income. NH min wage still awful	affordable
More affordable one bedroom or studio apartments	affordable
Actually have affordable housing. I make too much to qualify for aid but rent is one paycheck a month.	affordable
I would to make more of an effort to create opportunities for people of modest means to own thier own homes, with a particular emphasis on multifamily buildings.	affordable
affordability options and assistance needs due to age and disabilities	affordable, assistance/r esources
insist that all developments include some low income housing, housing for disabled, and congregate housing for ppl with mental health and substance use issues, change zoning laws for multifamily units, stop trying to force low income people out of the city where they have access to services and transportation now available elsewhere, add bus service in communities that don't currently have any. Raise the minimum wage to reflect current costs of living.	affordable, assistance/r esources
I think availability and affordability are the two biggest barriers for those wanting to reside in Auburn. My husband and I joke that we got the last affordable house in Auburn. The homes we see for sale in our area are so expensive. I'm not sure what can be done to help residents. There's only so much land to build on and some people are still managing to buy the homes are listed for sale. Ideally, we would have a mix of all these options to have a diverse housing market that can accommodate residents in all life stages and needs.	affordable, more options
Build affordable apartments, condos, and single family homes. Build housing facilities with resources for disabled people and those needing special care. Stop tearing down farmland to build overpriced housing.	affordable, more options
Manchester needs more housing for moderate income people as well as for low-income folks.	affordable, more options
Build more non-profit owned housing subsidized to be affordable. Encourage construction of ADUs with incentives.	affordable, planning/p olicy

Responses	Tags
More protection for landlords to incentivize investment in affordable housing. The current tenant friendly laws dissuade private investors from becoming landlords	affordable, planning/policy
The biggest problem is property taxes having to pay for education which is ridiculous and ends up pricing people out of their homes. The costs of financing and the rules around the ratio of the cost of the land to the cost of the building is also ridiculous and drives up the price. Town regs should allow for houses of different sizes to be built in the same developments and people should stop being scared that affordable means dangerous. Design guidelines and form based codes could mean that mixed use developments are possible even in the state's rural communities so that town growth can replicate what is most loved about the old towns in the first place.	affordable, planning/policy
Start with financial education	assistance/resources
More housing options that are appropriate for people who need different services. We may need to change some hearts and minds to do that because of NIMBYism. Also, suggestion to look at creating a glossary of terms for our area so we're all working from the same vocabulary when we're talking about housing options.	assistance/resources
I need to live in a place where others are so i can make friends without driving. I will need support staff to be available if I need them or to check in on me.	assistance/resources
More reasonable classes to train plumbers, electricians, carpenters, repairmen, etc.	assistance/resources
Set up 55+communities reasonably priced and/or assisted living housing	assistance/resources
I live in a 4 bedroom home on 3plus acres. I cannot maintain this house by myself. My ability to walk is going to impact me at some future time.	assistance/resources
Community options for seniors to open up single family houses, lower cost housing to meet wormer needs, transportation to let workers reach jobs, including out of state workers	assistance/resources
Town needs to build senior living facilities. Zoning regulations changes to facilitate such changes.	assistance/resources
House seekers might have to locate to a different area to afford a house that is in their budget. I wanted to live in Lexington,Ma but couldn't afford it so I found a house further away that I could afford.	assistance/resources
less large corps owning rental units and raising pricing without improving the quality of the units. Also, rent should count towards your credit score so those of us who have rented forever, but don't have much in terms of credit can be approved for mortgages. I pay more in rent then I would with a mortgage but they won't approve me. So I can pay my expensive rent but not a less expensive monthly mortgage payment??	assistance/resources
Have the town invest in income based housing.	assistance/resources
Parents leaving houses for kids	assistance/resources
Develop more 55 and up housing. Create a special mortgage or property tax incentive for 1st time home buyers purchasing in the Town they grew up.	assistance/resources
address the housing shortage for those most marginalized in our communities	assistance/resources
Lower standards for applying for apartments. Not allow landlords to refuse tenants because of public assistance. Less strict credit guidelines. More community programs focused on putting together Caseworker who have knowledge of all resources in the state and country, and for all situations, and assigning a Caseworker to see a family through the entire process, and refer them to any and all programs necessary. It is overwhelming. And the support for women leaving domestic violence situations is pretty much nothing more than talking with advocates. No one guides you through a very traumatic situation, made more traumatic by being homeless.	assistance/resources

Responses	Tags
Stop helping the wrong people, our taxes are going to the drain because a lot of people get help for rent , food , etc when they're don't deserve, a lot of them lying and play with the system to get everything for free to use their money drinking and using drugs	assistance/r esources
people who "want" better housing need to provide for themselves and not to rely on handouts and free rides, after over 35 years of landlord experience, we know what we are talking about	assistance/r esources
People need to be financially responsible and seek resources as needed.	assistance/r esources
Improve local relations between low income/homeless people and major landlord/real estate "moguls". Manchester had roughly 48% vacancy in rentable units in 2018 according to public data. Wouldn't landlords rather some state income on their units than none at all? Ban "tenant blacklists" that disfavor struggling individuals. Adopt housing first policies for homelessness. The housing exists. When land owners buy up shelter spaces over night on Thanksgiving specifically because they don't want poor people around their property, this is an issue of ignorance and bigotry beyond the availability of housing alone.	assistance/r esources
I think having programs that help the low income people to get into housing or own in their own home is very important. It gives them a chance at home ownership and to be responsible taking care of their property in a way that they can't when they rent.	assistance/r esources
Availability of jobs and willingness to work.	assistance/r esources
Fully fund homeless programs.	assistance/r esources
Our communities need to invest in housing and provide incentives for developers to do this	assistance/r esources
Encourage education/training, hard work, home cooking, and thrift/savings	assistance/r esources
Ensuring employment opportunities are available is key. Many So. NH residents commute/work in MA because the pay is much better.	assistance/r esources
Get people to work hard	assistance/r esources
FHA insurance is driving leanding driving up prices, get ridof FHA	assistance/r esources
better jobs, better training, highly skilled work force	assistance/r esources
Southern New Hampshire does not consider housing for seniors, disabled or low income people as a priority. The almighty buck rules for housing and those that can afford the big, expensive homes.	more options
More housing across the board from all income levels.	more options
More housing diversity!	more options
More local rentals available	more options
some apartment style homes	more options
Build certain amount town houses	more options
Senior housing is essential	more options
Need senior housing	more options
Create specific housing to accommodate these needs.	more options

Responses	Tags
Retired older adults housing	more options
Housing lots are small with oversized houses on them. These are not necessarily relevant for seniors and small families.	more options
Stop the new monster houses and stop with the huge mortgages homes should never ever cost so much anything 250000 is stupid and causes young adults not to be able to afford a home. Stupid	more options
Stop removing the American dream	
Butt out	
building some smaller homes, allowing tiny homes,	more options
different types of housing options	more options
Balance between luxury/McMansions and starter homes, also single level senior/disabled homes.	more options
More rental options	more options
Retired older adults wanting to downsize and not be overwhelmed with property taxes and yet support public education.	more options
Less large homes being built, more small 3-4 bedroom homes and townhouses. Need lower tax rate so home owners and rental properties are more affordable.	more options
Most of the development in town seems to have been senior housing, so I feel like this has been addressed. We do need more lower cost housing and rental housing. All of the new housing on tiny lots cost more than my huge house on a huge lot. I would hate to be starting out or trying to stay in town for my kids in school.	more options
More 3 bedroom townhomes and small single family homes	more options
Housing units	more options
Build more housing of different types.	more options
Increase impact fines for people from Massachusetts buying property in NH. Stop building high end rentals and start building smaller single family units	more options
A few apartmentd	more options
build more housing units!	more options
Increase the supply of housing	more options
Retired older adults need to downsize and age in place	more options
We need middle class housing that's affordable. A split level home should not be half a million dollars.....	more options
Focus development on small, low-cost single family homes. Find ways to discourage people moving in from Metro Boston-- We cannot build enough housing here to solve Massachusetts housing problem. Even if it were appropriate to do so, it won't work.	more options
I believe more middle income and rental properties need to be developed so as to bring down the spiking prices.	more options
Working with Developers to create tasteful and well planned developments where most homes might be higher end but a reasonable percentage could be devoted for first time homeowners. These first time homes would be much more modest but still in keeping with	more options

Responses	Tags
the flavor of the development. This could create more diversity as well as providing incentives to those first time home owners to work progressively to owning a larger home as the family grows. It could also allow for those downsizing to remain in the community while providing diversity in the neighborhood.	
retired older adults wanting to downsize	more options
We don't have any of those options currently. I'd my kids wanted to live here, they can't and if we want to downsize and retire, we can't do it here	more options
We need to build more housing for people of all income levels so that we can live in truly vibrant communities. The housing supply is so low right now that regardless of what you are looking for it's incredibly difficult to find.	more options
Availability of housing types	more options
Developers will build more houses as there is more demand for them.	more options
We need more affordable single-family homes. When a community has "affordable housing" it always seems to be rentals. I would love to see small, single-family homes. Something I could own without spending millions on more rooms than I'll ever need.	more options
Providers of housing, provide different types of housing based on local needs, NOT by EDICT or State or "Board" "dictation!!	more options
A new type of starter home is needed for young families.	more options
Somewhat similar to cape style house.	more options
Ensuring that there is enough development to keep up with demand for people of all income levels. Developments seem to pop that are all luxury and not entry level it's unsustainable long term	more options
Again, more buildings specifically for 1 and 2 bedroom apartments that are not luxury and that are not old houses transitioned to apartments. More regulations and ability to report poor or unsafe living conditions, honestly having some sort of sales tax in the state to help balance the high property tax costs.	more options
Too many luxury apartments being built. Not enough 'starter' homes/apartments. Think the DYI shows have made everyone think they need the latest and greatest.	more options
More incentives for developers to build smaller homes and multifamily housing. Changes in town zoning to allow multifamily housing.	more options, planning/p olicy
Unfortunately I don't believe ALL types of housing need to be made available. I understand it would be ideal to have 55+ housing for residents to remain in the community if they are no longer able to afford their current housing. However, bringing in rental units, low income housing, or apartment buildings doesn't necessarily benefit the community as a whole. Those who rent, don't pay taxes, but their children utilize the school system, which imposes a cost to tax payers. In most cases, low income tenants, pay reduced taxes or none at all which again shifts the burden to single family home owners. The only way to off-set taxes here, in a manner which will benefit the community, is to bring in commercial properties.	Not needed
Areas that want low income and specialized housing can build it. No one has a right to live in their hometown. Affordable housing shouldn't be uncomfortably forced into every community.	Not needed
Stop developments..2 acre min	Not needed
As a community we don't need low income, high density housing. That brings a whole host of expensive costs to a town. We do need nicely designed affordable senior living housing.	Not needed
Think enough housing for current population. Rents are too high	Not needed

Responses	Tags
I believe that our existing housing stock meets the market needs of the community in all respects except for those people who wish to have others pay for their existence.	Not needed
N/a	Not needed
Not building any more houses. There are already too many in Southern NH. We live here because we like open spaces, forests and nature. Residential development destroys this and creates higher property taxes (more space needed in schools + more teachers = educational costs, more public services needed - plowing, trash pick up, etc., police and fire needs, more traffic and pollution) making it harder to live here.	Not needed
Nothing	Not needed
I do not know any elderly that have a desire to rent apartments so that point is invalid. Young adults want to rent in a city atmosphere where they can walk to downtown. We do not have nor want that for my town. Families want to raise their children in a quiet community without noise, crime and environmental impacts that accompany apartments complexes. I realize there is a housing need, but not for a small town.	Not needed
I do not believe we should encourage any population increase in NH. I believe we should lower our population. Thus I do not see any need for additional housing to be allowed to be created. I favor more strict zoning laws to prevent any increase in housing.	Not needed
Build the border walls. Secure our borders. Send back all illegal immigrants to their original countries. Become energy independent. Fund the police properly. Get the schools back to what makes America Great! Eliminate CRT!!! and anything to do with it. Stop inflation!!!!	Not needed
Prosecute those that are responsible for open borders. The American people have laws protecting us from border intrusion. The Democrat party is turning this country into a third world country. Enough!! This has to STOP!!! The American Taxpayer does not want to be the welfare country for the world. Close the Borders and go back to enforcing the law of the land.	Not needed
This question is completely unrealistic. We DO NOT live in a socialist society therefore there are things that you can't afford. People might have to move to different towns further away to have housing in their price range. It is just reality.	Not needed
There are plenty of housing choices. It is not government's responsibility to provide for this. The free market and citizens choices will sort this out.	Not needed
Nothing...Should have built a fence around the town 50 years ago.	Not needed
I don't think we need to do anything more in my town.	Not needed
I believe the market dictates needs within each city or town. Government intervention in suburbs is unnecessary. Vast majority of jobs are in cities so workforce housing seems mostly unnecessary in suburbs. Younger people starting out prefer to live and work in lively cities.	Not needed
It's not the government's job to stick its nose into this. Only communist countries allow the government to manage housing! Stop taking away our local votes We don't want more low income housing built in NH or stack'n'pack buildings in places they are not needed or wanted.	Not needed
I think we need to focus on the proposals for new developments and how to present or market them to the community. For example, when people in our town hear that someone wants to build multi-unit properties, they immediately think "overcrowding" "traffic" "not enough water"...we need the proposals to include visuals and data that are easy to communicate and digest, so that people don't oppose the project before hearing the details.	perception
A huge change in political attitudes and genuine respect and concern for fellow citizens is needed, as making housing affordable for all groups would require comprehensive legislative action that the current NH legislature would never pass.	perception

Responses	Tags
Take away the stigmatism of lower level housing, everyone deserves a decent place to live successfully within their means and making sure services are available. NH needs more public transportation to support those who cannot afford or want to drive everywhere.	perception
People are trying to get out of the cities from Covid. So they're moving out here. Not to mention it's absolutely beautiful here. But the prices skyrocketed. It is definitely a sellers market. Good luck trying to find a house in an affordable price range.	perception
Educate public to end NIMBY	perception
Master planned communities which would mix all of these	planning/p olicy
Ease regulations for increase density in communities around Manchester. I feel their regulations increase the demand pressure in Manchester.	planning/p olicy
Encourage the development of housing for all income levels and circumstances through ease of permitting, tax breaks, subsidies.	planning/p olicy
Economic factors are the greatest determining factors	
My comm its is not appropriate for senior housing as amenities and shopping and medical care are too distant	planning/p olicy
Eliminate a barriers to ADU's including eliminating the need to go before the planning and zoning board. Incentivize ADU construction by providing tax incentives, matching grants or subsidies, and a book (e.g prefab building options, or steps to take to make an ADU) to create an ADU, including contractors and builders who work on a series of ADU's and are managed by a general regional ADU contractor. Create attractive street-entry garden condos for elder housing to free up single family housing stock. Incentivize developers to make a certain percentage of their units affordable. Create incentives to allow homeowners to build wealth by running a business out of their home (e.g. in-home childcare) and facilitate the creation of these opportunities.	planning/p olicy
Everybody needs to work towards the same goal. The Federal Govt. ,the State govt., municipal governments need to ease the regulations and understand that housing all its citizens benefits everybody in the long run. The business sector needs to find a path for work force housing the non-profits need to prioritize help for the homeless and those whose housing is unstable.	planning/p olicy
Pass work-force housing ordinance in our town	planning/p olicy
I think size-restricted housing would be easier to administrate (no income or age verification) and a small size by economy of scale will keep prices lower compared to larger, market-sized homes. These would be suitable to older adults wanting to right-size, single adults, young families, young couples or housemates.	planning/p olicy
NH must accept that we need an income tax and there will be equal taxation.	planning/p olicy
Start planning now. In each county or region..Work with for profit and nonprofit groups. Include real estate and contractor companies. Include legal experts familiar with land usage laws. Look at open land and unused buildings suitable for repurposing. Make a list. Develop pros and cons of each.	planning/p olicy
Lighten up restrictions on needing 2 acres	planning/p olicy
Provide variety of housing options and create programs to reduce costs for builders. Also, look at local impact fees - too high for ADUs and other housing options that produce limited number of school age children.	planning/p olicy
Zoning changes to allow more density.	planning/p olicy
Keep detached accessory dwelling units with fewer restrictions and increase size allowed for same, allow Airbnb's, remove obstacles to renting a room inside one's house, build tasteful low income housing, purchase and renovate dilapidated NH farms and rents as	planning/p olicy

Responses	Tags
multi-family homes, encourage multi-family housing and building with tax incentives to landlords, encourage local job training opportunities and programs through partnerships between community colleges and business, hire construction managers General Contractors to oversee nice, but smaller places to build for lower income families- design houses to work for lower income families like having bunk beds, central wood stove heating, energy efficient housing, solar panels, great insulation all to reduce living costs. Give tax breaks to those willing to work on constructing multi-family homes- similar to programs put out by Habitat for humanity but instead pay teenagers under the guidance of a GC and construction foreman to build and earn education credits, workplace experience in the building trades. Source construction of lower income homes locally. Promote family gardens/cooperative gardens.	
Development set aside larger than a couple of units and flexible financial qualifications	planning/p olicy
creative options for senior living, more affordable housing for first time buyers, more flexible options for sharing space/tiny homes/ relaxing snob zoning while maintaining rural character	planning/p olicy
The government (ie; state and local) needs to encourage the creation of affordable entry-level housing for a young workforce and affordable smaller housing suitable for retirees and the elderly. Without a concerted strategy at the government level to support all demographics (ie; young / mid-life / older / elderly) we are just going to see a continuation of building houses that are too big designed to support affluent families that then outgrow them.	planning/p olicy
Modify zoning restrictions.	planning/p olicy
Allow in-law Apts with home	planning/p olicy
signifigant tax incentives to builders/developers to build affordable apartments/complex's.	planning/p olicy
We need rent control in New Hampshire, we need to cut down on absentee landlords, and our services shouldn't be primarily funded by property taxes. We claim to be "tax free," but really we are just pushing the burden onto homeowners who are not independently wealthy. The minimum wage also is in dire need of an increase in NH, and we need to start investing in workforce housing and housing that is truly affordable. Most of the new housing projects/apartment projects I see in the state and city seem to be focused on getting wealthy people to move here, and that is ruining our state and making it unaffordable for people who have grown up here and love this state.	planning/p olicy
I don't know. Maybe there needs to be a widespread effort throughout the state and country to address this issue and make it a top priority.	planning/p olicy
In Chester recent new builds are all high end private homes. Unless there is a specific focus or state requirement on other types of housing, I'm not sure how it will happen. The current economic environment is obviously also a challenge. But the needs are real and they are immediate.	planning/p olicy
Zoning needs to be restructured to allow housing for seniors or building on in-laws/single apartments-more rental homes allowed	planning/p olicy
I think it boils down to zoning laws. I understand that many towns in southern New Hampshire are mainly single family communities, but I think it's unrealistic for Manchester and Nashua to House everyone living in multi family homes. There's also a real lack of condos in southern NH, it's either rentals or single families.	planning/p olicy
ADU's, tiny homes, in-law apartments, and lower rents	planning/p olicy
Multi-unit housing at town or shopping centers near to transportation options is critical	planning/p olicy

Responses	Tags
In Chester the community blocks any plans to build more affordable housing and senior housing. I'm not sure what can be done to change this.	planning/p olicy
Zoning for higher density, lower cost homes in certain areas of the town. "The Pines" is an older neighborhood like this, if another area in town could be zoned in similar fashion it would provide needed housing diversity options. Condos/row homes would also meet the need.	planning/p olicy
Mixed types	planning/p olicy
<p>The government on all three levels should invest in more affordable housing including public housing options.</p> <p>Municipalities need to loosen zoning regulations to allow for more constitutions</p> <p>Towns and cities should adapt mandatory inclusionary zoning laws that require every developer to set a certain number of units for affordable housing.</p> <p>Rehabilitate old and unoccupied buildings and turn them into housing.</p> <p>Making sure that any housing that is build uses a universal design that is accessible and meets the needs of the disability community.</p>	planning/p olicy
I appreciate you taking this challenge on as it is a big one. The housing mix in NH certainly needs to be addressed, and it would be great to have a conscious eye on preserving the natural beauty of the state and revitalizing underutilized and depressed areas. It seems there is a propensity toward developing vacant land. In many areas this leaves dilapidated properties scattered throughout. Are there opportunities to redevelop these into mixed-use residential and commercial? Successful models have played out in other parts of the US, allowing communities to address housing needs across the income and needs spectrums while also creating attractive incentives for commerce.	planning/p olicy
Limit/stop building on land for more businesses and companies to use for affordable housing. Look for areas with rundown and abandoned homes and make use of it with putting up homes, have different locations with different set up or size of the homes in different areas depending in situation and use certain processes to calculate affordable housing for each community of people depending on their situation	planning/p olicy
The \$6M question. Where to build? And what type? At what cost to town? Residential development is trying to build in commercial zones that are needed for commercial/industrial use to help offset the tax base.	planning/p olicy
Tenant Eviction laws need to be reevaluated. Create adequate housing. A sales tax could be imposed to support housing development.	planning/p olicy
<p>Have the state live up to its obligation fully fund the cost of education in public schools.</p> <p>Currently communities discourage housing for young families because it costs too much to educate kids and they allow only senior housing because seniors do not add to the schools. The result is unsustainable - an aging population and no place to live for families that are starting out. Most problems with managing growth wisely in NH can be traced back to our distorted tax policy and the state's failure to live up to its obligation to provide a stellar education to all our children at state expense.</p> <p>Because the state has not lived up to its obligation to fund education equally local land use policies have been distorted to favor types of developments that are perceived to be tax friendly like senior housing, high cost housing, commercial development at the expense of moderate priced family homes where kids can grow up. And low income rental units -</p>	planning/p olicy

Responses	Tags
forget it. They are perceived by many to be even worse.	
It all comes back to our over reliance on property taxes and the inadequate unfair system of dividing up the funds raised for education between those towns with a high EAV per child and a resulting low school tax rate and those with a low EAV per child and therefore a high tax rate for schools. The problem is causing our demographics to tilt older, our land use policies to damage the environment by favoring commercial development and sprawl outside of our down towns and construction of types of housing we don't need (larger lot sizes expensive and housing that is more tax positive). Quite simply it is destroying our state!	
Stop bring in business in small towns, stricter zoning laws	planning/policy
More ranch style homes, more tax breaks or grants for accessible home buildings or conversion.	planning/policy
Less restrictive area requirements, more assistance in building and constructing green homes, encourage encourage business and housing combinations or cooperatives.	planning/policy
Recent zoning changes, at our last Town elections, should help considerably and sufficiently. No further action needed	planning/policy
Allowing accessory dwelling units. Derry has a huge percentage of rental units compared to surrounding towns but the high prices and economic uncertainty both limit renters options for the future. I don't want to see large corporations buying up available housing and then renting it out as is the case in many parts of the country.	planning/policy
Stop allowing commercial building — no need for big apartment complexes non need for big box stores in a town community	planning/policy
Each town needs to listen to the needs of its citizens, and build accordingly.	planning/policy
Update the policy related to how towns are run. Town council has been fine in years past but with increased population growth these places should change to city council and eliminate "town meeting day" to have it run like a city	planning/policy
Change the zoning to have mixed community housing. We have enough large houses and over 1 acre property around	planning/policy
Stop building these ridiculously-priced McMansions. This kind of housing attracts the people who transplant here from their Massachusetts. These homes are so close together it's like living with all your neighbors. Build more multi-housing units like the Nevins, not like the obscenely priced American Assisted Living complex. Federal money will enable building more affordable housing.	planning/policy
Shrink goverment mandates and regulations to the smallest local level administration layer. This affords accountability to those most impacted.	planning/policy
We could raise the minimum wage in NH and invest aid in communities that need it most, including funding public schools with something other than property taxes.	planning/policy
less restrictive lab use regulations	planning/policy
Continue ADU along with possible future Tiny Homes developments	planning/policy
There needs to be subsidies and regulation that don't just pump cash into developers to build expensive housing. Fully marketized housing has failed miserably; and regulations or subsidy that doesn't support a large base/core of protected public housing or just rewards a kleptoxratic traditional housing market will fail miserably.	planning/policy
More cluster housing. Smaller sq footage.	planning/policy
Our town of Bedford has too many restrictions for additional housing on private property. For instance, the maximum sq footage for an addition is 900 sq ft. (Like an In-law unit) and	planning/policy

Responses	Tags
must be attached to existing home. Also, it cannot have its own entrance. The main entrance to the existing home has to be used to get to the 'In-Law unit' Making it undesirable to build an addition. We'd love our son and young family to take over living in our present home (4 bedroom, 2.5 bath) And build something smaller in our backyard for my husband and self. We have plenty of room to do this but the town restrictions are too much.	
Fewer 55+ housing developments and more zoning for multifamily and smaller housing; getting rid of minimum acreage requirements	planning/policy
Less government interference.	planning/policy
I have no idea - but I know whatever it is Windham has already ensured that it cannot happen here	planning/policy
Tiny homes	planning/policy
Partnerships with legislatures, state and local, developers, tax incentives, federal funds available, public education and engagement.	planning/policy
Change zoning regulations to allow more housing	planning/policy
Build more homes and reduce red tape restrictions	planning/policy
If the question is what can municipalities do, the answer is very little. We live in a rural town with no utilities and have septic and sewer. There's few to none apartments or rentals. Town could permit in-law type arrangements in single-family homes.	planning/policy
Create rent controlled housing!	planning/policy
Realistic rent controlled housing that is not 2 to 8 year waiting list	planning/policy
Make landlords quit doing credit checks and charging fees	planning/policy
Funding from the federal level is crucial; focus on co-op type housing; housing with access to basic needs.	planning/policy
Fair and representative zoning - housing must be made for the way the community will look in 10 years, not how it looks now.	planning/policy
Incentives for builders to build attractive, easily maintained, energy efficient, low cost of ownership, clustered with common water and waste utilities. Most likely a portfolio of housing designs and templates for infrastructure. Local builders are too accustomed to easy profits.	planning/policy
Affordable Housing #1 issue	
We are forced to live in high crime areas that are infected with drugs just to be able to put roof over our heads, CLEAN UP MANCHESTER DRUGS & CRIME have taken over city with all the homeless	
Make tiny house or take these empty warehouse/ buildings and make homeless Housing, get them off streets and accountable crime and drug use might lower	planning/policy
More quantity and more diverse housing inventory. Take a more regional approach so a couple of towns aren't carrying 90% of the load for the rest of the region.	planning/policy
Adjust zoning to allow for more affordable housing, senior independent living, and a more robust downtown.	planning/policy
Housing costs fundamentally run on economics, so the question is a bit idealistic. What the state can do is provide more visibility into how funding is allocated for special programs and perhaps give citizens direct voting ability on some things. People would vote for this if they had a chance to.	planning/policy

Responses	Tags
Allow developers to actually develop suitable land without Town/political interference.	planning/p olicy
That question ends by you telling me what I should answer, which means you dont want an honest answer. Government-mandated housing laws are a bigger problem than the lack of housing.	planning/p olicy
Zoning , regulations need to change	planning/p olicy
Reconsideration of zoning restrictions, ability to access reasonable financing, increased rate of construction for homes that match the current demographic and economics for the region.	planning/p olicy
Working with developers to implement master plan guidance.	planning/p olicy
Rich towns should be forced to build affordable housing. Affordable housing should be based on the demographic of the jobs in the town. As an example, Bedford has lots of retail, they should have enough affordable housing to support those retail jobs.	planning/p olicy
Rent caps, diverse builds, regulation on "slum-landlords"	planning/p olicy
Land cost and density changes.	planning/p olicy
New construction and zoning laws friendly to middle income housing, such as townhomes, duplexes, and smaller SFHs. Only new construction in the area seems to be apartments or \$600K and up new homes.	planning/p olicy
MORE ADU'S APPROVED, MORE AFFORDABLE UNITS FOR OLDER ADULTS AND YOUNG FAMILYS LOW AND MODERATE INCOME	planning/p olicy
ALLOWING MORE RANCHES AND ONE FLOOR HOUSING TO BE DEVELOPED	planning/p olicy
There needs to be strong leadership in Government that sees housing as a public emergency. Public policy must be created to ensure everyone has access to safe, decent affordable housing. This is not about politics, it is about being a caring and responsible society. Having a place to live should be a right, not a privilege.	planning/p olicy
Allow for infill development with an emphasis on the missing middle, shared amenities to allow for more independence.	planning/p olicy
Need increased housing stock servicing middle income and senior/disabled housing. However, transportation remains critical as Deerfield is 30 minutes from most cities (stores, work, medical care); without transport options, it is an isolated and difficult environ for aging in place.	planning/p olicy
Two related challenges with rural housing is large lot minimums and lack of public water and sewer. The large lot size is necessary to provide adequate access to aquifers and safe effluent. What can be done is to encourage duplex construction and accessory dwelling units, providing more choice on the lots that are available.	planning/p olicy
Local land use boards (Planning and Zoning) are the biggest obstacle to creating new housing. They fight housing proposals and slow down the process, causing a long, drawn out process based on emotions not facts.	planning/p olicy
If people need housing that is affordable for their situations, as you say in your question, then the government should get out of the business of subsidizing, incentivizing or otherwise influencing what the market produces. The overemphasis on apartments and subsidized housing has limited choices for middle and upper class families who've moved out in droves to find the housing they want.	planning/p olicy
Make housing types that are more affordable by nature (multi-family, ADU, etc.) allowable by right in all local zoning ordinances.	planning/p olicy
Please regulate the housing market it is out of control and family's are getting broken apart, everyone one i know needs a house and nothing is available, i have 2 children now and still cant find a place in Nh so i will have to move elsewhere	planning/p olicy

Responses	Tags
Reallocation of taxes. Incentives for property owners to offer affordable housing. Rezoning for smaller housing structures on larger properties	planning/policy
Allow more multi family building. Allow smaller lot sizes. Get rid of setting aside open space	planning/policy
Consider development of new areas in the country with plan to build infrastructure (school / Hospital / shopping area) and variety of housing at the same time and avoid increasing density in already established communities as it would create not initially planned stress on already existing infrastructure (school / hospitals / parking / traffic).	planning/policy
SOLE AUTHORITY TO DEFINE HOUDING BY LOCALLY ELECTED BOARDS	planning/policy
Zoning/policy changes; better communication that affordable housing is for everybody and that the old model of rent>Buy house>profit off of house sale to buy bigger house>retire isn't the reality and we need more options to reflect that change	planning/policy
More high-density residential development; more frequent public transportation that is affordable and serves more routes; reduction in downtown vagrancy.	planning/policy
more powerful inclusionary zoning laws (stick not just the carrot), supply chain fixes for building materials, more funding for non-profits willing to take on supportive housing, increased wages for non-profit employees to be able to staff additional supportive housing programming, transitional housing for those leaving incarceration... like a million things	planning/policy
Change the zoning laws, allow more density, build *lots* of affordable housing. RENT CONTROL.	planning/policy
local issues such as zoning restrictions or adverse requirements for development have to be reviewed by the local government. Some type of financial relief (tax credits) to the developers should be expanded. Local communities surrounding Manchester should be more receptive to allowing even encouraging section 8 and low income to middle-income housing development. this could reduce the cost of housing both purchased and rental.	planning/policy
Better zoning regulations that allow lower income housing in ALL cities and towns	planning/policy
Instead of putting up malls. Gas stations and banks on every corner some of the bigger lots could be used for housing	planning/policy
the state needs to allow rent control and tiny homes, zoning needs to be relaxed, and we need to build up	planning/policy
Revise zoning codes	planning/policy
Policies that require all developments have 30% of units affordable. Policies that encourage development of a wide variety of housing types, including ADU, tiny houses, and mobile home areas.	planning/policy
abolish local planning and zoning boards, implement regional land use control policies	planning/policy
Pandemic aside, I believe the current housing crisis in our area is simply one of supply and demand. We need more housing of all types in order to bring costs down. Local land use regulations should be relaxed and land use officials should be required to permit more housing in their communities.	planning/policy
Serious work needs to be done to reanalyze the way we look at developing new housing. We need to reduce the barriers that exist for affordable housing by getting rid of zoning restrictions. Personally, I would like to see cities and towns have incentives to build affordable housing. We also need more housing options for the middle/upper middle class groups, so they open up lower rent apartments that they are currently occupying in Manchester and surrounding communities. I think that there should also be an emphasis on designing newer apartments for the 18-30 year old demographic more often. People my age often require less space, fewer bedrooms, and put a higher emphasis on location, affordability, and amenities. We often have yet to start families, or if they have started	planning/policy

Responses	Tags
families, it usually is a smaller family size. More work needs to be put into developing housing targeted at young people to keep them in this state	
People move out people move in.	
Great question! I have no idea how to answer!	
Same answer as #28	
i have no idea	
If I could answer this I wouldn't have had to move 30 miles from my hometown when I wanted to start a family. This housing problem is not new.	
destroy capitalism??	
I don't know	
Don't know	
Unsure	
Don't know	
I'm not sure what can be done.	
unknown	
I don't know	
Unsure	
All of the above mentioned	
None	
unknown	
All the people you addressed in your question 29.	
Market forces	
Town should have bought Chester Academy to create a village.	
I don't know what can be done. Land and building materials are so expensive builders have to charge crazy prices to make any money. I don't believe they are purposely doing it but it costs as much to build a huge house as it does to build a small one	
Less people or better people with more respect	
If I had the Answer to that i would be making a lot mor money	
Difficult question. Being a native of the state, have watched the growth and the pressure that growth has placed on the cost or housing.	
Do not know the answer. However, making anyone rich and approving any types of housing anywhere is certainly not the correct answer to this dilemma.	
Leave to market forces only	
Knock down the old multi tenant buildings in the city and start over	
Development.	

Manchester only:

What can be done to ensure housing for existing and future residents is created regardless of income level and circumstance? (For example, adult children wanting to live independently in their hometown, retired older adults wanting to downsize, residents needing special care. Please consider that in all cases, people need housing that is affordable for their situations.)

Responses	Tags
Ease regulations for increase density in communities around Manchester. I feel their regulations increase the demand pressure in Manchester.	planning/policy

Responses	Tags
Eliminate a barriers to ADU's including eliminating the need to go before the planning and zoning board. Incentivize ADU construction by providing tax incentives, matching grants or subsidies, and a book (e.g prefab building options, or steps to take to make an ADU) to create an ADU, including contractors and builders who work on a series of ADU's and are managed by a general regional ADU contractor. Create attractive street-entry garden condos for elder housing to free up single family housing stock. Incentivize developers to make a certain percentage of their units affordable. Create incentives to allow homeowners to build wealth by running a business out of their home (e.g. in-home childcare) and facilitate the creation of these opportunities.	planning/policy
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I don't know. Maybe there needs to be a widespread effort throughout the state and country to address this issue and make it a top priority.	planning/policy
ADU's, tiny homes, in-law apartments, and lower rents	planning/policy
Tenant Eviction laws need to be reevaluated. Create adequate housing. A sales tax could be imposed to support housing development.	planning/policy
There needs to be subsidies and regulation that don't just pump cash into developers to build expensive housing. Fully marketized housing has failed miserably; and regulations or subsidy that doesn't support a large base/core of protected public housing or just rewards a kleptocratic traditional housing market will fail miserably.	planning/policy
Change zoning regulations to allow more housing	planning/policy
Realistic rent controlled housing that is not 2 to 8 year waiting list	planning/policy
Make landlords quit doing credit checks and charging fees	planning/policy
Fair and representative zoning - housing must be made for the way the community will look in 10 years, not how it looks now.	planning/policy
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Zoning , regulations need to change	planning/policy
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ALLOWING MORE RANCHES AND ONE FLOOR HOUSING TO BE DEVELOPED	planning/policy
Allow for infill development with an emphasis on the missing middle, shared amenities to allow for more independence.	planning/policy
If people need housing that is affordable for their situations, as you say in your question, then the government should get out of the business of subsidizing, incentivizing or otherwise influencing what the market produces. The overemphasis on apartments and subsidized housing has limited choices for middle and upper class families who've moved out in droves to find the housing they want.	planning/policy

Responses	Tags
Please regulate the housing market it is out of control and family's are getting broken apart, everyone one i know needs a house and nothing is available, i have 2 children now and still cant find a place in Nh so i will have to move elsewhere	planning/policy
Reallocation of taxes. Incentives for property owners to offer affordable housing. Rezoning for smaller housing structures on larger properties	planning/policy
Zoning/policy changes; better communication that affordable housing is for everybody and that the old model of rent>Buy house>profit off of house sale to buy bigger house>retire isn't the reality and we need more options to reflect that change	planning/policy
More high-density residential development; more frequent public transportation that is affordable and serves more routes; reduction in downtown vagrancy.	planning/policy
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Better zoning regulations that allow lower income housing in ALL cities and towns	planning/policy
the state needs to allow rent control and tiny homes, zoning needs to be relaxed, and we need to build up	planning/policy
Revise zoning codes	planning/policy
Policies that require all developments have 30% of units affordable. Policies that encourage development of a wide variety of housing types, including ADU, tiny houses, and mobile home areas.	planning/policy
abolish local planning and zoning boards, implement regional land use control policies	planning/policy
Pandemic aside, I believe the current housing crisis in our area is simply one of supply and demand. We need more housing of all types in order to bring costs down. Local land use regulations should be relaxed and land use officials should be required to permit more housing in their communities.	planning/policy
Serious work needs to be done to reanalyze the way we look at developing new housing. We need to reduce the barriers that exist for affordable housing by getting rid of zoning restrictions. Personally, I would like to see cities and towns have incentives to build affordable housing. We also need more housing options for the middle/upper middle class groups, so they open up lower rent apartments that they are currently occupying in Manchester and surrounding communities. I think that there should also be an emphasis on designing newer apartments for the 18-30 year old demographic more often. People my age often require less space, fewer bedrooms, and put a higher emphasis on location, affordability, and amenities. We often have yet to start families, or if they have started families, it usually is a smaller family size. More work needs to be put into developing housing targeted at young people to keep them in this state	planning/policy
A huge change in political attitudes and genuine respect and concern for fellow citizens is needed, as making housing affordable for all groups would require comprehensive legislative action that the current NH legislature would never pass.	perception
More housing across the board from all income levels.	more options

Responses	Tags
Balance between luxury/McMansions and starter homes, also single level senior/disabled homes.	more options
Increase impact fines for people from Massachusetts buying property in NH. Stop building high end rentals and start building smaller single family units	more options
Increase the supply of housing	more options
retired older adults wanting to downsize	more options
We need to build more housing for people of all income levels so that we can live in truly vibrant communities. The housing supply is so low right now that regardless of what you are looking for it's incredibly difficult to find.	more options
Ensuring that there is enough development to keep up with demand for people of all income levels. Developments seem to pop that are all luxury and not entry level it's unsustainable long term	more options
Again, more buildings specifically for 1 and 2 bedroom apartments that are not luxury and that are not old houses transitioned to apartments. More regulations and ability to report poor or unsafe living conditions, honestly having some sort of sales tax in the state to help balance the high property tax costs.	more options
Too many luxury apartments being built. Not enough 'starter' homes/apartments. Think the DYI shows have made everyone think they need the latest and greatest.	more options
Start with financial education	assistance/resources
More housing options that are appropriate for people who need different services. We may need to change some hearts and minds to do that because of NIMBYism. Also, suggestion to look at creating a glossary of terms for our area so we're all working from the same vocabulary when we're talking about housing options.	assistance/resources
Lower standards for applying for apartments. Not allow landlords to refuse tenants because of public assistance. Less strict credit guidelines. More community programs focused on putting together Caseworker who have knowledge of all resources in the state and country, and for all situations, and assigning a Caseworker to see a family through the entire process, and refer them to any and all programs necessary. It is overwhelming. And the support for women leaving domestic violence situations is pretty much nothing more than talking with advocates. No one guides you through a very traumatic situation, made more traumatic by being homeless.	assistance/resources
Stop helping the wrong people, our taxes are going to the drain because a lot of people get help for rent, food, etc when they're don't deserve, a lot of them lying and play with the system to get everything for free to use their money drinking and using drugs	assistance/resources
people who "want" better housing need to provide for themselves and not to rely on handouts and free rides, after over 35 years of landlord experience, we know what we are talking about	assistance/resources
People need to be financially responsible and seek resources as needed.	assistance/resources
Improve local relations between low income/homeless people and major landlord/real estate "moguls". Manchester had roughly 48% vacancy in rentable units in 2018 according to public data. Wouldn't landlords rather some state income on their units than none at all? Ban "tenant blacklists" that disfavor struggling individuals. Adopt housing first policies for homelessness. The housing exists. When land owners buy up shelter spaces over night on Thanksgiving specifically because they don't want poor people around their property, this is an issue of ignorance and bigotry beyond the availability of housing alone.	assistance/resources
I think having programs that help the low income people to get into housing or own in their own home is very important. It gives them a chance at home ownership and to be responsible taking care of their property in a way that they can't when they rent.	assistance/resources

Responses	Tags
Encourage education/training, hard work, home cooking, and thrift/savings	assistance/resources
Get people to work hard	assistance/resources
better jobs, better training, highly skilled work force	assistance/resources
Build more non-profit owned housing subsidized to be affordable. Encourage construction of ADUs with incentives.	affordable, planning/policy
Manchester needs more housing for moderate income people as well as for low-income folks.	affordable, more options
insist that all developments include some low income housing, housing for disabled, and congregate housing for ppl with mental health and substance use issues, change zoning laws for multifamily units, stop trying to force low income people out of the city where they have access to services and transportation now available elsewhere, add bus service in communities that don't currently have any. Raise the minimum wage to reflect current costs of living.	affordable, assistance/resources
Landlords need to accept subsidies so people can live outside of rough areas and improve lives. Yes sometimes tenants do not work out. Incentives should be provided to landlords as insurance. More subsidies should be given, hotels should have less power to refuse vouchers, those with criminal records improving their lives need more access to housing programs and protection from discrimination. Prices are too high now also for subsidies to cover which needs to be addressed. People often move to the cities from hometowns for public transportation, offer discount drivers Ed especially for women or help with fixing cars, transitional housing programs for those with mental illness that need support, mobile/tiny homes, group homes, more detox/sud and speciality mental health inpatient/residential programs not just short term crisis stays or nhh to treat people so they can maintain a home, support community mental health centers so they can support people in community	affordable
buy and renovate all abandoned building and or mill structures and turn them into housing for low income.vets.battered persons	affordable
More affordable housing being built. We need enough so there isn't multiple year wait lists. We also need more shelters. There is nowhere to go for many and all shelters are full.	affordable
Sliding scale housing with more availability	affordable
stop letting developers build so many high-end apartments. Rent control or at least limiting how much rent can be raised at one time. Start with housing the homeless and those at risk of becoming homeless. Dormitory style housing might be a start. It's certainly better than nothing. Concentrate on low-income housing. We only have so much land so any existing unoccupied buildings should be converted to housing. We may need to consider changing zoning laws. And humans should take priority over the interests of businesses.	affordable
Put a moratorium on luxury housing projects. Demand that developments have a much higher percentage of affordable units and BE REALISTIC about what "affordable" means. Apartments are close to \$2k/month plus utilities throughout the state, often for 1 br and not even properly maintained. Single adults (many of whom are also taking care of their own children and/or elderly parents) can't pay the rents that most housing units cost, and home ownership is not at all within reach. PAY is a major problem too. There are too many extremely low-wage jobs and not enough living wage jobs, even for very skilled, educated, and experienced workers like myself.	affordable

Responses	Tags
<p>We must increase NH minimum wage to \$20/hour, because NO ONE can reasonably live on anything less than that, and with the current housing mess, even \$20/hour (which is only \$40k/annually for full time roles) isn't enough for one person to live independently in New Hampshire.</p> <p>Put a moratorium on Air BnB-type rentals in the state. We are a tourism and service industry state; that's where most jobs are and those jobs pay notoriously low wages while often being seasonal and unbenefited even at management level. Workers in the field can't afford housing anywhere near their jobs! Both the jobs and housing problems exacerbate each other. Can't solve one without fixing the other.</p>	
Build more affordable housing	affordable
Provide reasonable priced low income housing with sufficient space for families	affordable
Create more affordable housing for families/ single parents/ grandparents!Please!	affordable
Make housing a human right instead of a means by which people steal profits from workers	affordable
More affordable housing	affordable
Def more affordable housing for seniors.	affordable
Rent is too high and is limiting how my people in my generation can save money. Housing prices are being ballooned by investors and entities who have no interest in purchasing a residence for themselves.	affordable
Build up affordable housing and round out the rest. All levels needed but affordable has been overlooked to long creating a crisis	affordable
After working in the affordable housing industry for 40 years, i have strong opinions on "affordable" housing and how it has been addressed. This is not a "new" issue. We have been discussing "affordable" housing for at least 30 years!	affordable
Rent controlled apartments for individuals working in the public sector	affordable
Stop the building of high end apartments and invest in affordable housing	affordable
Building more affordable housing and places where seniors can rent based on income	affordable
More rentals (in good shape), price of rentals, off street parking	affordable
More affordable rents. With the pandemic and more people moving into available apartments in NH because they are working from home it has made rents out of reach for many. More rental income affordable especially for Sr. On a fixed limited income.	affordable
More affordable one bedroom or studio apartments	affordable
Actually have affordable housing. I make too much to qualify for aid but rent is one paycheck a month.	affordable
I would to make more of an effort to create opportunities for people of modest means to own thier own homes, with a particular emphasis on multifamily buildings.	affordable
Less people or better people with more respect	
Leave to market forces only	
Knock down the old multi tenant buildings in the city and start over	
Development.	

Medium Towns only:

What can be done to ensure housing for existing and future residents is created regardless of income

level and circumstance? (For example, adult children wanting to live independently in their hometown, retired older adults wanting to downsize, residents needing special care. Please consider that in all cases, people need housing that is affordable for their situations.)

Responses	Tags
My daughter is looking for affordable rental right now	affordable
Lower cost of housing	affordable
More affordable housing in windham	affordable
Affordable apartments and mixed use development are great ideas. Tuscan village would be perfect for young adults and seniors if they weren't so expensive	affordable
More affordable housing. We lack that in Windham. It seems we have lots of 55+ communities all around us, but not affordable housing options.	affordable
More affordable single family homes with enough sq feet for families to upgrade or down grade size based on stage of life	affordable
younger people can't afford newer apartments unless they have a roommate. The ones they can afford are in unsafe, crime-ridden areas in Manchester.	affordable
Need to lower property taxes...these constituencies will never be able to afford living in Derry.	affordable
well maintained, affordable housing financed cooperatively public/private	affordable
More rental opportunities at affordable rates.	affordable
a reduction in cost of taxes after all children have completed school would make it easier for seniors to be able to afford to stay in their homes.	affordable
Sadly, I see very little that can or will be done. Home for sale price's & rental rates are absurdly out of control! As far as I'm concerned, it's all about the profit & greed!	affordable
Taxes make it difficult to stay I. Your home as you age. The community does very little for the seniors	affordable
Stop buying rental houses so houses are affordable for people who actually need them.	affordable
We feel bad that when we sold our prior home, younger buyers had few options for home buying in the area and were in many cases unable to meet the prices that homes were being driven up to. Ideally, new built homes would be designed and constructed to make them more affordable but with easy future growth opportunities to give young buyers a chance to successfully find and own their own starter home.	affordable
A better living wage	affordable
Affordable housing for all	affordable
I definitely think we need to invest in affordable housing. I have a 20 and 17 year old and I'm not sure how they are going to be able to start their independent lives with the cost of housing so high. Apartments that are built tend to be high end. We need to make starter homes and affordable apartments more available.	affordable
Lower pricing	affordable
More affordable rentals and homes to purchase, taking into account rental history when buying	affordable
Building more affordable housing for low income and elderly,	affordable
Tax rates	affordable
I agree with the last line, that in all cases, people need housing that is affordable for their situations.	affordable
Lower taxes for owners. Lower rent for renters.	affordable
Work force housing is critical . Current tax structure not helping. Too many old people do not understand economic value of having younger people in the community.	affordable
Build affordable housing. Smaller units with lower rents.	
Attract business to the area to invest in the future of the community	affordable

Responses	Tags
Affordable rentals, affordable first time homes, better paying jobs to keep young people in the area.	affordable
A good mix of affordable housing is needed in many towns in NH. Younger adults and blue collar and service industry adults of all ages are having hard time finding affordable housing to stay in NH	affordable
Lower property tax and institute a sales tax	affordable
Affordable	affordable
The needs to be more small affordable single family home that are suitable for seniors.	affordable
Stop building new non-affordable housingallow people who have worked hard all their life to afford a place to live	affordable
Lower taxes affordable housing	affordable
Resident owned co ops mobile or manufactured homes.	affordable
Create Senior house we can afford and can access.	affordable
Landlords need to not gouge the cost to rent. The housing market prices need to also go down	affordable
School funding through property taxes drives the cost of housing higher.	affordable
Younger first time buyers like my son have no chance of buying in this market. They do not have cash and cannot pay 400k etc and they both have good jobs. Now paying almost 2000 month for small 1 bedroom and two people working at home. If they move south they could afford it.	
Myself as a senior at 65 If I want to downsize to one level living I would need to go south as 500K + is the cost of housing up in this area and taxes. Very sad.	affordable
Lower property taxes and give seniors a discount on taxes	affordable
I believe Londonderry has done a good job providing housing for older adults wanting to downsize. Many new senior living communities. Londonderry has rental housing and lower	
cost condo's communities as well as the new downtown project that provides more housing but must say is a bit on the higher rental cost price. I think more moderate priced homes are needed.	affordable
build affordable housing that is under \$300k	affordable
Rent control legislation paired with comprehensive society-wide efforts to ensure the availability of affordable housing and public transportation	affordable
Stop interpreting "affordable housing" as apartment complexes. That's just a 21st century name for housing projects. They are loud, crowded, overpriced, and miserable. Everyone who works 40 + hours per week and serves their community (teacher, police officer etc.) should be able to afford a modest SINGLE FAMILY HOME in the community they serve.	affordable
The key is in your questions. Affordable for their situation. Not everyone needs to or has a right to live exactly where they want. Market demands should drive housing decisions	affordable
affordability options and assistance needs due to age and disabilities	affordable, assistance/ resources
Build affordable apartments, condos, and single family homes. Build housing facilities with resources for disabled people and those needing special care. Stop tearing down farmland to build overpriced housing.	affordable, more options

Responses	Tags
More protection for landlords to incentivize investment in affordable housing. The current tenant friendly laws dissuade private investors from becoming landlords	affordable, planning/policy
I need to live in a place where others are so i can make friends without driving. I will need support staff to be available if I need them or to check in on me.	assistance/resources
Community options for seniors to open up single family houses, lower cost housing to meet worker needs, transportation to let workers reach jobs, including out of state workers	assistance/resources
Availability of jobs and willingness to work.	assistance/resources
Fully fund homeless programs.	assistance/resources
Our communities need to invest in housing and provide incentives for developers to do this	assistance/resources
Ensuring employment opportunities are available is key. Many So. NH residents commute/work in MA because the pay is much better.	assistance/resources
Southern New Hampshire does not consider housing for seniors, disabled or low income people as a priority. The almighty buck rules for housing and those that can afford the big, expensive homes.	more options
More housing diversity!	more options
some apartment style homes	more options
Build certain amount town houses	more options
building some smaller homes, allowing tiny homes,	more options
Retired older adults wanting to downsize and not be overwhelmed with property taxes and yet support public education.	more options
Less large homes being built, more small 3-4 bedroom homes and townhouses. Need lower tax rate so home owners and rental properties are more affordable.	more options
Most of the development in town seems to have been senior housing, so I feel like this has been addressed. We do need more lower cost housing and rental housing. All of the new housing on tiny lots cost more than my huge house on a huge lot. I would hate to be starting out or trying to stay in town for my kids in school.	more options
More 3 bedroom townhomes and small single family homes	more options
Housing units	more options
Build more housing of different types.	more options
A few apartmentd	more options
build more housing units!	more options
Retired older adults need to downsize and age in place	more options
We need middle class housing that's affordable. A split level home should not be half a million dollars.....	more options
Focus development on small, low-cost single family homes. Find ways to discourage people moving in from Metro Boston-- We cannot build enough housing here to solve Massachusetts housing problem. Even if it were appropriate to do so, it won't work.	more options
I believe more middle income and rental properties need to be developed so as to bring down the spiking prices.	more options

Responses	Tags
Availability of housing types	more options
Developers will build more houses as there is more demand for them.	more options
Providers of housing, provide different types of housing based on local needs, NOT by EDICT or State or "Board" "dictation!!	more options
A new type of starter home is needed for young families.	more options
Somewhat similar to cape style house.	more options
Areas that want low income and specialized housing can build it. No one has a right to live in their hometown. Affordable housing shouldn't be uncomfortably forced into every community.	Not needed
Stop developments..2 acre min	Not needed
Think enough housing for current population. Rents are too high	Not needed
N/a	Not needed
Not building any more houses. There are already too many in Southern NH. We live here because we like open spaces, forests and nature. Residential development destroys this and creates higher property taxes (more space needed in schools + more teachers = educational costs, more public services needed - plowing, trash pick up, etc., police and fire needs, more traffic and pollution) making it harder to live here.	Not needed
Nothing	Not needed
I do not know any elderly that have a desire to rent apartments so that point is invalid. Young adults want to rent in a city atmosphere where they can walk to downtown. We do not have nor want that for my town. Families want to raise their children in a quiet community without noise, crime and environmental impacts that accompany apartments complexes. I realize there is a housing need, but not for a small town.	Not needed
Build the border walls. Secure our borders. Send back all illegal immigrants to their original countries. Become energy independent. Fund the police properly. Get the schools back to what makes America Great! Eliminate CRT!!! and anything to do with it. Stop inflation!!!!	Not needed
Prosecute those that are responsible for open borders. The American people have laws protecting us from border intrusion. The Democrat party is turning this country into a third world country. Enough!! This has to STOP!!! The American Taxpayer does not want to be the welfare country for the world. Close the Borders and go back to enforcing the law of the land.	Not needed
This question is completely unrealistic. We DO NOT live in a socialist society therefore there are things that you can't afford. People might have to move to different towns further away to have housing in their price range. It is just reality.	Not needed
There are plenty of housing choices. It is not government's responsibility to provide for this. The free market and citizens choices will sort this out.	Not needed
Nothing...Should have built a fence around the town 50 years ago.	Not needed
I don't think we need to do anything more in my town.	Not needed
I believe the market dictates needs within each city or town. Government intervention in suburbs is unnecessary. Vast majority of jobs are in cities so workforce housing seems mostly unnecessary in suburbs. Younger people starting out prefer to live and work in lively cities.	Not needed

Responses	Tags
It's not the government's job to stick its nose into this. Only communist countries allow the government to manage housing! Stop taking away our local votes We don't want more low income housing built in NH or stack'n'pack buildings in places they are not needed or wanted.	Not needed
I think we need to focus on the proposals for new developments and how to present or market them to the community. For example, when people in our town hear that someone wants to build multi-unit properties, they immediately think "overcrowding" "traffic" "not enough water"...we need the proposals to include visuals and data that are easy to communicate and digest, so that people don't oppose the project before hearing the details.	perception
Take away the stigmatism of lower level housing, everyone deserves a decent place to live successfully within their means and making sure services are available. NH needs more public transportation to support those who cannot afford or want to drive everywhere.	perception
People are trying to get out of the cities from Covid. So they're moving out here. Not to mention it's absolutely beautiful here. But the prices skyrocketed. It is definitely a sellers market. Good luck trying to find a house in an affordable price range.	perception
Educate public to end NIMBY	perception
Master planned communities which would mix all of these	planning/p olicy
Encourage the development of housing for all income levels and circumstances through ease of permitting, tax breaks, subsidies.	planning/p olicy
Everybody needs to work towards the same goal. The Federal Govt. ,the State govt., municipal governments need to ease the regulations and understand that housing all its citizens benefits everybody in the long run. The business sector needs to find a path for work force housing the non-profits need to prioritize help for the homeless and those whose housing is unstable.	planning/p olicy
I think size-restricted housing would be easier to administrate (no income or age verification) and a small size by economy of scale will keep prices lower compared to larger, market-sized homes. These would be suitable to older adults wanting to right-size, single adults, young families, young couples or housemates.	planning/p olicy
NH must accept that we need an income tax and there will be equal taxation.	planning/p olicy
Start planning now. In each county or region..Work with for profit and nonprofit groups. Include real estate and contractor companies. Include legal experts familiar with land usage laws. Look at open land and unused buildings suitable for repurposing. Make a list. Develop pros and cons of each.	planning/p olicy
Lighten up restrictions on needing 2 acres	planning/p olicy
Provide variety of housing options and create programs to reduce costs for builders. Also, look at local impact fees - too high for ADUs and other housing options that produce limited number of school age children.	planning/p olicy
I think it boils down to zoning laws. I understand that many towns in southern New Hampshire are mainly single family communities, but I think it's unrealistic for Manchester and Nashua to House everyone living in multi family homes. There's also a real lack of condos in southern NH, it's either rentals or single families.	planning/p olicy
Multi-unit housing at town or shopping centers near to transportation options is critical	planning/p olicy
In Chester the community blocks any plans to build more affordable housing and senior housing. I'm not sure what can be done to change this.	planning/p olicy
Zoning for higher density, lower cost homes in certain areas of the town. "The Pines" is an older neighborhood like this, if another area in town could be zoned in similar fashion it	planning/p olicy

Responses	Tags
would provide needed housing diversity options. Condos/row homes would also meet the need.	
Mixed types	planning/policy
I appreciate you taking this challenge on as it is a big one. The housing mix in NH certainly needs to be addressed, and it would be great to have a conscious eye on preserving the natural beauty of the state and revitalizing underutilized and depressed areas. It seems there is a propensity toward developing vacant land. In many areas this leaves dilapidated properties scattered throughout. Are there opportunities to redevelop these into mixed-use residential and commercial? Successful models have played out in other parts of the US, allowing communities to address housing needs across the income and needs spectrums while also creating attractive incentives for commerce.	planning/policy
Limit/stop building on land for more businesses and companies to use for affordable housing. Look for areas with rundown and abandoned homes and make use of it with putting up homes, have different locations with different set up or size of the homes in different areas depending in situation and use certain processes to calculate affordable housing for each community of people depending on their situation	planning/policy
The \$6M question. Where to build? And what type? At what cost to town? Residential development is trying to build in commercial zones that are needed for commercial/industrial use to help offset the tax base.	planning/policy
Have the state live up to its obligation fully fund the cost of education in public schools. Currently communities discourage housing for young families because it costs too much to educate kids and they allow only senior housing because seniors do not add to the schools. The result is unsustainable - an aging population and no place to live for families that are starting out. Most problems with managing growth wisely in NH can be traced back to our distorted tax policy and the state's failure to live up to its obligation to provide a stellar education to all our children at state expense. Because the state has not lived up to its obligation to fund education equally local land use policies have been distorted to favor types of developments that are perceived to be tax friendly like senior housing, high cost housing, commercial development at the expense of moderate priced family homes where kids can grow up. And low income rental units - forget it. They are perceived by many to be even worse. It all comes back to our over reliance on property taxes and the inadequate unfair system of dividing up the funds raised for education between those towns with a high EAV per child and a resulting low school tax rate and those with a low EAV per child and therefore a high tax rate for schools. The problem is causing our demographics to tilt older, our land use policies to damage the environment by favoring commercial development and sprawl outside of our down towns and construction of types of housing we don't need (larger lot sizes expensive and housing that is more tax positive). Quite simply it is destroying our state!	planning/policy
More ranch style homes, more tax breaks or grants for accessible home buildings or conversion.	planning/policy
Allowing accessory dwelling units. Derry has a huge percentage of rental units compared to surrounding towns but the high prices and economic uncertainty both limit renters options for the future. I don't want to see large corporations buying up available housing and then renting it out as is the case in many parts of the country.	planning/policy
Stop allowing commercial building — no need for big apartment complexes non need for big box stores in a town community	planning/policy

Responses	Tags
Each town needs to listen to the needs of its citizens, and build accordingly.	planning/p olicy
Update the policy related to how towns are run. Town council has been fine in years past but with increased population growth these places should change to city council and eliminate "town meeting day" to have it run like a city	planning/p olicy
Change the zoning to have mixed community housing. We have enough large houses and over 1 acre property around	planning/p olicy
Stop building these ridiculously-priced McMansions. This kind of housing attracts the people who transplant here from their Massachusetts. These homes are so close together it's like living with all your neighbors. Build more multi-housing units like the Nevins, not like the obscenely priced American Assisted Living complex. Federal money will enable building more affordable housing.	planning/p olicy
We could raise the minimum wage in NH and invest aid in communities that need it most, including funding public schools with something other than property taxes.	planning/p olicy
less restrictive lab use regulations	planning/p olicy
Continue ADU along with possible future Tiny Homes developments	planning/p olicy
Our town of Bedford has too many restrictions for additional housing on private property. For instance, the maximum sq footage for an addition is 900 sq ft. (Like an In-law unit) and must be attached to existing home. Also, it cannot have its own entrance. The main entrance to the existing home has to be used to get to the 'In-Law unit' Making it undesirable to build an addition. We'd love our son and young family to take over living in our present home (4 bedroom, 2.5 bath) And build something smaller in our backyard for my husband and self. We have plenty of room to do this but the town restrictions are too much.	planning/p olicy
I have no idea - but I know whatever it is Windham has already ensured that it cannot happen here	planning/p olicy
Partnerships with legislatures, state and local, developers, tax incentives, federal funds available, public education and engagement.	planning/p olicy
Build more homes and reduce red tape restrictions	planning/p olicy
More quantity and more diverse housing inventory. Take a more regional approach so a couple of towns aren't carrying 90% of the load for the rest of the region.	planning/p olicy
Housing costs fundamentally run on economics, so the question is a bit idealistic. What the state can do is provide more visibility into how funding is allocated for special programs and perhaps give citizens direct voting ability on some things. People would vote for this if they had a chance to.	planning/p olicy
Allow developers to actually develop suitable land without Town/political interference.	planning/p olicy
That question ends by you telling me what I should answer, which means you don't want an honest answer. Government-mandated housing laws are a bigger problem than the lack of housing.	planning/p olicy
Working with developers to implement master plan guidance.	planning/p olicy
New construction and zoning laws friendly to middle income housing, such as townhomes, duplexes, and smaller SFHs. Only new construction in the area seems to be apartments or \$600K and up new homes.	planning/p olicy
There needs to be strong leadership in Government that sees housing as a public emergency. Public policy must be created to ensure everyone has access to safe, decent affordable housing. This is not about politics, it is about being a caring and responsible society. Having a place to live should be a right, not a privilege.	planning/p olicy

Responses	Tags
Local land use boards (Planning and Zoning) are the biggest obstacle to creating new housing. They fight housing proposals and slow down the process, causing a long, drawn out process based on emotions not facts.	planning/policy
Allow more multi family building. Allow smaller lot sizes. Get rid of setting aside open space	planning/policy
Consider development of new areas in the country with plan to build infrastructure (school / Hospital / shopping area) and variety of housing at the same time and avoid increasing density in already established communities as it would create not initially planned stress on already existing infrastructure (school / hospitals / parking / traffic).	planning/policy
SOLE AUTHORITY TO DEFINE HOUDING BY LOCALLY ELECTED BOARDS	planning/policy
If I could answer this I wouldn't have had to move 30 miles from my hometown when I wanted to start a family. This housing problem is not new.	
I don't know	
Don't know	
Unsure	
Don't know	
I'm not sure what can be done.	
unknown	
I don't know	
Unsure	
All of the above mentioned	
All the people you addressed in your question 29.	
Market forces	
I don't know what can be done. Land and building materials are so expensive builders have to charge crazy prices to make any money. I don't believe they are purposely doing it but it costs as much to build a huge house as it does to build a small one	
If I had the Answer to that i would be making a lot mor money	
Difficult question. Being a native of the state, have watched the growth and the pressure that growth has placed on the cost or housing.	
Do not know the answer. However, making anyone rich and approving any types of housing anywhere is certainly not the correct answer to this dilemma.	

Small Towns only:

What can be done to ensure housing for existing and future residents is created regardless of income level and circumstance? (For example, adult children wanting to live independently in their hometown, retired older adults wanting to downsize, residents needing special care. Please consider that in all cases, people need housing that is affordable for their situations.)

Responses	Tags
There needs to be more affordable housing in many varieties: garden style condos, town homes, single family homes - just smaller with a less significant footprint. Workforce housing should be income based, and local workers should be prioritized. I'm thinking teachers, fire fighters, etc.	affordable
Rent caps or sliding scale depending on income. Bottom line is that property is too expensive if you're not a boomer.	affordable
regulations put in place to allow for housing that is income based and size limit based	affordable
pricing of housing in New Boston has become unattainable	affordable
Smaller housing and cheaper to operate and maintain	affordable
We need affordable housing, and living wages. We also need education on the importance of savings and finances.	affordable
A group of concerned citizens in Deerfield are working on an affordable rental housing initiative for Seniors and "workforce" housing. It will be on a relatively small scale but much needed. Terminology is tough because of preconceived misconceptions.	affordable
Keep interest rates low. Have more affordable options. There currently isn't enough inventory and that is driving prices up. Raising interest rates may lead to lower cost but will impact younger people's ability to pay.	affordable
More workforce housing	affordable
The cost of housing in NH is out of control. There are 4 people in my house, because my adult sons cannot afford apartments of their own. Not sure what the solution is. Definitely do not want more government intervention.	affordable
Cost of homes down in price.	affordable
Housing is and for at least a century has been expensive relative to our incomes. The "market" provides the housing we want, and it's our responsibility, not government's, to work and save to afford that housing. Subsidies, such as sec. 8 housing, are one acceptable way to accommodate the needs of those who, for reasons beyond their control, are unable to afford housing.	affordable
People in 30s plus cannot pay Rent fees. $\$2000 \times 12 = 24,000$.	
When they make \$30000 to \$40000 year	affordable
property taxes to high for retired folks on fixed income, No affordable housing for the working force.	affordable
Lowering property taxes in nh	affordable
I believe and hope that a builder could build some low income housing if the building cost were to decline. Affordable housing and low income housing are difficult to find in the Southern New Hampshire area.	affordable
Keeping taxes as low as possible, allowing development of different types of housing	affordable
Housing must be achievable within an affordable price range. Applying regulations to out of state buyers planning to flip the house would help minimize the number of houses that are higher in price than is reasonable locally.	affordable
Give greater consideration to long term residents of nh and not to focus on out of state buyers/renters that have greater income. NH min wage still awful	affordable

Responses	Tags
I think availability and affordability are the two biggest barriers for those wanting to reside in Auburn. My husband and I joke that we got the last affordable house in Auburn. The homes we see for sale in our area are so expensive. I'm not sure what can be done to help residents. There's only so much land to build on and some people are still managing to buy the homes are listed for sale. Ideally, we would have a mix of all these options to have a diverse housing market that can accommodate residents in all life stages and needs.	affordable, more options
The biggest problem is property taxes having to pay for education which is ridiculous and ends up pricing people out of their homes. The costs of financing and the rules around the ratio of the cost of the land to the cost of the building is also ridiculous and drives up the price. Town regs should allow for houses of different sizes to be built in the same developments and people should stop being scared that affordable means dangerous. Design guidelines and form based codes could mean that mixed use developments are possible even in the state's rural communities so that town growth can replicate what is most loved about the old towns in the first place.	affordable, planning/policy
More reasonable classes to train plumbers, electricians, carpenters, repairmen, etc.	assistance/resources
Set up 55+communities reasonably priced and/or assisted living housing	assistance/resources
I live in a 4 bedroom home on 3plus acres. I cannot maintain this house by myself. My ability to walk is going to impact me at some future time.	assistance/resources
Town needs to build senior living facilities. Zoning regulations changes to facilitate such changes.	assistance/resources
House seekers might have to locate to a different area to afford a house that is in their budget. I wanted to live in Lexington,Ma but couldn't afford it so I found a house further away that I could afford.	assistance/resources
Have the town invest in income based housing.	assistance/resources
Parents leaving houses for kids	assistance/resources
Develop more 55 and up housing. Create a special mortgage or property tax incentive for 1st time home buyers purchasing in the Town they grew up.	assistance/resources
FHA insurance is driving leanding driving up prices, get ridof FHA	assistance/resources
More local rentals available	more options
Senior housing is essential	more options
Need senior housing	more options
Create specific housing to accommodate these needs.	more options
Retired older adults housing	more options
Housing lots are small with oversized houses on them. These are not necessarily relevant for seniors and small families.	more options
Stop the new monster houses and stop with the huge mortgages homes should never ever cost so much anything 250000 is stupid and causes young adults not to be able to afford a home. Stupid	
Stop removing the American dream	
Butt out	more options
different types of housing options	more options
More rental options	more options

Responses	Tags
Working with Developers to create tasteful and well planned developments where most homes might be higher end but a reasonable percentage could be devoted for first time homeowners. These first time homes would be much more modest but still in keeping with the flavor of the development. This could create more diversity as well as providing incentives to those first time home owners to work progressively to owning a larger home as the family grows. It could also allow for those downsizing to remain in the community while providing diversity in the neighborhood.	more options
We don't have any of those options currently. I'd my kids wanted to live here, they can't and if we want to downsize and retire, we can't do it here	more options
More incentives for developers to build smaller homes and multifamily housing. Changes in town zoning to allow multifamily housing.	more options, planning/policy
Unfortunately I don't believe ALL types of housing need to be made available. I understand it would be ideal to have 55+ housing for residents to remain in the community if they are no longer able to afford their current housing. However, bringing in rental units, low income housing, or apartment buildings doesn't necessarily benefit the community as a whole. Those who rent, don't pay taxes, but their children utilize the school system, which imposes a cost to tax payers. In most cases, low income tenants, pay reduced taxes or none at all which again shifts the burden to single family home owners. The only way to off-set taxes here, in a manner which will benefit the community, is to bring in commercial properties.	Not needed
As a community we don't need low income, high density housing. That brings a whole host of expensive costs to a town. We do need nicely designed affordable senior living housing.	Not needed
I do not believe we should encourage any population increase in NH. I believe we should lower our population. Thus I do not see any need for additional housing to be allowed to be created. I favor more strict zoning laws to prevent any increase in housing.	Not needed
Economic factors are the greatest determining factors	
My comm its is not appropriate for senior housing as amenities and shopping and medical care are too distant	planning/policy
Pass work-force housing ordinance in our town	planning/policy
Zoning changes to allow more density.	planning/policy
Keep detached accessory dwelling units with fewer restrictions and increase size allowed for same, allow Airbnb's, remove obstacles to renting a room inside one's house, build tasteful low income housing, purchase and renovate dilapidated NH farms and rents as multi-family homes, encourage multi-family housing and building with tax incentives to landlords, encourage local job training opportunities and programs through partnerships between community colleges and business, hire construction managers General Contractors to oversee nice, but smaller places to build for lower income families- design houses to work for lower income families like having bunk beds, central wood stove heating, energy efficient housing, solar panels, great insulation all to reduce living costs. Give tax breaks to those willing to work on constructing multi-family homes- similar to programs put out by Habitat for humanity but instead pay teenagers under the guidance of a GC and construction foreman to build and earn education credits, workplace experience in the building trades. Source construction of lower income homes locally. Promote family gardens/cooperative gardens.	planning/policy
Development set aside larger than a couple of units and flexible financial qualifications	planning/policy

Responses	Tags
creative options for senior living, more affordable housing for first time buyers, more flexible options for sharing space/tiny homes/ relaxing snob zoning while maintaining rural character	planning/po licy
The government (ie; state and local) needs to encourage the creation of affordable entry-level housing for a young workforce and affordable smaller housing suitable for retirees and the elderly. Without a concerted strategy at the government level to support all demographics (ie; young / mid-life / older / elderly) we are just going to see a continuation of building houses that are too big designed to support affluent families that then outgrow them.	planning/po licy
Modify zoning restrictions.	planning/po licy
Allow in-law Apts with home	planning/po licy
signifigant tax incentives to builders/developers to build affordable apartments/complex's.	planning/po licy
In Chester recent new builds are all high end private homes. Unless there is a specific focus or state requirement on other types of housing, I'm not sure how it will happen. The current economic environment is obviously also a challenge. But the needs are real and they are immediate.	planning/po licy
Zoning needs to be restructured to allow housing for seniors or building on in-laws/single apartments-more rental homes allowed	planning/po licy
Stop bring in business in small towns, stricter zoning laws	planning/po licy
Less restrictive area requirements, more assistance in building and constructing green homes, encourage encourage business and housing combinations or cooperatives.	planning/po licy
Recent zoning changes, at our last Town elections, should help considerably and sufficiently. No further action needed	planning/po licy
Shrink government mandates and regulations to the smallest local level administration layer. This affords accountability to those most impacted.	planning/po licy
More cluster housing. Smaller sq footage.	planning/po licy
Fewer 55+ housing developments and more zoning for multifamily and smaller housing; getting rid of minimum acreage requirements	planning/po licy
Less government interference.	planning/po licy
If the question is what can municipalities do, the answer is very little. We live in a rural town with no utilities and have septic and sewer. There's few to none apartments or rentals. Town could permit in-law type arrangements in single-family homes.	planning/po licy
Create rent controlled housing!	planning/po licy
Incentives for builders to build attractive, easily maintained, energy efficient, low cost of ownership, clustered with common water and waste utilities. Most likely a portfolio of housing designs and templates for infrastructure. Local builders are too accustomed to easy profits.	planning/po licy
Adjust zoning to allow for more affordable housing, senior independent living, and a more robust downtown.	planning/po licy
Reconsideration of zoning restrictions, ability to access reasonable financing, increased rate of construction for homes that match the current demographic and economics for the region.	planning/po licy
Rich towns should be forced to build affordable housing. Affordable housing should be based on the demographic of the jobs in the town. As an example, Bedford has lots of retail, they should have enough affordable housing to support those retail jobs.	planning/po licy

Responses	Tags
Need increased housing stock servicing middle income and senior/disabled housing. However, transportation remains critical as Deerfield is 30 minutes from most cities (stores, work, medical care); without transport options, it is an isolated and difficult environ for aging in place.	planning/po licy
Two related challenges with rural housing is large lot minimums and lack of public water and sewer. The large lot size is necessary to provide adequate access to aquifers and safe effluent. What can be done is to encourage duplex construction and accessory dwelling units, providing more choice on the lots that are available.	planning/po licy
Make housing types that are more affordable by nature (multi-family, ADU, etc.) allowable by right in all local zoning ordinances.	planning/po licy
Instead of putting up malls. Gas stations and banks on every corner some of the bigger lots could be used for housing	planning/po licy
People move out people move in.	
Great question! I have no idea how to answer!	
Same answer as #28	
i have no idea	
destroy capitalism??	
unknown	
Town should have bought Chester Academy to create a village.	

Young Adults only:

What can be done to ensure housing for existing and future residents is created regardless of income level and circumstance? (For example, adult children wanting to live independently in their hometown, retired older adults wanting to downsize, residents needing special care. Please consider that in all cases, people need housing that is affordable for their situations.)

Responses	Tags
Landlords need to accept subsidies so people can live outside of rough areas and improve lives. Yes sometimes tenants do not work out. Incentives should be provided to landlords as insurance. More subsidies should be given, hotels should have less power to refuse vouchers, those with criminal records improving their lives need more access to housing programs and protection from discrimination. Prices are to high now also for subsidies to cover which needs to be addressed. People often move to the cities from hometowns for public transportation, offer discount drivers Ed especially for women or help with fixing cars, transitional housing programs for those with mental illness that need support, mobile/tiny homes, group homes, more detox/sud and speciality mental health inpatient/residential programs not just short term crisis stays or nhh to treat people so they can maintain a home, support community mental health centers so they can support people in community	affordable
Rent caps or sliding scale depending on income. Bottom line is that property is too expensive if you're not a boomer.	affordable
Stop buying rental houses so houses are affordable for people who actually need them.	affordable
Lower taxes for owners. Lower rent for renters.	affordable
Affordable	affordable
Make housing a human right instead of a means by which people steal profits from workers	affordable
Housing must be achievable within an affordable price range. Applying regulations to out of state buyers planning to flip the house would help minimize the number of houses that are higher in price than is reasonable locally.	affordable

Responses	Tags
Rent is too high and is limiting how my people in my generation can save money. Housing prices are being ballooned by investors and entities who have no interest in purchasing a residence for themselves.	affordable
Rent controlled apartments for individuals working in the public sector	affordable
More affordable one bedroom or studio apartments	affordable
I think availability and affordability are the two biggest barriers for those wanting to reside in Auburn. My husband and I joke that we got the last affordable house in Auburn. The homes we see for sale in our area are so expensive. I'm not sure what can be done to help residents. There's only so much land to build on and some people are still managing to buy the homes are listed for sale. Ideally, we would have a mix of all these options to have a diverse housing market that can accommodate residents in all life stages and needs.	affordable, more options
Build affordable apartments, condos, and single family homes. Build housing facilities with resources for disabled people and those needing special care. Stop tearing down farmland to build overpriced housing.	affordable, more options
I need to live in a place where others are so i can make friends without driving. I will need support staff to be available if I need them or to check in on me.	assistance/ resources
Have the town invest in income based housing.	assistance/ resources
Improve local relations between low income/homeless people and major landlord/real estate "moguls". Manchester had roughly 48% vacancy in rentable units in 2018 according to public data. Wouldn't landlords rather some state income on their units than none at all? Ban "tenant blacklists" that disfavor struggling individuals. Adopt housing first policies for homelessness. The housing exists. When land owners buy up shelter spaces over night on Thanksgiving specifically because they don't want poor people around their property, this is an issue of ignorance and bigotry beyond the availability of housing alone.	assistance/ resources
More housing across the board from all income levels.	more options
More rental options	more options
Build more housing of different types.	more options
Increase impact fines for for people from Massachusetts buying property in NH. Stop building high end rentals and start building smaller single family units	more options
We need middle class housing that's affordable. A split level home should not be half a million dollars.....	more options
We need to build more housing for people of all income levels so that we can live in truly vibrant communities. The housing supply is so low right now that regardless of what you are looking for it's incredibly difficult to find.	more options
We need more affordable single-family homes. When a community has "affordable housing" it always seems to be rentals. I would love to see small, single-family homes. Something I could own without spending millions on more rooms than I'll ever need.	more options
Ensuring that there is enough development to keep up with demand for people of all income levels. Developments seem to pop that are all luxury and not entry level it's unsustainable long term	more options
Again, more buildings specficially for 1 and 2 bedroom apartments that are not luxury and that are not old houses transitioned to apartments. More regulations and ability to report poor or unsafe living conditions, honestly having some sort of sales tax in the state to help balance the high property tax costs.	more options
Unfortunately I don't believe ALL types of housing need to be made available. I understand it would be ideal to have 55+ housing for residents to remain in the community if they are no longer able to afford their current housing. However, bringing in	Not needed

Responses	Tags
rental units, low income housing, or apartment buildings doesn't necessarily benefit the community as a whole. Those who rent, don't pay taxes, but their children utilize the school system, which imposes a cost to tax payers. In most cases, low income tenants, pay reduced taxes or none at all which again shifts the burden to single family home owners. The only way to off-set taxes here, in a manner which will benefit the community, is to bring in commercial properties.	
People are trying to get out of the cities from Covid. So they're moving out here. Not to mention it's absolutely beautiful here. But the prices skyrocketed. It is definitely a sellers market. Good luck trying to find a house in an affordable price range.	perception
Ease regulations for increase density in communities around Manchester. I feel their regulations increase the demand pressure in Manchester.	planning/p olicy
Eliminate a barriers to ADU's including eliminating the need to go before the planning and zoning board. Incentivize ADU construction by providing tax incentives, matching grants or subsidies, and a book (e.g prefab building options, or steps to take to make an ADU) to create an ADU, including contractors and builders who work on a series of ADU's and are managed by a general regional ADU contractor. Create attractive street-entry garden condos for elder housing to free up single family housing stock. Incentivize developers to make a certain percentage of their units affordable. Create incentives to allow homeowners to build wealth by running a business out of their home (e.g. in-home childcare) and facilitate the creation of these opportunities.	planning/p olicy
We need rent control in New Hampshire, we need to cut down on absentee landlords, and our services shouldn't be primarily funded by property taxes. We claim to be "tax free," but really we are just pushing the burden onto homeowners who are not independently wealthy. The minimum wage also is in dire need of an increase in NH, and we need to start investing in workforce housing and housing that is truly affordable. Most of the new housing projects/apartment projects I see in the state and city seem to be focused on getting wealthy people to move here, and that is ruining our state and making it unaffordable for people who have grown up here and love this state.	planning/p olicy
I think it boils down to zoning laws. I understand that many towns in southern New Hampshire are mainly single family communities, but I think it's unrealistic for Manchester and Nashua to House everyone living in multi family homes. There's also a real lack of condos in southern NH, it's either rentals or single families.	planning/p olicy
The government on all three levels should invest in more affordable housing including public housing options. Municipalities need to loosen zoning regulations to allow for more constitutions Towns and cities should adapt mandatory inclusionary zoning laws that require every developer to set a certain number of units for affordable housing. Rehabilitate old and unoccupied buildings and turn them into housing. Making sure that any housing that is build uses a universal design that is accessible and meets the needs of the disability community.	planning/p olicy
Limit/stop building on land for more businesses and companies to use for affordable housing. Look for areas with rundown and abandoned homes and make use of it with putting up homes, have different locations with different set up or size of the homes in different areas depending in situation and use certain processes to calculate affordable housing for each community of people depending on their situation	planning/p olicy
Stop allowing commercial building —- no need for big apartment complexes non need for big box stores in a town community	planning/p olicy

Responses	Tags
There needs to be subsidies and regulation that don't just pump cash into developers to build expensive housing. Fully marketized housing has failed miserably; and regulations or subsidy that doesn't support a large base/core of protected public housing or just rewards a kleptocratic traditional housing market will fail miserably.	planning/policy
Fewer 55+ housing developments and more zoning for multifamily and smaller housing; getting rid of minimum acreage requirements	planning/policy
Rent caps, diverse builds, regulation on "slum-landlords"	planning/policy
New construction and zoning laws friendly to middle income housing, such as townhomes, duplexes, and smaller SFHs. Only new construction in the area seems to be apartments or \$600K and up new homes.	planning/policy
Allow for infill development with an emphasis on the missing middle, shared amenities to allow for more independence.	planning/policy
Please regulate the housing market it is out of control and family's are getting broken apart, everyone one i know needs a house and nothing is available, i have 2 children now and still cant find a place in Nh so i will have to move elsewhere	planning/policy
Reallocation of taxes. Incentives for property owners to offer affordable housing. Rezoning for smaller housing structures on larger properties	planning/policy
Zoning/policy changes; better communication that affordable housing is for everybody and that the old model of rent>Buy house>profit off of house sale to buy bigger house>retire isn't the reality and we need more options to reflect that change	planning/policy
more powerful inclusionary zoning laws (stick not just the carrot), supply chain fixes for building materials, more funding for non-profits willing to take on supportive housing, increased wages for non-profit employees to be able to staff additional supportive housing programming, transitional housing for those leaving incarceration... like a million things	planning/policy
the state needs to allow rent control and tiny homes, zoning needs to be relaxed, and we need to build up	planning/policy
Revise zoning codes	planning/policy
Pandemic aside, I believe the current housing crisis in our area is simply one of supply and demand. We need more housing of all types in order to bring costs down. Local land use regulations should be relaxed and land use officials should be required to permit more housing in their communities.	planning/policy
Serious work needs to be done to reanalyze the way we look at developing new housing. We need to reduce the barriers that exist for affordable housing by getting rid of zoning restrictions. Personally, I would like to see cities and towns have incentives to build affordable housing. We also need more housing options for the middle/upper middle class groups, so they open up lower rent apartments that they are currently occupying in Manchester and surrounding communities. I think that there should also be an emphasis on designing newer apartments for the 18-30 year old demographic more often. People my age often require less space, fewer bedrooms, and put a higher emphasis on location, affordability, and amenities. We often have yet to start families, or if they have started families, it usually is a smaller family size. More work needs to be put into developing housing targeted at young people to keep them in this state	planning/policy

EVALUACIÓN REGIONAL DE NECESIDADES DE VIVIENDA 2022

The General Public Survey was also distributed in Spanish via two separate collector links- one general link that was used on the project website (snhpchousing.org) and one that was distributed to our equity stakeholder group. One response was received and is presented below.

Q1. Actualmente, yo: Alquilo la vivienda en la que vivo (Currently, I: Rent the house I live in)

Q2. ¿En qué tipo de casa en la que vive actualmente? (Seleccione uno): Vivienda multifamiliar (de 2 a 4 unidades) (What type of house do you currently live in? (Select one): Multi-family dwelling (2-4 units))

Q3. Idealmente, ¿en qué tipo de vivienda preferiría vivir ahora (independientemente del costo)? (Seleccione uno): Casa de una sola familia (Ideally, what type of housing would you prefer to live in now (regardless of cost)? (Select one): Single Family Home)

Q4. ¿Actualmente está buscando un nuevo lugar para vivir?: Si (Q4. Are you currently looking for a new place to live?: Yes)

Q5. ¿Si la respuesta es no, cuando fue la última vez que se mudó?: De 6 a 10 años (If the answer is no, when was the last time you moved?: From 6 to 10 years)

Q6. Indique el nivel de importancia que da a las siguientes características cuando esta eligiendo el barrio en el que desea vivir. (Please indicate the level of importance you give to the following characteristics when choosing the neighborhood in which you want to live.)

	Muy alto (Very high)		Alto (high)		Neutro (neutral)		Bajo (low)		muy bajo (very low)		N/A		No sé (I don't know)	
Cercanía a familia, amistades, u otros conocidos (Closeness to family, friends, or other acquaintances)	0%	0	100%	1	0%	0	0%	0	0%	0	0%	0	0%	0
Cercanía a lugar de trabajo (Close to workplace)	0%	0	100%	1	0%	0	0%	0	0%	0	0%	0	0%	0
Cercanía a comodidades (tales como almacenes, centros médicos, centro de la ciudad, áreas recreacionales, etc.) (Proximity to amenities (such as stores, medical centers, downtown, recreational areas, etc.))	0%	0	100%	1	0%	0	0%	0	0%	0	0%	0	0%	0
Fácil acceso a transporte público (Easy access to public transportation)	0%	0	0%	0	100%	1	0%	0	0%	0	0%	0	0%	0

	Muy alto (Very high)		Alto (high)		Neutro (neutral)		Bajo (low)		muy bajo (very low)		N/A		No sé (I don't know)	
Que sea dentro de mi presupuesto (Make it within my budget)	0%	0	100%	1	0%	0	0%	0	0%	0	0%	0	0%	0
Sistema escolar (School system)	100%	1	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0
Tamaño de la Vivienda (house size)	0%	0	100%	1	0%	0	0%	0	0%	0	0%	0	0%	0
Infraestructura y disponibilidad de servicios (internet, agua, alcantarillado, aceras, internet, etc.) (Infrastructure and availability of services (internet, water, sewage, sidewalks, internet, etc.))	100%	1	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0
Características del terreno (riesgo de inundación, tipo de suelo, etc.) (Characteristics of the land (risk of flooding, type of soil, etc.))	0%	0	100%	1	0%	0	0%	0	0%	0	0%	0	0%	0
Amenidades del terreno (tamaño, vista, etc.) (Ground amenities (size, view, etc.))	0%	0	100%	1	0%	0	0%	0	0%	0	0%	0	0%	0
Ubicado cerca de donde crecí (Located near where I grew up)	0%	0	0%	0	100%	1	0%	0	0%	0	0%	0	0%	0
Seguridad (Security)	0%	0	100%	1	0%	0	0%	0	0%	0	0%	0	0%	0
Presencia de una comunidad establecida, cercanía al centro de una ciudad o pueblo, y eventos (Presence of an established community, proximity to the center of a city or town, and events)	0%	0	100%	1	0%	0	0%	0	0%	0	0%	0	0%	0
Cercanía a opciones de recreación al aire libre	0%	0	100%	1	0%	0	0%	0	0%	0	0%	0	0%	0
Otros (por favor especifique) (Close to														

	Muy alto (Very high)		Alto (high)		Neutron (neutral)		Bajo (low)		muy bajo (very low)		N/A		No sé (I dont know)	
outdoor recreation options Others (please specify))														

Q7. Seleccione el escenario que mejor describa los costos asociados con su vivienda (hipoteca o arriendo, más servicios básicos, seguro, e impuestos prediales): El costo de mi vivienda es entre el 30% y el 50% de los ingresos totales de nuestro hogar (Select the scenario that best describes the costs associated with your home (mortgage or rent, plus utilities, insurance, and property taxes): The cost of my home is between 30% and 50% of our total household income)

Q8. En su comunidad, que tan de acuerdo está usted con que hacen falta más de los siguientes tipos de vivienda: (In your community, how much do you agree that more of the following types of housing are needed:)

	Muy de acuerdo (Strongly agree)		de acuerdo (Agree)		neutral		en desacuerdo (disagree)		muy en desacuerdo (strongly disagree)		N/A		No sé (I dont know)	
Viviendas de lujo (luxury homes)	0%	0	100%	1	0%	0	0%	0	0%	0	0%	0	0%	0
Viviendas para gente de ingresos medios (Middle income housing)	100%	1	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0
Viviendas para gente de bajos ingresos (Low income housing)	0%	0	100%	1	0%	0	0%	0	0%	0	0%	0	0%	0
Viviendas de arriendo (rental housing)	100%	1	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0
Viviendas para personas de tercera edad (Housing for the elderly)	0%	0	0%	0	100%	1	0%	0	0%	0	0%	0	0%	0
Viviendas para personas con discapacidades (Housing for people with disabilities)	0%	0	0%	0	100%	1	0%	0	0%	0	0%	0	0%	0
Hogares con servicios de apoyo (por ejemplo, servicios para el bienestar mental, capacitación laboral, dormitorios, etc.) (Homes with supportive services (for example, mental wellness services, job training, dormitories, etc.))	0%	0	0%	0	100%	1	0%	0	0%	0	0%	0	0%	0

Q9. ¿Qué desafíos enfrenta su comunidad en cuanto a las viviendas? Por favor priorice de acuerdo con el nivel de gravedad del desafío (seleccione 1 para el desafío más alto y 8 para el desafío más bajo.) (What housing challenges does your community face? Please prioritize according to the severity level of the challenge (select 1 for the highest challenge and 8 for the lowest challenge.))

	1		2		3		4		5		6		7		8	
Costo de viviendas en venta o alquiler (Cost of homes for sale or rent)	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0
Costo de reparación, mantenimiento o rediseño (Cost of repair, maintenance or redesign)	0%	0	0%	0	100%	1	0%	0	0%	0	0%	0	0%	0	0%	0
Inundaciones (floods)	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0
Vagabundos (vagrants)	0%	0	0%	0	0%	0	100%	1	0%	0	0%	0	0%	0	0%	0
Seguridad del vecindario (neighborhood safety)	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0
Disponibilidad de diferentes tipos de Vivienda (Availability of different types of housing)	0%	0	0%	0	0%	0	0%	0	100%	1	0%	0	0%	0	0%	0
Discriminación al momento de comprar o alquilar una Vivienda (Discrimination when buying or renting a home)	0%	0	100%	1	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0
Casas y propiedades sin cuidar (o abandonadas) (Unattended (or abandoned) houses and properties)	100%	1	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0

Q10. Indique el nivel de impacto que tiene cada uno de los siguientes factores en su habilidad para permanecer en su comunidad actual. (Please indicate the level of impact each of the following factors has on your ability to remain in your current community.)

	Impacto significativo (significant impact)		Impacto medio (medium impact)		Impacto leve (light impact)		No me impacta (No impact)		N/A		No sé (I don't know)	
Cantidad de viviendas disponibles (Number of homes available)	100%	1	0%	0	0%	0	0%	0	0%	0	0%	0
Calidad de las viviendas disponibles (Quality of available housing)	100%	1	0%	0	0%	0	0%	0	0%	0	0%	0
Costo de las viviendas (Housing cost)	0%	0	100%	1	0%	0	0%	0	0%	0	0%	0
Tipo de viviendas disponibles (Type of homes available)	100%	1	0%	0	0%	0	0%	0	0%	0	0%	0

Ubicación de las viviendas disponibles (Location of available homes)	100%	1	0%	0	0%	0	0%	0	0%	0	0%	0
Siento que no tengo la opción de dejar mi comunidad debido a la falta de opciones de vivienda y/o los costos asociados con una mudanza (I feel that I do not have the option of leaving my community due to a lack of housing options and/or the costs associated with moving)	0%	0	100%	1	0%	0	0%	0	0%	0	0%	0

Q11. Indique su nivel de acuerdo con las siguientes afirmaciones sobre sus necesidades de vivienda actuales. (Please indicate your level of agreement with the following statements about your current housing needs.)

	Muy de acuerdo (strongly agree)		de acuerdo (agree)		neutral		en desacuerdo (disagree)		muy en desacuerdo (strongly disagree)		N/A	
Mi vivienda actual satisface mis necesidades del presente (My current home meets my present needs)	0%	0	100%	1	0%	0	0%	0	0%	0	0%	0
Mi vivienda actual satisface mis necesidades previstas para los próximos 10 años (My current home meets my projected needs for the next 10 years)	0%	0	0%	0	0%	0	0%	0	100%	1	0%	0
Mi vivienda actual necesita mejoras o reparaciones importantes para seguir siendo habitable (My current home needs major improvements or repairs to remain livable)	0%	0	0%	0	100%	1	0%	0	0%	0	0%	0
Mi capacidad para permanecer en la región depende de encontrar una vivienda decente y dentro de mi presupuesto (My ability to stay in the region depends on finding decent housing and within my budget)	100%	1	0%	0	0%	0	0%	0	0%	0	0%	0
La pandemia COVID-19 ha afectado mi Vivienda (The COVID-19 pandemic has affected my home)	0%	0	0%	0	0%	0	0%	0	100%	1	0%	0
Actualmente no tengo vivienda permanente (I currently do not have a permanent home)	0%	0	100%	1	0%	0	0%	0	0%	0	0%	0

Q12. ¿Viaja más de 30 minutos desde su hogar a su lugar de trabajo, la escuela de sus hijos, u otras necesidades diarias? : Si (Do you travel more than 30 minutes from home to your workplace, your children's school, or other daily needs? : Yes)

Q13. Indique el impacto que cree que tienen los siguientes factores en el costo y la disponibilidad de viviendas en su comunidad. (Please indicate the impact you believe the following factors have on the cost and availability of housing in your community.)

	Impacto significativo (significant impact)		Impacto medio (medium impact)		Impacto leve (light impact)		No me impacta (no impact)		N/A		No sé (I don't know)	
Salarios (Wages)	0%	0	100%	1	0%	0	0%	0	0%	0	00%	0
Oportunidades de empleo (Employment opportunities)	100%	1	0%	0	0%	0	0%	0	0%	0	0%	0
Nivel de endeudamiento familiar (Level of family indebtedness)	0%	0	100%	1	0%	0	0%	0	0%	0	0%	0
Nivel de ahorros familiares (Family savings level)	100%	1	0%	0	0%	0	0%	0	0%	0	0%	0
Habilidad para calificar para una hipoteca (Ability to qualify for a mortgage)	100%	1	0%	0	0%	0	0%	0	0%	0	0%	0
Disponibilidad de servicios básicos (agua, alcantarillado, calles, electricidad, internet, etc.) (Availability of basic services (water, sewage, streets, electricity, internet, etc.))	0%	0	100%	1	0%	0	0%	0	0%	0	0%	0
Disponibilidad de terrenos aptos para Desarrollo (Availability of land suitable for development)	100%	1	0%	0	0%	0	0%	0	0%	0	0%	0
Costo de los terrenos (Land cost)	100%	1	0%	0	0%	0	0%	0	0%	0	0%	0
Costos de construcción (construction costs)	100%	1	0%	0	0%	0	0%	0	0%	0	0%	0
Impuestos prediales (property taxes)	100%	1	0%	0	0%	0	0%	0	0%	0	0%	0
Opciones de financiamiento para la construcción	100%	1	0%	0	0%	0	0%	0	0%	0	0%	0

	Impacto significativo (significant impact)		Impacto medio (medium impact)		Impacto leve (light impact)		No me impacta (no impact)		N/A		No sé (I don't know)	
(Construction Financing Options)												
Regulaciones y permisos gubernamentales (del estado) (Government (state) regulations and permits)	100%	1	0%	0	0%	0	0%	0	0%	0	0%	0
Regulaciones y permisos gubernamentales (del municipio) (Government regulations and permits (from the municipality))	100%	1	0%	0	0%	0	0%	0	0%	0	0%	0
Demanda de arriendos de corto plazo/alquileres vacacionales (Demand for short-term rentals/vacation rentals)	0%	0	100%	1	0%	0	0%	0	0%	0	0%	0
Personas que se están mudando a la región que tienen la capacidad de pagar precios más altos (People who are moving to the region who have the ability to pay higher prices)	100%	1	0%	0	0%	0	0%	0	0%	0	0%	0
Tasas de interés (Interest rates)	100%	1	0%	0	0%	0	0%	0	0%	0	0%	0
Nivel de inversión por parte del gobierno local (Level of investment by the local government)	0%	0	0%	0	10%	1	0%	0	0%	0	0%	0

Q14. Si desea recibir información sobre los resultados de la encuesta y el proceso de la evaluación de las necesidades de vivienda en su región, por favor comparta su correo electrónico a continuación: (If you would like to receive information about the survey results and the Housing Needs Assessment process in your region, please share your email below:)

- Q15. Por favor seleccione el lugar en donde vive.: (Please select the place where you live)**
Manchester
- Q16. Seleccione el lugar en donde trabaja.: (Select the place where you work:)** Manchester
- Q17. Seleccione su edad. (Select your age.)** 55 - 64
- Q18. Seleccione el ingreso anual de su hogar.: (Select your annual household income.)** \$90,000 - \$134,999
- Q19. ¿Cuál de las siguientes opciones le describe mejor?** De raza/etnicidad no listada aquí (Which of the following options best describes you? Of race/ethnicity not listed here)
- Q20. ¿Es usted hispano o latino? :** Sí (Are you Hispanic or Latino? : Yes)
- Q21. ¿Cuál es su estado laboral? (Seleccione todos los que correspondan)**
: Empleado de tiempo completo (40 horas o más por semana) (What is your employment status? (Select all that apply): Full-time employee (40 hours or more per week))
- Q22. ¿Cuántos adultos viven en su hogar? (How many adults live in your household?) :** 4
- Q23. ¿Cuántos dependientes viven en su hogar? (How many dependents live in your household?)** 0
- Q24. ¿Cuál de los siguientes describe su estado de discapacidad?** No tengo ninguna discapacidad (Which of the following describes your disability status? I don't have any disability)
- Q25. ¿Está dispuesto a tomarse unos minutos más para compartir sus pensamientos sobre la vivienda con algunas preguntas más profundas?:** sí (Are you willing to take a few more minutes to share your thoughts on housing with some deeper questions: yes)
- Q26. ¿Usted o su familia han estado alguna vez en riesgo de ser desalojados o de perder su casa?:** No (Have you or your family ever been at risk of being evicted or losing your home?: No)
- Q27. ¿Cómo terminó viviendo en su vivienda actual?** Alquiler (How did you end up living in your current home? Rental)
- Q28. ¿Planea permanecer en su comunidad y/o hogar actual de forma permanente?** No (Do you plan to remain in your current community and/or home permanently? Nope)
- Q29. ¿Qué deseos/metás tiene para la vivienda en el futuro?** Buscar un lugar más grande (What wishes/goals do you have for housing in the future? Find a bigger place)
- Q30. ¿Planea quedarse en su comunidad actual de forma permanente?** Si deseo (Do you plan to stay in your current community permanently? yes i wish)
- Q31. ¿Planea quedarse en su vivienda actual?** No (Do you plan to stay in your current home? Nope)
- Q32. ¿Qué deseos/metás tiene para la vivienda en el futuro?** Un lugar más grande y amplio y mejores condiciones (What wishes/goals do you have for housing in the future? A bigger and wider place and better conditions)
- Q33. ¿Qué se puede hacer para garantizar que se creen viviendas para los residentes actuales y futuros, independientemente del nivel de ingresos y las circunstancias? (Por ejemplo, hijos**

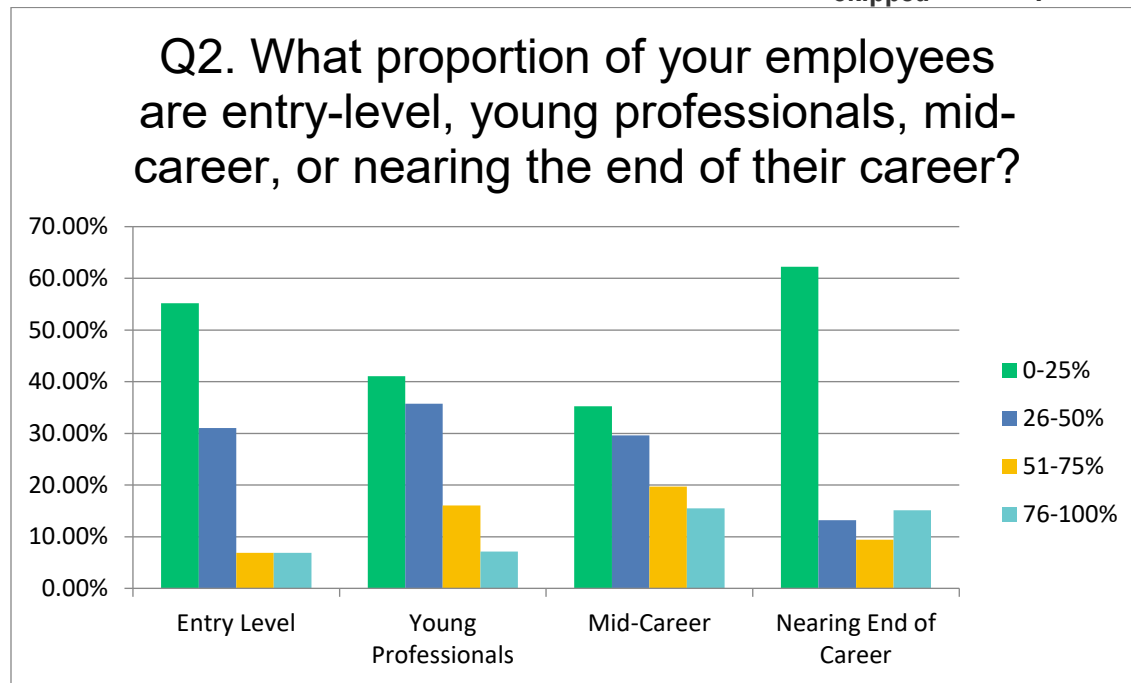
adultos que desean vivir de forma independiente en su ciudad natal, adultos mayores jubilados que desean reducir su tamaño, residentes que necesitan atención especial. Tenga en cuenta que, en todos los casos, las personas necesitan viviendas asequibles para sus situaciones). : Revisar que los apartamentos sea revisados anualmente, que se les dé mantenimiento adecuado. (What can be done to ensure housing is created for current and future residents, regardless of income level and circumstances? (For example, adult children who want to live independently in their hometown, retired seniors who want to downsize, residents who need special care. Keep in mind that in all cases, people need affordable housing for their situations.)). : Check that the apartments are reviewed annually, that they are given adequate maintenance.

EMPLOYER SURVEY

84 individuals provided responses to the Employer survey.

Q1. In a typical year, how many of your employees are full-time, part-time, and/or seasonal?

Answer Choices	Responses	
Full-Time	75.90%	63
Part-Time	63.86%	53
Seasonal	43.37%	36
If self-employed with no employees, enter 1 here.	20.48%	17
Answered		83
Skipped		1

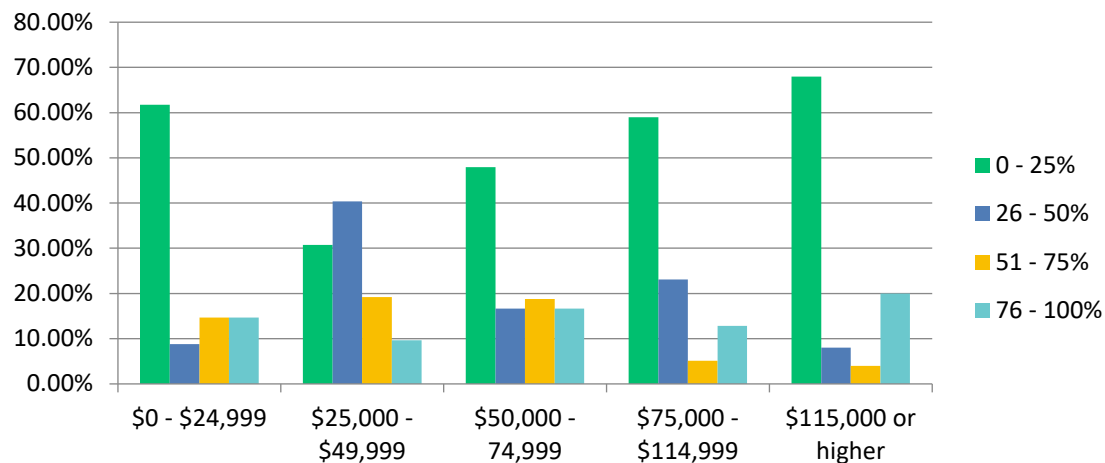


Q3. What industry best describes your business?

Answer Choices	Responses	
If your business does not fall into any of the above categories, please describe here. (please specify)	19.05%	16
Professional, Technical or Administrative Services	16.67%	14
Construction	15.48%	13
Education, Healthcare or Social Services	14.29%	12

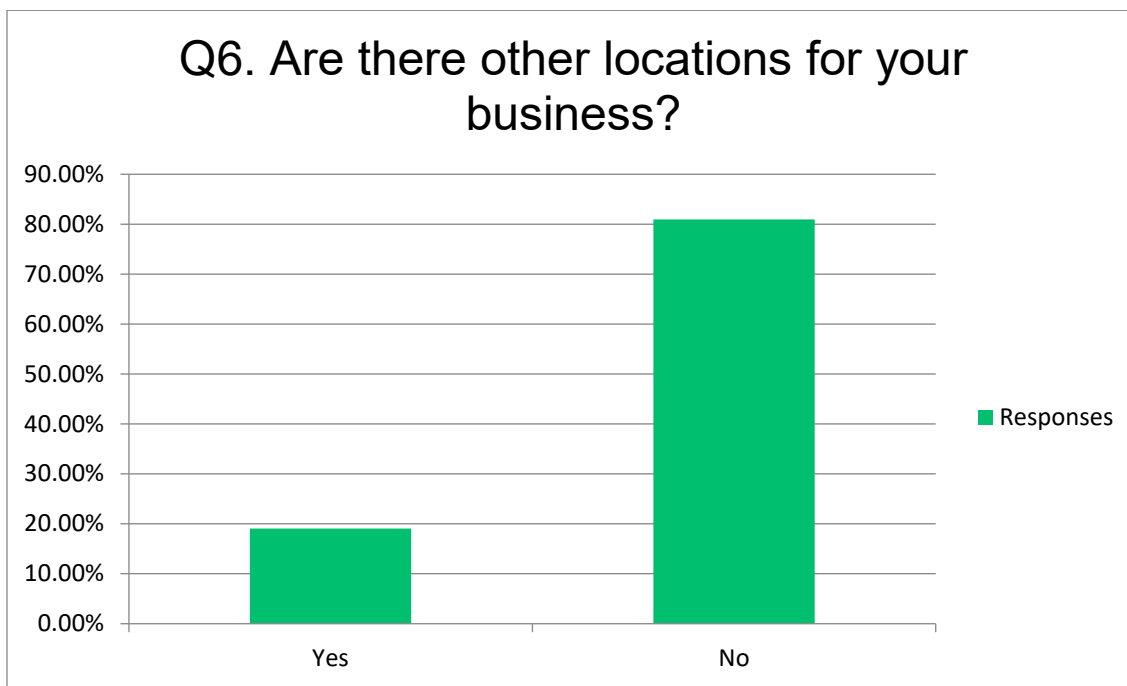
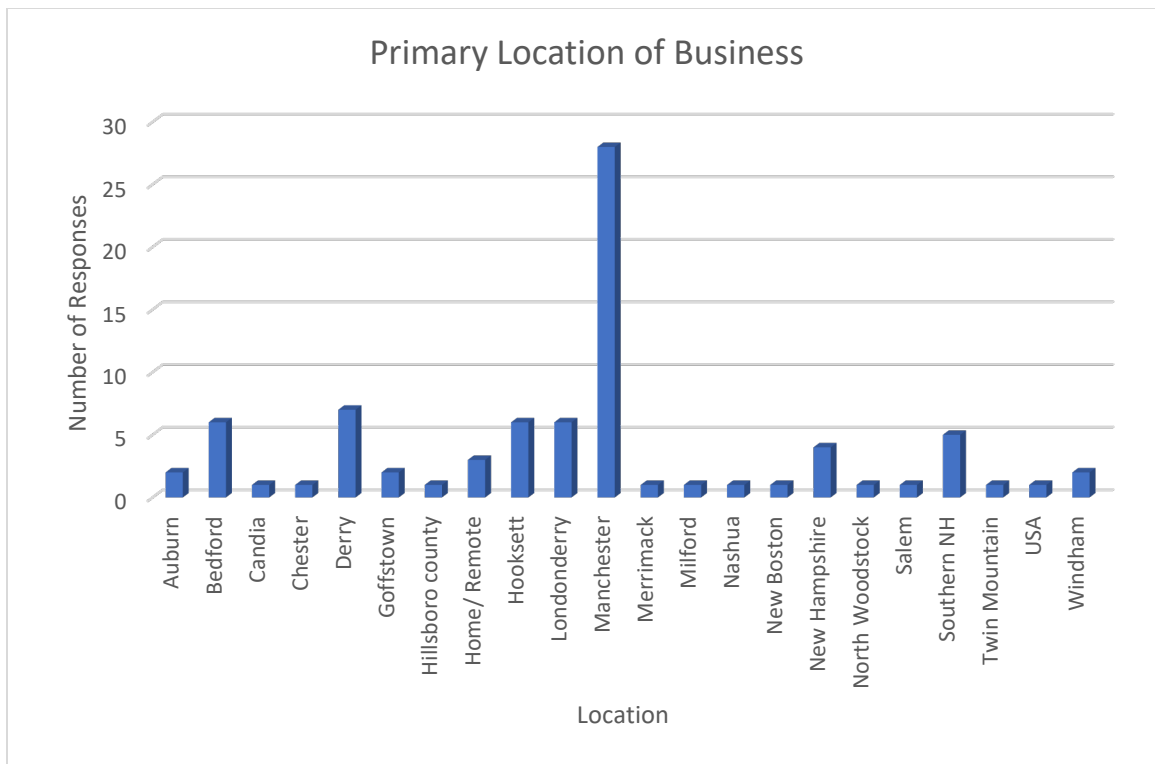
Information, Media, Communications, Finance, Insurance or Real Estate	11.90%	10
Recreation, Accommodation or Food Service	10.71%	9
Retail Trade	5.95%	5
Wholesale Trade, Transportation or Warehousing	3.57%	3
Manufacturing	2.38%	2
Utilities	0.00%	0
Agriculture, Forestry, Fishing, Hunting or Mining	0.00%	0
Government	0.00%	0
Answered		84
Skipped		0

Q4. In 2021, approximately what proportion of your full-time employees earned:



Q5. What is the primary location of your business?

Answered 82
Skipped 2



If yes (please specify locations)

Weare/home
 Clients homes, community (coffee shop for meeting etc)
 Atlanta, GA
 New Ipswich NH, Memphis TN
 Salem x2, Hudson, Derry, Manchester, Bedford x2, Concord, Laconia

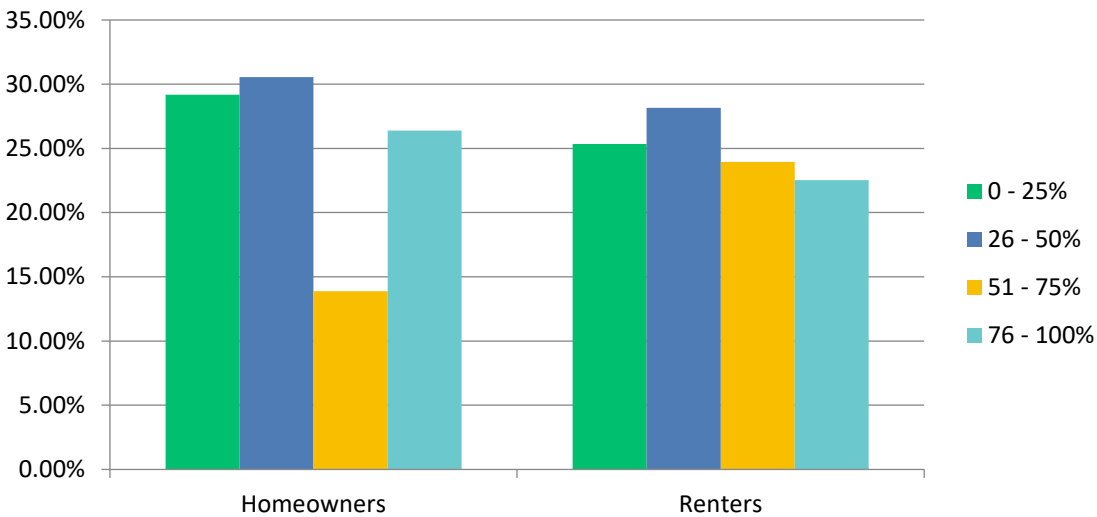
NY, NJ, MD
 Hampton
 Concord
 Maine, Mass
 Manchester & Mass
 Bedford
 Gorham, NH
 Massachusetts
 all across the country

Q7. Approximately what percentage of your employees....

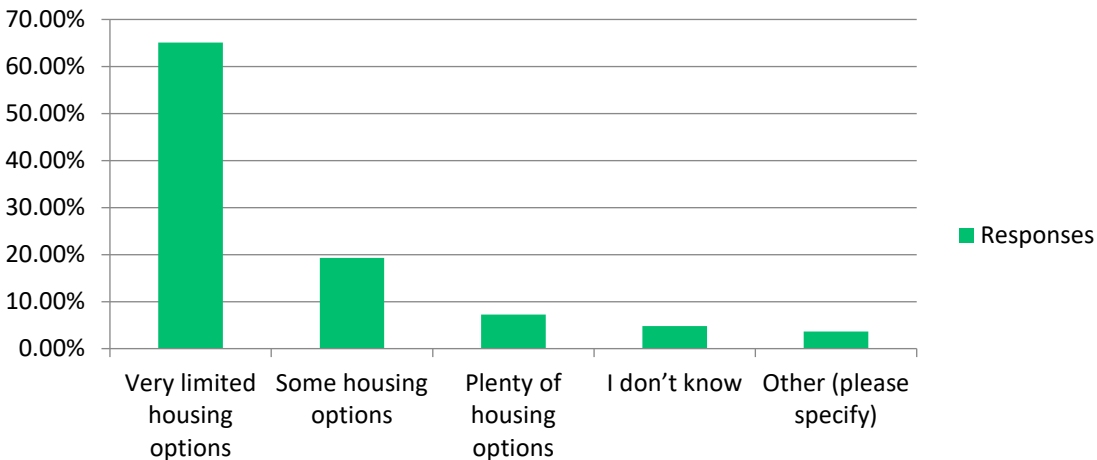
	0 - 25%		26 - 50%		51 - 75%		76 - 100%		Total
Live in the same neighborhood/area as your organization	67%	44	11%	7	8%	5	15%	10	66
Live in the same town/city but not in the same neighborhood	66%	38	22%	13	9%	5	3%	2	58
Live in an adjacent town/city	46%	27	27%	16	17%	10	10%	6	59
Live in a non-adjacent town/city	52%	25	22%	11	18%	9	8%	4	49
Work from home periodically	67%	26	5%	2	10%	4	18%	7	39
Work from home regularly	56%	24	7%	3	9%	4	28%	12	43
Other (please specify)									4
Answered									84
Skipped									0

Other (please specify)
100% home now, but about to move into new space
We do not have a physical location
housing too expensive and scarce
I work from home, remote office in Salem NH

Q8. To the best of your knowledge, what percentage of employees are:



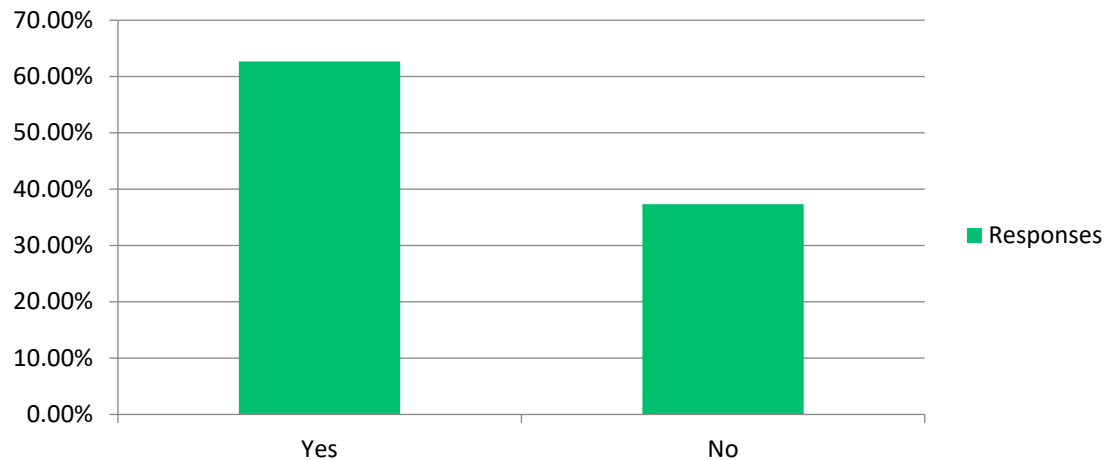
Q9. How would you describe the availability of housing options in or near the area where your business is located?



Other (please specify)

Affordable units are substandard and nice units that are affordable are unavailable
 no physical location
 Employment issues are not fully to blame on housing prices. This is silly

Q10. Do you believe that a housing supply shortage impacts your ability to attract or keep workers?



Any Additional Comments:
Also the lack of a rail system to Boston from Manchester and Concord
people cannot afford to work for a nonprofit like mine if they have any childcare or debt expenses with rent and homeownership costing what it does
Don't need to live here to work here.
Our nearly entry level employee left the company when COVID started because housing was so limited she couldn't find a decent affordable place to live. So she just left.
But, housing is expensive, and the schools in Manchester need a lot of work. We do have people who look outside of Manchester because of the schools.
Cost of housing and supply are way too high and short
While specifically those employed by us, the direct support staff needed to provide the services our clients need is greatly impacted
We have company vehicles allowing them to commute
N/A
I do think the housing supply shortage has understandably pushed wages higher which results in being able to hire less employees due to payroll budgeting needs.
I am self-employed. Low-income workers can't afford to live in Manchester and if they do not own a car, they are forced into homelessness.
Cost of living
Cost of rent is too high for our employees to relocate closer to the business. Commuting back and forth with the cost of gas prices rising causes a hardship on our employees also.
Yes, but minimally.
With the high prices of house I have to pay a high wage and therefore I can't afford to higher. I could grow my business but the housing prevents it.
Shortage contributes to market wage requirements
Do not subsidize low incomes housing. The disparities between middle, higher we and lower income people drive crime higher. Do your research
Housing is so far and few between that the costs are outrageous and make it difficult to afford employees

Its not the housing supply its the housing costs are out of control and you all know that. Open your eyes, the average household income in this state is about 80K . Wake up
We Build New Construction. Multi Unit Units. Single family homes and Multi Unit -Workforce Housing. Modular construction. Our office is 603-598-7537.
The price of rent is abnormal
Poor housing conditions for renters impact their ability to work consistently
We need affordable housing desperately. Whether it ownership or rentals
We need to stop housing illegals and leave those housing units for legal, tax-paying, skilled and capable workers. The number of apartments near me occupied by immigrants and non-English speakers is draining the housing opportunities for those that can be useful.
Housing supply shortage is the most prohibitive factor in my ability to attract and retain workers. I end up having to offer them unconventional living spaces at our place of business, which offer them little privacy and result in burn out. No one wants to live at work!

Q11. To what extent do you think the following factors impact your ability to attract or keep qualified workers?

	High Impact		Medium Impact		Low Impact		No Impact	
Availability of housing (for rent or purchase)	44%	35	22%	17	15%	12	19%	15
Cost of housing (rent or mortgage)	54%	42	22%	17	9%	7	15%	12
Quality of housing	29%	22	21%	16	26%	20	24%	18
Proximity of housing to workplace	20%	15	28%	21	33%	25	20%	15
Proximity of housing to public transportation	13%	10	13%	10	25%	19	48%	36
Proximity of housing to amenities (e.g. parks, open space, schools)	13%	10	13%	10	24%	18	49%	37
Other (please specify)								
Answered							80	
Skipped							4	

Other (please specify)
Need rail corridor service
I am only employee
No physical locaton but impact of cost and quality housing in genenral
Owners are only employees
self employed
Cost of housing and fuel
There is no really public transportation in my area which also is a factor.

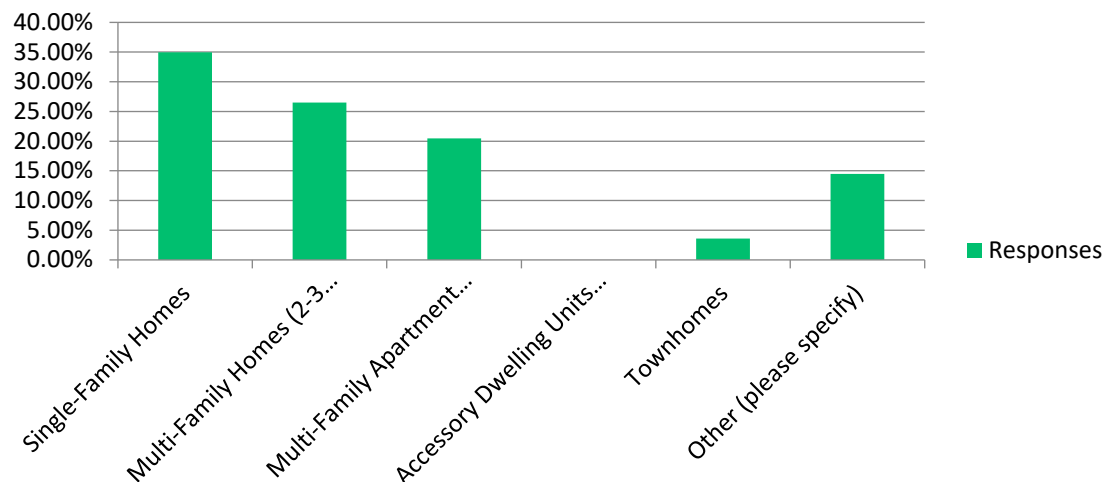
Q12. How do you hear about housing challenges?

Answer Choices	Responses	
Employees	40.96%	34
Job Candidates	4.82%	4
Your Organization's Management	10.84%	9
From a Housing Advocacy Organization/Coalition	3.61%	3
None/Have Not Heard About Housing Problems	14.46%	12

Other (please specify)	25.30%	21
	Answered	83
	Skipped	1

Other (please specify)
the people we serve
Community involvement
News outlets
I hear it from all the above as well as I have been a personal witness to this madness myself.
Friends and Realitors
We work directly in the industry
News and being in the housing industry
Social media mostly people complaining about the cost of housing not the lack there of
Facebook posts on people wanting to move to NH
It's obvious. Unaffordable housing is booming everywhere.
Community
Housing costs drive wages. Wage requirements are heard in interviews
Bad question. How do you hear about the weather? I mean, come on
i'm living it
Media
Customers
I'm a real estate investor I see it every day.
resarch and actual statistics
All-We are in the new construction business so we pay attention to market
General conversation
Clients

Q13. As an employer, what types of housing are most helpful in supporting your efforts to recruit and retain employees?



Other (please specify)

It's not really the type of housing, but the quality and price of the housing

All types of housing is needed

unsure

All the above

All the Above

All of the above

All of the above

No employees.

Irrelevant

Affordable housing of any type

affordable single family homes/apts.

none

Q14. Does your company currently use any of the following strategies to help employees secure housing?

Answer Choices	Responses	
Down Payment and/or Closing Cost Assistance	5.88%	3
Rent Subsidy	9.80%	5
Secondary (Gap) Financing	0.00%	0
Homebuyer Education	15.69%	8
Moving Cost Assistance	1.96%	1
Cash Contributions	7.84%	4
Land Donation	0.00%	0

Construction Financing	1.96%	1
Low-Income Housing Tax Credit Investments	3.92%	2
Employer Operated Housing	9.80%	5
Other (please specify)	66.67%	34
Answered		51
Skipped		33

Other (please specify)

NA
 don't do anything
 n/a
 I am only employee
 No
 none
 NO
 We match their IRA contributions by 3%
 none
 NA
 None - Owners are only employees
 N/A
 None
 none
 No employees.
 self employed
 No
 no
 No we can't afford it cause we are a small business trying to expand
 None
 None
 None
 No
 None of the above
 NA employees are established professionals
 there is no way to incentivize housing because there is nothing available in there are - and hasn't been
 affordable housing in Twin Mountain for employees since I bought a campground in Twin Mountain in
 2014, I had to sell it due to lack of good employees for the season
 We pay top dollar for good quality workmanship.
 none
 None
 none
 None
 none
 None
 None

Q15. What do you feel would help the most in achieving better housing solutions for your employees?

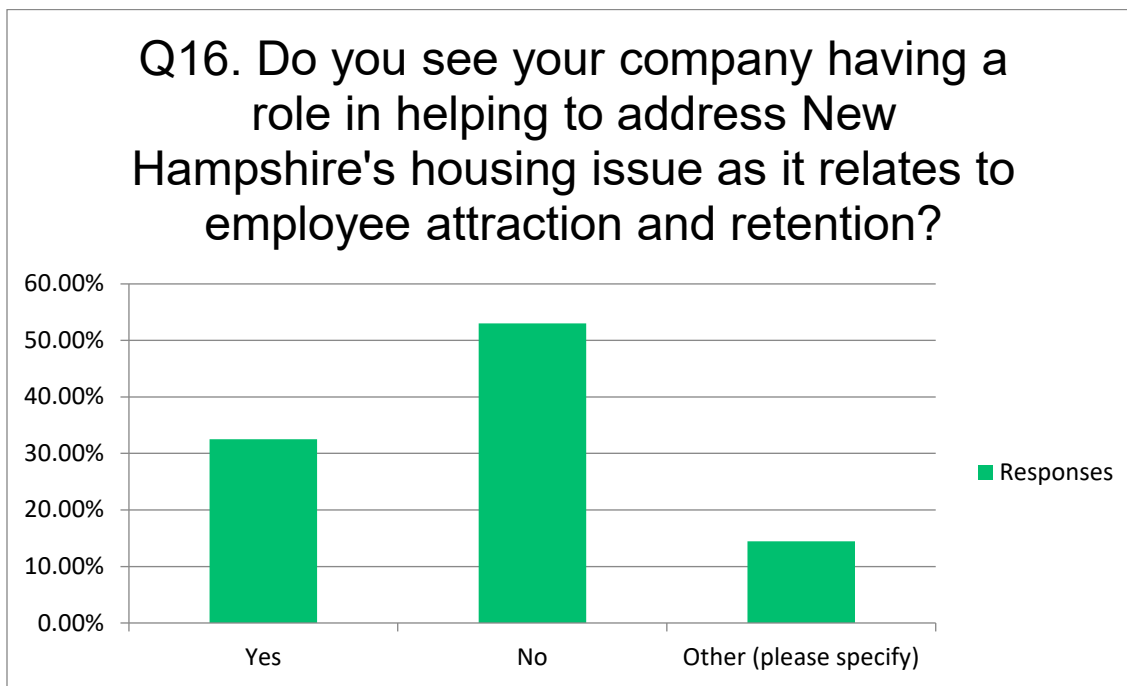
Answered 63

Skipped 21

Responses	Tags
smaller units and lower-cost units	Housing Diversity
Build affordable housing	Housing Diversity
Affordability and better options for rental housing. Making entry level home buying possible - it's not right now.	Housing Diversity
affordable rents	Housing Diversity
More work force housing is needed for purchase as well as affordable rentals. Housing vouchers are very important.	Housing Diversity
The affordability of well maintained, safe dwellings	Housing Diversity
Lower real estate taxes and create more housing units both single family and more nice apartment choices. Better low income choices that are not in run down older multifamily buildings	Housing Diversity
Lower costs	Housing Diversity
Build more affordable homes	Housing Diversity
Increase in new home construction	Housing Diversity
More single family homes , will not only create more forever homes but also create jobs in our field.	Housing Diversity
More affordable housing including workforce housing.	Housing Diversity
Cheap affordable housing	Housing Diversity
More affordable workforce housing. Our employees are too young to be able to afford to purchase a home and rents are equally challenging for them.	Housing Diversity
Make housing affordable. Help families to become 1st time home owners. Ensure that builders reserve space for low-income families. Stop the spread of expensive \$\$\$\$ condos.	Housing Diversity
More and more reasonably priced options.	Housing Diversity
More affordable and nice housing	Housing Diversity
State of NH investment in low-income and affordable housing	Housing Diversity
more single family residences (not townhomes) under \$400,000	Housing Diversity
Cheaper rent and more inventory of small homes/townhomes	Housing Diversity
lower entry costs for home buyer	Housing Diversity
More starter single family homes built	Housing Diversity
More availability	Housing Diversity
move business to a location with more access to employees and housing. i don't believe in "affordable" or "subsidized" housing. All this attracts very low income people that aren't suited to work for our business anyway. 90% of employees need a 1 bedroom apartment that's reasonably priced. There are very few of these types of dwellings on the market.	Housing Diversity
Repurpose abandoned/low utilization retail properties to multi-unit housing.	Housing Diversity
6 month rentals for under 1000/month.	Housing Diversity
Less building restrictions by the towns	Policy/Planning
Less government intervention and regulation	Policy/Planning
Currently the requirements to get into housing 3X salary of the rent. It's too high of a percentage to qualify for an apartment.	Policy/Planning
Trump	Policy/Planning
Stop the rise in housing prices. Stop the inflation. Stop producing money at the federal level. Keep Big Government out of our pockets! No new programs. Let the Free Economy, capitalism run its course. I do not support any government	Policy/Planning

Responses	Tags
policy or programs that would mandate more lower income housing in our state. Sorry	
Towns loosening up the zoning to allow affordable single family housing, apartments, townhouses. Planning boards to open their minds to approve such developments and reverse the us against them mentality toward developers.	Policy/Planning
Free market	Policy/Planning
Maintain high quality zoning standards	Policy/Planning
The fed to raise interest rates so muti families aren't sold every 5 seconds for more and more money forcing the new landlords to raise rents to pay the higher prices. That would provide a bit more stability in the housing market.	Policy/Planning
Developers need to be able to buy available land - promote it to developers and let them build small condos or multi family homes to assist with the housing problem. Too many homes in town are being bought up and used as STR's which is another problem reducing available supply	Policy/Planning
less regulations and government overreach would help,no actual property rights for tax paying land and bldg. owners.	Policy/Planning
More Modular Construction in NH. Faster, Better and Price Competitive. NH is starving for work force housing. Local Towns Planning boards are barriers to this required development.	Policy/Planning
We should allow local towns to decide the mix of housing that they want and not force workforce into areas in which the residents are resistant. This is what motivates workers to work harder and progress such that they can set goal to achieve more for their family...Incentive ignites and inspires work ethic. My workers need not live in my community as they can easily drive to work...no different than what I and generations of my family before me did.	Policy/Planning
Reduce rent price and everything would be fine	Policy/Planning
end to NIMBY efforts halting new construction. Better enforcement of housing codes on existing housing	Policy/Planning
Less government interference , Zoning and land use regulations	Policy/Planning
Lower taxes	Policy/Planning
State mandated consistency in all bylaws related to housing. The removal of impact fees and the removal of current use where land is arbitrarily held, we need a better strategy for moving more land into play with less push back from local communities because they don't want here. And we need more assistance with closing costs for first time home buyers who are especially strapped for closing costs,,, it cost 4% of sale price to close; how about a forgiveable second mortgage if they live in house for 5 years and put in the equivalent of improvements over those 5 years, improving our housing stock. We need quicker turn around on building projects and less push back from abutters.	Policy/Planning
Less restrictions in development, more single family and apartment complexes	Policy/Planning
Cap rent	
Lower debt to income ratio	Policy/Planning
Easier access to low income subsidies	Subsidies/Support
down payment and/or closing cost assistance	Subsidies/Support
Any local or state initiatives that reduce home construction and renovation costs	Subsidies/Support
Lowered cost of rents or subsidised rent. Many complexes in the area have raised rent beyond a sustainable amount for employees making <20\$ an hour.	Subsidies/Support
Subsidies for housing, rent controls	Subsidies/Support
stop public assistance, government does nothing but perpetuate itself	Subsidies/Support
Rail service	Transportation Options

Responses	Tags
Multi family apartments and homes	
Pedestrian corridors	
Bike lanes	
Not sure	Unsure
No Idea	Unsure
NA	Unsure
I don't know	Unsure
Idk	Unsure
I don't think its a real issue. Are people going to move to Mass or New York because it's expensive in NH? I doubt it.	Unsure
recent high school graduates and students being willing to work.	Willing workers
No employees.	Willing workers
Positive spin on the trades	Willing workers
Fix the housing market	



Other (please specify)
Not sure if we're big enough to have an impact
unsure
I don't see a issue with a lack of homes just an issue with the cost to purchase said homes.
What type of role
I have properties that I rent out and make available to my employees
Not at this time
We are an equal opportunity company.
Minimally. All my staff do live nearby.
I personally am active on a few different committees in the state, in hopes to help reduce this problematic situation

Other (please specify)
yes we pay our employees well for their efforts
Working with NHHFA and Veterans organizations to advocate for more sensible policies. May be even better financing for developers ,,, road costs and development issues push the cost of housing up builders can only build for the upper middle class, barely frees up the bottom for affordable housing. Much more help needed.
Maybe

Q17. Are there any additional thoughts, comments, or questions you would like to share with us?

Answered

42

Skipped

42

Responses
For the state to attract and retain a sufficient and younger workforce to balance our aging population, we need to create a more welcoming climate for diverse individuals and families. That means public transit from mass. That means culture supporting minority businesses. That means sustainability, walkability, bike lanes.
It also means a department of education that proactively supports curricula that will engage and explore the role of race in American history and the indigenous who lived in this part of the country before the state became a state. It also means a legislature that is informed enough itself on these matters...
Nope
Our town does NOT need low income, high density housing at all. People do not need to live here to work here.
n/a
We see the housing issue as more of a problem for clients. There are very few affordable housing options which are in good condition.
The cost of housing when compared to availability of well paying jobs is completely out of scale
Restructure real estate taxes and work on upgrading lower rent choices for young families. Housing cost on monthly basis are way too high.
Land costs make it impossible to build affordable housing.
no
Southern New Hampshire needs more housing. Encouraging cities to see the benefit of YIMBY instead of NIMBY zoning policies.
All information I've included has no relation to covid19 nothing in your survey is in direct relation to a housing crisis due to covid 19 only due to a boom in people trying to move from a very expensive city "Boston" to our area. Our housing issue in NH has nothing to do with covid19, only due to people not willing to pay more for what they have, everything has been increased as should housing. There is no shortage. Only people not willing to pay a increased price.
Towns in general are apposed to any new housing.
Government needs to loosen the strictures on zoning regs and other building regulations. NIMBY zoning boards are the enemy to more housing options. Fire code such as interior sprinklers are an expensive hurdle to new construction.
I'd like information on employer operated housing.
No
We have worked very hard to build work force housing for our employees. Southern NH is in desperate need (Concord to Nashua to the Seacoast)
Not at this time

I hope there is action from this survey and not just a required survey from a funding source. The homeless rate is rising as you know!
Please replace Joyce Craig
Better home options results in a more vibrant community.
No
The scarcity of housing drives home renovation and repurposing as well as new construction. Higher housing costs will continue to accelerate wage growth which translates to higher client product costs
No
Thank you for this survey, we are continually making NH less affordable for the middle class, particularly in smaller towns.
None
Dedicate resources elsewhere. And finish the embarrassing market basket real estate development
Quality is more important than quantity
Read comment in 15.
There is a problem at the town level. Towns need to be made aware of and reduce impedance of building affordable housing. Towns also need to become more aware of residential housing being used for STR's and stop this before our housing supply is owned by STR's and corporations entering into the STR business. Towns need to add restrictions to residential homes to keep them from being bought up by STR owners. Our communities are going to disappear if our single family homes are turned into STRs which makes them unavailable to our working class population.
INCENTIVIZE developers to build affordable housing 250k and less would have direct impact.Continual brain drain aka young people leaving the area due to affordability will ultimately undermine of facets of growth.
We need the State to supersede the obfuscation and stone walling we are met with when obtaining permits form local towns. need State support in opening way for future multi unit housing.
Workforce Housing benefits the developers looking to take advantage of Federal policies and it is frustrating to see them put personal gain over the interests of the community. Commuter rail and these other unfunded liabilities all contribute to the forced costs on those that can least afford it.
no thank you
This is state and national issue that will be talked about but not addressed by our political parties nor government agencies
Lower electric rates and property taxes would help
We are in desperate need of skilled tradesmen. Without these workers, growth is not possible
see above.
The cost of everything will always increase while the human population increases. There is no changing that.
No
none
No
Stop brining immigrants here until we solve this problem locally. Closing the borders may help a bit.

Q18. If you are interested in learning more about the current housing situation and its impact on the workforce, or participating in the development of housing solutions for the region, please leave your e-mail address and we will follow up with you.

Answered	20
Skipped	64

FOCUS GROUPS

PLANNERS FOCUS GROUP

To gain an understanding of the opportunities and challenges of creating housing in the region, a Planners Focus Group meeting was held virtually on March 23rd, 2022. Twenty seven town planning representatives were invited via email to represent their community.

Invitation emails, meeting agendas and minutes are provided at the end of this appendix.

MUNICIPAL FOCUS GROUPS

Three municipal focus group meetings were held virtually in April 2022 to collect input from Town Administrators, Planning and Zoning board representatives, health/welfare departments and community organizations. Recognizing the diversity across communities in our region (ex. community size, density, median household income) we met with urban, medium size and small town representatives separately. All three groups agreed that housing prices are too high.

Representatives from our only urban area (the City of Manchester) reported a huge need for any and all housing types, noting that generally, the public supported all types of new housing and were accepting of increased density. It was noted that the high cost of construction also limits the impact of non-profit groups like NeighborWorks Southern New Hampshire and Families in Transition who provide the community with low-cost housing. Manchester was also unique in being the only community to discuss homelessness.

By contrast, the public opinion in most medium sized towns was opposed to increased density, and in some cases, even against new housing of any type. Representatives noted that the public is in need of education surrounding low income and workforce housing, as well as debunking myths about density. Although many medium sized town residents were not in favor of smaller, more affordable housing in their community, the desire to age in place (or downsizing within their own community) was mentioned.

Small town representatives were focused on providing more affordable housing including smaller homes and low density apartments/condos while preserving rural character. Opportunities for downsizing or retiring are also desired but may not currently exist. Like medium sized towns, density is perceived as a threat in these small towns. Medium and small town representatives reported a negative perception of people from out of state moving into their communities, making the already limited housing inventory even more expensive.

SOCIAL MEDIA OUTREACH

From February 12th, 2022 to May 5th, 2022 numerous posts were shared on the Southern New Hampshire Planning Commission Facebook page. The posts informed residents about the project (with links to snhpcHousing.org), encouraged public participation, provided links to the general public survey in English and Spanish, shared a local story about workforce housing and showcased examples of innovative housing solutions.

A total of \$105 was spent on two Facebook Advertisements. The first advertisement (Figure 1) ran for 21 days (March 10th-31st), reaching an estimated 3,863 people. It received 90 clicks on the link to the General Public survey in English. The second advertisement (Figure 2) ran for seven days (March 10th-17th),

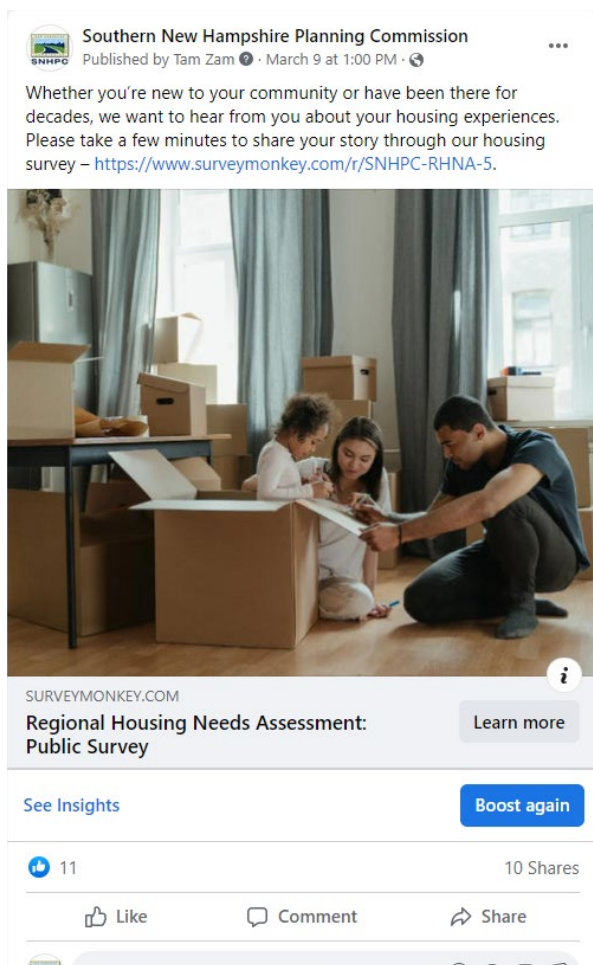


FIGURE 2: FACEBOOK AD FOR GENERAL PUBLIC SURVEY (IN ENGLISH)



FIGURE 3: FACEBOOK ADVERTISEMENT FOR GENERAL PUBLIC SURVEY (IN SPANISH)

reaching an estimated 2,918 people. It received 32 clicks on the link to the General Public survey in Spanish.

In order to reach residents in each of SNHPC's 14 communities, staff shared a link to the survey in various community-specific public Facebook groups. These groups were:

- Chester NH Front Porch Chatter
- Weare, NH
- Francestown Community Info
- New Boston, NH Community
- Goffstown, NH- The REAL Deal
- Bedford, NH Community Group
- Hooksett, NH Happenings Now
- Happenings Around Manchester, NH
- What's going on Manchester NH? Community News and Alerts
- Manchester Homeless Lives Matter
- Londonderry NH
- Windham NH
- Derry NH Around Town Pics & Clips
- Auburn NH Citizen's Group

COMMUNITY EMAILS

In order to gain other perspectives on the housing issues facing SNHPC communities, staff also performed outreach to various non-profit and community-based organizations as well as Senior Services. These organizations include:

- NeighborWorks Southern New Hampshire
- Manchester Substance Use Disorder Collaborative
- AARP New Hampshire
- Goffstown Recreation Department-Senior Services
- Londonderry Seniors
- Chester Senior Group
- Marion Gerrish Community Center
- New Boston Senior Recreation Program
- Windham Seniors
- Able New Hampshire - Manchester
- American Friends Service Committee
- Benefits Strategies
- Bernstein Shur
- Bridges and Dots LLC
- City of Manchester - Health Department
- Conservation Law Foundation
- Dartmouth Institute for Health Policy
- Devine Milliment, Attorneys at Law
- Disability Rights Center
- Don Quijote Restaurant
- English for New Americans (vis SNHS)
- Granite State Organizing Project
- Granite State United Way
- International Institute of New England
- Jabra
- Kaizen Enterprises
- Manchester Area App
- Manchester Boys and Girls Club
- Manchester Community Action Coalition
- Manchester Ink Link
- Manchester Mayor's Office
- National Collaborative for Digital Equity
- New Directions
- New Hampshire Charitable Foundation
- NH Listens - UNH Carsey School
- NH Women's Foundation - Breakthrough
- OKAPI Business Services
- Partnered Success
- Preserve to Excel
- Queen City Bike Collective
- Revision Energy
- S. NH Area Health Education Center
- SEE Science Center
- Serenity Place
- SNHU Center for New Americans
- SNHU Social Impact/Community Relations
- T.L. Hill Group
- UNH College of Liberal Arts
- YWCA New Hampshire
- Leach Public Library
- Derry Public Library
- Chester Public Library
- Manchester City Library
- West Manchester Branch Library
- Goffstown Public Library
- George Holmes Bixby Memorial Library
- Hooksett Public Library
- Nesmith Library
- Smyth Public Library
- Bedford Public Library
- Whipple Free Library
- Manchester Housing Commission

SURVEY POSTCARDS

Each town planning department was mailed 60 postcards advertising the general public survey, as shown in Figure 5. Additional postcards were printed and distributed by SNHPC staff at Metropolitan Planning Organization (MPO) and Technical Advisory Committee (TAC) meetings.



FIGURE 4: POSTCARD DESIGN

PRESENTATIONS

Throughout the course of the project, SNHPC gave numerous presentations to community organizations to raise awareness of the plan update and encourage participation in the update process. Presentations were given to the following organizations:

- February 22nd, 2022- SNHPC Commission and Metropolitan Planning Organization (MPO)
- February 23rd, 2022- Manchester Area Committee on Aging
- March 9th, 2022- Manchester Housing Commission
- March 18th, 2022- Regional/ Statewide RHNA Working Group
- March 22nd, 2022- SNHPC Commission and Metropolitan Planning Organization (MPO)
- March 23rd, 2022- Central Southern CEDR Meeting

- April 8th, 2022 Concord and Coffee, Meet Your Legislators (held in Derry, NH)
- July 26th, 2022- SNHPC Commission and Metropolitan Planning Organization (MPO)
- January 24th, 2023- SNHPC Commission and Metropolitan Planning Organization (MPO)
- February 2nd, 2023- SNHPC Executive Committee
- February 21st, 2023- SNHPC Commission and Metropolitan Planning Organization (MPO)

CONCLUSIONS

HOUSING TYPES

68% of general public survey respondents currently live in a single family home and 22% live in a multi-family home. 82% of respondents would prefer to live in a single-family home today (regardless of affordability). 58% of respondents are not actively looking for a new place to live and 22% are actively looking for a new place to live.

450 people indicated their level of priority of neighborhood characteristics. Of those, 59% stated that price is a “very high” priority and 43% said area safety is a “very high” priority. “High” priorities include the size of the unit (55%), land amenities (45%), land suitability (40%), close to work (38%), close to amenities (38%), infrastructure and utilities (37%), proximity to outdoor recreation (37%), close to family and friends (36%) and presence of established village, downtown centers, and events (34%). Located where I grew up and being close to public transit were “very low” priorities to 35% and 29%, respectively. 49 respondents listed other priorities. The categories of comments found within the “other” field included the following:

- Specific housing types (14 mentions)
- People/Neighbors (11 mentions)
- Accessibility (6 mentions)
- Pet friendly (6 mentions)
- Emergency services (4 mentions)
- Property taxes (3 mentions)
- Location (2 mentions)
- Quality (2 mentions)
- Warm weather (1 mention)

Across the region, 82% of respondents “agreed” (46%) or “strongly agreed” (36%) that more moderate income housing is needed. 64% of respondents “agreed” (25%) or “strongly agree” (39%) that more low-income housing units were needed. 63% “agreed” (27%) or “strongly agreed” (36%) more rental housing is needed. 62% “agreed” (31%) or “strongly agreed” (31%) that more senior housing is needed. 62% of respondents “disagreed” (29%) or “strongly disagreed” (33%) that additional high end housing units are needed.

Comments from the City of Manchester municipal focus group meeting stated that there is an appetite for every type of housing in the city including affordable, multi-family and single family (including small, single story units).

The small town municipal focus group meeting participants noted that the community has expressed a desire or need for affordable apartments and small single family homes (anything from tiny homes to starter homes). Many community representatives at the medium town municipal focus group meeting noted that community residents are opposed to workforce housing, density increases or new housing.

At the Saint Anselm College's Center for Ethics in Society Developer's Lunch (June 2021), the developers generally agreed that market conditions favor larger-scale projects now. Barriers to "missing middle" housing identified by the developers included the lengthy timeline for getting approvals at the local level (foregoing revenue in the process).

An open-ended question in the general public survey asked "What desires/goals do you have for housing in the future?". The responses were categorized by theme and are summarized below.

- Small or downsize (20.7%)
- Affordable or efficient (12.8%)
- Bigger or land (9.8%)
- Home ownership (9.2%)
- Unknown or none (8.1%)
- Stay (6.4%)
- Having a choice or more choices (4.5%)
- Retire or migrate (4.5%)
- Senior housing (4.5%)
- Walkable/amenities (4.2%)
- Home improvements (3.9%)
- Safety (3.6%)
- Independence (2.5%)
- Services (2.5%)
- 2nd home or vacation home (2.2%)

HOUSING COSTS

According to the general public survey, approximately 45% of respondents overall housing costs are less than 30% of their household's income. Approximately 36% reported their overall housing costs account for between 30-50% of their household's total income and 12% reported spending greater than 50% of their household's total income. This means that nearly half of all respondents (48%) are housing burdened, meaning they are spending more than 30% of their household income on overall housing costs. For respondents in Manchester this number increases slightly to 50%, in medium size towns (Bedford, Derry, Goffstown, Hooksett, Londonderry, Windham) it is 48% and in small towns (Auburn, Candia, Chester, Deerfield, Francestown, New Boston, Weare) it is slightly lower at 44%. For young adults (under 18-34) living in the SNHPC region, 46% reported spending 30% or more of their household income on housing.

Participants from the small town municipal focus group meeting noted that people from out of state find housing in our region to be economical, although it is not affordable for current residents, let alone volunteers like firefighters. Participants from the medium town municipal focus group meeting mentioned that it is difficult for seniors to "age in place" because they can sell their home for a decent price but can't afford to buy another place in town.

It was stated at both the Planners Focus Group Meeting and the Developer's Lunch that the cost of materials is high, so builders are building larger, more expensive homes so they can still make a profit.

The following factors were identified by general public survey respondents as "significantly impacting" cost and supply of housing: cost of construction (68%), cost of land (59%), property taxes (58%), people moving into the region who can afford higher prices (55%), wages (50%), household savings (40%), qualifying for a mortgage (40%), ability to finance construction (40%), household debt (39%),

employment opportunities (38%), available land suitable for development (33%), interest rates (28%) and municipal regulations and permits (26%).

HOUSING AND EMPLOYMENT

62% of respondents who completed the employer survey stated that they believe that a housing supply shortage impacts their ability to attract or keep workers. 65% of respondents described the availability of housing options in or near the area where their business is located as “very limited”.

67% of respondents said that 25% of employees or less live in the same neighborhood/ area as their business and 66% said that 25% of employees or less live in the same town/city. 46% said that 25% of employees or less live in an adjacent town/city and 52% said 25% of employees or less live in a non-adjacent town/city. Availability of housing (for rent or purchase), cost of housing (rent or mortgage) and quality of housing were all identified as having a “high impact” on employers’ ability to attract or keep qualified workers.

At the municipal focus group meeting, Manchester representatives stated that since the pandemic, more people are looking for work from home options and Milllyard innovations will bring increased housing needs.

Medium town municipal focus group meeting participants noted that housing is needed for visiting professionals who work at places like Parkland Medical Center and Dartmouth Hitchcock.

HOUSING CHALLENGES

When all general public survey respondents were asked to prioritize the housing-related challenges facing their community, the top priorities were cost of housing or rent (46%) and availability of housing options (different types) (30%). These top priorities remained consistent among every size community, with the exception of Manchester, who identified availability of housing options as a second tier priority. Among all survey respondents, the following challenges were identified as “does not apply to my community”: flooding (35%), homelessness (26%), housing discrimination (26%) and presence of unkept (or vacant) homes and properties (21%). This response is similar with medium and small town only respondents.

Approximately 17% of all respondents reported having been at risk of eviction or losing their home at some point. In Manchester alone, this number was just over ¼ of all respondents, at 27%. Reasons included being too expensive or experiencing a price increase (36%), life events such as getting laid off or a change in family dynamics (36%), getting kicked out as a result of ownership change or landlord issues (18%), health reasons such as mental health or cancer (7%) and failure to pay taxes (3%).

Approximately 78% of social service workers surveyed reported that demand for housing units greatly exceeds supply and approximately 74% said that the number of individuals/families facing housing challenges has increased over time. It was reported that the people who have the hardest time finding and keeping housing in our area include people who receive assistance (like vouchers), have poor credit, eviction history, and domestic violence history. In contrast, the majority of respondents to the general public survey (26%) stated that “housing discrimination” is a challenge that “does not apply to my community”. Homelessness was an important topic at the Manchester municipal focus group meeting as well as the with the Manchester Housing Commission.

APPENDIX B.1 - ENGAGEMENT DOCUMENTATION



Regional Housing Needs Assessment Municipal Focus Group Meeting- City of Manchester (Virtual) Wednesday, April 13th 5:00pm

Participants:

Robert Tourigny- NeighborWorks Southern New Hampshire
Jodie Nazaka- City of Manchester Economic Development
Chris Wellington- Planning Board, Housing Commission, Families in Transition
Jeff Belanger- Senior Planner
James Vayo- SNHPC
Sylvia Von Aulock- SNHPC
Tammy Zamoyski- SNHPC

Housing Observations

- 1. What types of housing has the community expressed a desire (or need) for in the municipality?**
 - Chris – appetite for every type of housing, affordable, MF, SF, reasonably priced and more options. People want SF but that is cost prohibitive. More renting options Robert agreed, you can't build new homes for less than \$275/sf, over \$400k/unit finances rates are increasing as well, which is impacting buying power. Affordable housing is needed. Increased density seen as a way to control cost of housing. Need a spectrum of ownership and rental
 - Robert echos Chris's comments, very hard to do affordable for-sale development, \$80k subsidy is not enough to get to affordable prices. Big appetite for affordable housing across all types.
 - Jodie concurs, would like to see more small, single-story units built in the city.
 - Robert notes challenges with zoning which limits density, waiting for changes to move to development on some existing land.
 - Construction costs are limiting what Families in Transition can do for development in the current market and materials.
- 2. Are business leaders asking about the ability to provide different types of housing?**
 - People looking for work from home (WFH) options, Millyard innovations will bring increased housing needs, commercial conversions more frequent, parking needs not what it was since Covid, demand for downtown living increased, conversion costs are expensive and can out price the conversion
 - Jodie – Traditional office spaces are not coming back in the aftermath of COVID. These office spaces are becoming housing. The millyard has big plans for expansion but may be limited by a lack of available housing. Housing development is still critical to some industry operations.
 - Jeff – Echos the transition of office to housing. Notes the city's parking permit demand is quite diminished. Demand for downtown living is very high.

- Sylvia asks about conversions. Jodie - Conversion of retail is more expensive than conversion of office space, limiting interest from market. Jeff notes the conversion of an industrial lot off of S. Willow. Seeing some retail parking spaces converting to additional retail. The mall is still alive and well. Chris notes many income calls from prospective sellers, Retail and warehouse sites are hard to convert.
3. **Is the availability and affordability of housing an important topic of public discussion right now?**
- a. If so, what are the primary factors of availability and affordability being discussed?
- Robert- looking forward to zoning rewrite, Manchester very cooperative, hurdles definitely exist in other communities “brakes are on in many communities”.

Housing Goals

4. The 2021 Manchester Master Plan identifies the following elements:
- Safety of aging housing stock (focus on lead)
 - Robert – core mission of Neighborhood Works is to create safe housing, when market is so slim, there’s no incentive for landlords to make the apartments safe. The private market is out-competing the ability of Neighborworks to purchase and renew housing units within the city.
 - Accessory Dwelling Units
 - Chris – City has done a good job of allowing ADUs, feels like it is still in BETA. Feels ADUs could be approved administratively, doesn’t really need a full review of architectural standards. We should be making it as easy as possible for owners to build these units.
 - Missing Middle (housing for people who are not struggling with poverty, but who are also not wealthy. Example listed include duplex, cottage court, fourplex, townhouse, triplex stacked, multiplex medium, courtyard building, live/work)
 - Addressing Homelessness
 - Chris W. “Housing first” model is a good program, but homeless shelters are not the answer. Better solution would be to provide more options like group homes, micro units, etc. Funding for development and operations are needed to address the 7-year waiting list that exists for affordable housing. A lot of regulation contribute to costs for such units.
- b. How can the RHNA best address these goals?
- Jeffery – The MasterPlan process has illustrated a desire by public officials and the public for less restrictions to the development of housing. Desire the incrementally increase allowed density from the city

center and radiating out. When a draft zoning ordinance is ready in the fall, we may have a different group of people advocating for housing.

- Jeff – a lot of interest to see how places like Bedford are contributing to the affordable housing stock in the region, Manchester has a high volume of construction going on right now.
- Chris – notes how other communities are not contributing to the affordable housing stock to meet need.
- Chris – Is there ability to mandate a percentage of units to be affordable.
- Jeff – Notes Nashua recently enacted a density bonus for inclusion of a percentage of affordable units. (RSA 674:21 allows the bonus) Notes such percentages cannot be mandated. There is an economic debate to the approach of just loosening regulations vs. allowing bonuses.

c. Based on your observations, what are the highest priority goals?

5. Here's an opportunity for bragging rights- Are there examples of actions or initiatives by municipal staff, boards, or others to address housing identified housing goals that you would like to share today?

Community Perceptions

6. As participants in the planning process, do you have any observations of public perceptions towards housing development? How can we address this perception in our housing needs assessment? Is there a lot of NIMBY-ism?
- Jeff – generally positive attitudes towards housing development, the single-family housing only perceptions are still verbal but the majority of people speaking publicly on housing are advocating for more housing and more affordable housing and support policy changes. Development near Wellington Road. Came in 8 years ago, for SF homes. Developer could not make it work, came back recently for MF housing, is being well received by public, stakeholders, and board members. Overall support of housing development is up.

Regulations/Allowances

6. Are local zoning and land use regulations creating opportunities or challenges relative to providing housing diversity, affordability, and/or availability in the municipality?
- Jody – MP work pointed to ZO overhaul (same consultant) knew housing would be a large part, big need for affordable but all types of housing including empty nesters, first-time buyers, and elderly due to limited choices.
 - Jeff Belanger – loosening of zoning restrictions
 - Robert – Zoning ordinance is antiquated and a rewrite of the ordinance will go a long way in creating new development opportunities. Gives example of lot they own, can only build SF home, zoning changes will likely allow 3 units. '
 - Some towns surrounding Manchester are pulling zoning tighter.

- Robert speaks to the challenges of building 30-45 affordable units at a time, the need is so much greater than these project types can serve. Need to restructure some programs and policy (such as tax credits) to allow 200-300 affordable unit projects at a time to streamline development process.
- “Local Control” often comes down to 2 people in a town, the fire chief and the code enforcement official. Gives example of a secondary road fire dept. required in Merrimack that resulted in an additional \$100k in project costs.

Are there any examples from your community you would like to share?

- Jodie – spoke to the importance of housing in the zoning rewrite, discussion today is in-line with the understanding of need and how to move forward with zoning regulation update. Generally the code rewrite will promote the development of more housing of all types.
- Jodie – Northeast cost of housing is very expensive, huge disparities between Northeast in the South in terms of housing costs. Costs pushing people out of the region.

Call to Action

7. Can you help SNHPC with outreach for the Regional Housing Needs Assessment?
 - a. SNHPC is seeking survey responses from the public:
<https://www.surveymonkey.com/r/SNHPC-RHNA-1>
8. Are there elements of local or regional housing needs which SNHPC should focus on?
 - Robert – Fairshare, hot-button word, wish the housing needs assessment would call out the numbers by each municipality so his organization can use it to fight for affordable housing in surrounding communities. Manchester is very interested in
 - how other communities are meeting housing needs,
 - what kind of housing they’re building,
 - what are they allowing,
 - where is the housing being built,
 - what communities are incentivizing and building affordable units,
 - what would be the impact of mandates,
 - is it better to have incentives or mandates, or do you relax density standards to help create more units
9. Any questions about the Regional Housing Needs Assessment you have for SNHPC?

Top Challenges in Creating More Diverse Housing (each community is different but these factors come into play often)

1. Municipalities need to update their regulations and need to reduce restrictions
 - a. Density allowances needs to be increased

- b. Setbacks (building and natural resource setbacks) need to shrink. Note, state wetland and natural resources setbacks are considered reasonable, but local setbacks can go overboard
 - c. Building height restrictions need to be higher
 - d. Parking requirements need to be reduced
- 2. Planning Boards need to stick to and enforce regulations as written
 - a. Often can create their own guidelines
 - b. Often are influenced by abutters
- 3. NIMBYism is alive and real and need to be addressed in some meaningful way
- 4. Building inspectors/Code Enforcement/and Fire Department staff can “interpret” zoning and codes very differently and can put up large roadblocks are create additional (expensive) requirements.
- 5. Process takes too long (all relative)



Regional Housing Needs Assessment
Municipal Focus Group Meeting- Small Towns (Auburn, Candia, Chester, Deerfield, Francestown, New Boston, Weare) (Virtual)
Monday, April 18th 4:00pm

Participants:

Rudy Cartier- Candia Planning Board
Andria Hansen- Candia Town Administrator
Carol Oglivie- Land use planner, former Candia
Nicholas Williams- Hooksett Town Planner
Kate Marquis- Manchester Housing Commission
Mark Suennen- New Boston Commissioner
Jennifer Vadney- NeighborWorks/ Francestown
Deborah Munson- Chester
Andrew Hadik- Chester Town Planner
Thomas Clow- Weare
Debra Paul- Londonderry
Bruce Fillmore- Vice Chair of Weare Planning Board
Sylvia Von Aulock- SNHPC
Tammy Zamoyski- SNHPC

Blue= Relevant responses from Planners Focus Group

Housing Observations

1. What types of housing has the community expressed a desire (or need) for in the municipality?
 - a. Deb Paul-Londonderry- affordable but not high density apartments or 55+ communities. Small ranches, capes, 1500-1800 sq ft.
 - b. Hooksett- smaller homes, tiny homes, interest in 55+ age restricted condominiums (357 units currently, at maximum occupancy), smaller starter homes
 - c. Jennifer Vadney- affordable housing, in Francestown- looking for resources to convert larger buildings/homes in smaller units. Big old house surplus has gone now though.
 - d. Weare- Thomas Clow- no data to back up, but people say there's no place in town to retire to (available in Henniker but not Weare). Building in town is outrageously expensive (new construction starting at \$429,000). People from out of state find housing here economical, but not for commoners.
 - e. Andrew Hadik- Chester- needs affordable housing in any form they can get, plenty of McMansions. Last year, did away with density bonus incentive for age restrictive housing. Now- 50% density bonus for affordable housing. Mentioned recent state investment in housing.
 - f. Rudy- Candia- same boat. Housing is not affordable. Even 55+ housing project is \$400,000+. People are coming in from out of town and buying homes in Candia. Age group isn't conducive to volunteers like firefighters- they can't afford it. Not

very much rental property. Controversial subject in Candia- affordable/workforce/innovative housing. Capacity for families to come in (schools) but they can't afford it. People are afraid of multifamily housing. Want to maintain rural character, not turn into suburb. Proposal for denser housing proposal wasn't well received. **Needs a lot of PR** to change public perception. \$180,000 for 3 acre lot.

- g. Deb Munson- Chester Conservation Commission- aware of type of land available left to build on. Hilly, lots of ledges and wetlands, left. Best land for building has been snatched up for 2 acres housing developments. Land left may not be conducive for density that is needed to bring cost down for housing. We don't have sewer and utilities in town, unless developer puts it in.
- h. Bruce Fillmore- Weare Planning Board- Been involved in land business his whole life. Thinks state needs to step in and do something. People see cost of school district taxes and vote for no new taxes/ density. Towns won't have affordable housing on their own. We are losing areas that could be conserved if development was done differently (leap-frog development). Towns are turning into checkerboards of developments.

Housing Goals

- a) Candia's 2017-27 Master Plan: Manage residential growth, and encourage greater diversity in housing choices to attract young families to the community and enable the Town's older population to age in place.
- b) Hooksett- updating plan
- c) Franconia- no goals listed- Land Use Section- mixed use with variety of housing types
- d) Weare- maintaining the rural character of Weare, while providing an adequate supply and quality of housing, is paramount in the future growth and development of the community.
- e) Chester's 2015 Master Plan- While it is arguable that housing in Chester is affordable to Chester's residents, it is not affordable to the now adult children of Chester's families who have completed their education and are returning home.
- f) 2021 Manchester Master Plan identifies the following elements:
 - Safety of aging housing stock (focus on lead)
 - Accessory Dwelling Units
 - Missing Middle (housing for people who are not struggling with poverty, but who are also not wealthy. Example listed include duplex, cottage court, fourplex, townhouse, triplex stacked, multiplex medium, courtyard building, live/work)
 - Addressing Homelessness
- g) New Boston- consistent with rural character of NB, offering choices
- 2. How can the RHNA best address these goals?
 - a. Mark Suenenn- One challenge brought up in New Boston for Affordable Housing is the administrative burden required to ensure that affordable units remain affordable for a long enough period of time to be useful.

- b. Can we do deed or sale restrictions to keep it affordable? Jennifer says on rental side there are so many types of funding involved that there's no question units will stay affordable. Shouldn't be administrative burden at town level.
- c. Andrew- Chester encourages affordable housing be mixed into subdivision, not segregated/ hidden in the back. People are in denial that they need to follow the rules that they've benefited from. People want to profit on the affordable homes they bought. MAI area spelled out by HUD includes Chester in Greater Lawrence MAI. People want to be in the Western Rockingham MAI.
- b. *Hooksett- Nicholas Williams- like Windham, updating master plan. Adaptive reuse of existing buildings. Ton of big shells sitting vacant, sitting on huge acreage that is unproductive. Barrier- zoning doesn't allow residential use. These lots are easily accessible to necessary infrastructure. Town hasn't permitted residential housing apartments since 2011. Desire to move towards mixed use style to better utilize empty commercial acreage. Realized that commercial development/ big box storefronts are not the way of the future. Start thinking about alternatives to better utilize empty space moving forward, changing regulations to allow for more mixed use style developments. Rentals are where they are falling short. Over last 5 years, forty 55+ condo units have been approved, and some single family McMansions.*
- c. *Fracestown- Linda Kunhardt - personality split- Master Plan Vision is to maintain a sense of community pride with a rural residential center. Residents want mixed use but no business. They prioritize retaining the small town feel. Detached ADUs are now allowed (just passed, only one per lot). Hadn't seen subdivisions for years, then 5 lots, 10 lots, 3 lots etc. Older peoples' land is being subdivided between children. Mixed use is taboo word. People want businesses and residences separate. Home businesses have grown (like construction companies) and people fight about that. Becky's Suggestion- look at home occupation permits. Coleen's suggestion- differentiate live/work unit and home office.*

Community Perceptions

- 3. As participants in the planning process, do you have any observations of public perceptions towards housing development? How can we address this perception in our housing needs assessment? Is there a lot of NIMBY-ism?
 - a. Jennifer Vadney- NeighborWorks experiences lots of NIMBY-ism. Found some success in educating folks about why housing opportunities make sense without having a specific project in their pocket. Starting with PB from conceptual all the way through.
 - b. Debra Paul- Londonderry-During zoning and rezoning- PB workshops open to the public. Maps showing potential for higher density development and where infrastructure can support it (flow or transition from business/commercial). Hold charrettes and workshops for public input to show that you are at least trying.
 - c. Rudy- Village District in Candia to increase density a few years ago around 4 corners area. Maybe too honest and open with the public- board asked for financial impact if everything was developed (400 housing units) buildout

analysis. Public heard about this and shut it down because it would totally change the character of Candia. Would have increased mixed use district.

- d. Nicholas Williams- adaptively reuse existing buildings (typically commercial). Fear from people who show up to meetings that developers are targeting commercial environment that we won't have any commercial properties left to develop. SvA suggested work/live districts. Nicholas says they might not be ready for that. People think that's urban, they want suburban.

Regulations/Allowances

- 4. Are local zoning and land use regulations creating opportunities or challenges relative to providing housing diversity, affordability, and/or availability in the municipality? Are there any examples from your community you would like to share?
 - a. Bruce- Towns should understand benefits of density changes
 - b. Tom Clow- Wanting to preserve rural atmosphere. Cluster development- Tom has mixed feelings because they don't look rural. Balance of keeping rural atmosphere and adding density. Wants developers to vary style and price of houses. This hasn't done anything to enhance rural character- its backfired.
 - c. Debra Paul- Open space/ Cluster developments are great. Sustainability neighborhoods. 1 acre or less. So they each have their own water resources. 900 residents use bottled water for everything. Infrastructure needs to move along ahead of development, cant go back and fix it later. Planning Board had every right to ask developers to create walkable neighbors, offer different styles and price points. Created a look book for housing types they want to see, materials they want them to use. 55+ has huge impact on fire, police, ambulance. 55+ communities want tax discount because they take care of their own streets, trash, etc.
 - d. Linda- Wetland issues- only pull out parts that need mitigation. Should figure out how to do this for planning/ development rights
 - e. Nicholas- Ordinance for ADUs, substantial amount of interest (130 in last 3 years). Only permitted as attached structures. Allowing detached ADUs could be a great way to create density with rural feel.
 - f. Mark Suennen- Regarding offering ability to turn large homes into multiple unit homes was just passed as a Zoning Amendment in New Boston in 2022. New Boston passed a 55+ housing regulation in 2021 but there have been no developers expressing interest.
 - g. Carol- rural towns have no infrastructure. When it comes time to change the zoning to allow higher densities, it hits the wall. Sewer and water are a huge issue. Not financially feasible to put a small house on a 2-5 acres lot. Can something different happen in one part of town to preserve rural character of the rest?

Call to Action

- 5. Can you help SNHPC with outreach for the Regional Housing Needs Assessment?

- a. SNHPC is seeking survey responses from the public:
<https://www.surveymonkey.com/r/SNHPC-RHNA-1>
- 6. Are there elements of local or regional housing needs which SNHPC should focus on?
 - a. Deborah Munson- Private sector in it for profits, how do we encourage them to build affordable housing? Developers are in it for the money. Who can we get to build affordable housing? Public subsidies?
 - b. Nicholas Williams- dispel myths about rental housing/ multifamily housing and impact on schools. Drawing a parallel between the link between housing and economic development.
 - c. Andrew Hadik- Chester- Dealing with developers, little altruistic sentiment. Made 3 amendments to encourage affordable housing in last 4 years, still no interest. Inflation and increase in cost in building materials. Has any town mandated that a certain percent of a subdivision is affordable? NH does not have that right.
 - d. Debra Paul- pushback on "Fair Share"- not natural. Town grew so fast, commercial belt, 20-40% increase in taxes. 3 bedroom apartment is \$4,000/month. Affordable 2 bedroom apt is \$2,000/month. Nothing is being done on the 500 ft level. PB just look at site plans, not traffic studies, not ZBA, just what's in front of them. Affects where we're growing as a town. Encourages better communication between all departments.



Regional Housing Needs Assessment Municipal Focus Group Meeting- Medium Towns (Virtual) Tuesday, April 19th, 4:30pm

Participants:

Mark Connors	Derry Planning Board
Jo Ann Duffy	Planning & Economic Development Director, Goffstown
John O'Connor	Chair Planning Board Derry
Lynn Wiles	Londonderry Planning Board
Jacob. LaFontaine	Goffstown
Beverly Donovan	Derry Economic Development/Salem Planning Board
Jennean Mason	Windham Planning Board
Michelle Gannon	Hooksett- realtor and owner of Coldwell Banker Classic Realty in Hooksett. Volunteer on Economic Development Committee
Matt Barrett	Hooksett, Economic Development Committee
Robb Curry	Rep for Hooksett
Matt Rounds	Windham Planning Board
Denise Pichette Volk	Hooksett Planning Board alternate member
Kate	Manchester Housing Commission
Pamela Hogan	Town of Bedford/HR & Welfare Director
Debra Paul	Londonderry Planning board & town council
Jacob Cross	Planning Board and Trustees and Forestry Committee for Windham
Art Rugg	Londonderry
Kristi St. Laurent	Windham Economic Development Committee
George Sioras	Derry
Tom Earley	
Barbara Griffin	Goffstown
Bill Jean	Bedford
P Georganta	
David Pierce	Goffstown

Housing Observations

1. What types of housing has the community expressed a desire (or need) for in the municipality?
 - a. John O'Connor- Realtors- professionals Parkland, Dartmouth Hitchcock, lack of affordable housing for those who need to come in to do the work. Wants to hear about Governor's \$1 million proposal. Affordable housing and workforce housing

are two separate items. Each town sets standards for poverty level for each town, towns need to keep that in mind.

- b. Mark Connors- Derry- Developers want to build market rate, residents don't want additional development. Negative perception of workforce housing. Workforce housing can look different (high end vs. minimum wage)
- c. Jacob- Goffstown- Binary position- current residents who have housing may be opposed to workforce housing- woodland meadows project? Someone tagged the sign "go back to Mass". Also great demand, education needed about workforce housing.
- d. Jacob Cross- Resident Survey- residential growth in Windham 23% restrict as much as possible, 16% said continue growth, few said actively try to bring in residential growth. 4.56% said we should be actively trying to bring workforce growth. Salem mtg- hardly anyone said housing is affecting hiring people or growing their business.
- e. Jennean/ Matthew- In Windham, the residents aren't asking for more housing with the possible exception of affordable retirement housing for older folks to "age in place". The vast majority of the housing pressure is coming from developers. The majority of new residential construction is definitely targeted towards high-end out-of-state home buyers. J- applications for high end multi-unit high end condos.
- f. Rob- Hooksett- Education needed about different levels of affordable housing (30% of income or poverty level, right below market rate). Most towns are looking at the middle. Rentals are hard to find too. Housing for workforce (high school kids, people who can walk to work).
- g. Debra Paul asked Jacob Cross about business response- JC- mixed- against big box stores but in favor of small local businesses in their neighborhood.
- h. Matt Barrett- ED in Hooksett- Identity crisis when it comes to housing, town admin, ED committee know there is a need for housing, commercial boom but no housing. New businesses need employees, but they can't afford housing nearby. People don't want more traffic. Trying to educate people that workforce housing and lower end apartments will not bring in a bad element to Hooksett. (Nice, quiet, good neighbors).
- i. Kristi St. Laurent- Windham- Residents don't need housing so they say we don't need housing. They see larger school district, businesses equal more traffic. Older people can sell their house for decent price but can't afford to buy another place in town.
- j. Bev- market is not in a bubble, shortage of units of all types across the board. Supply issue is causing high prices. Only way out is to build units. Policy can't be one size fits all. Shouldn't force people to have a percentage of workforce/affordable. People feel threatened when they think its being hoisted on them when they don't want/need it. No one is talking about demographics. People are getting married later, having kids later, more single and fluid lifestyle. Home ownership isn't something everyone aspires to anymore.

- k. Jacob/ Matt- Workforce “cut-off” jumped by \$180,000 last year. Who knows what it will be next year.

Housing Goals

- 2. How can the RHNA best address these goals? Are there examples of actions or initiatives by municipal staff, boards, or others to address housing identified housing goals that you would like to share today?
- Derry: Promote Derry as a PLACE TO LIVE (housing, millennials, senior citizens, transportation, neighborhoods, public facilities and services)
 - a. Objective 4.1. Provide a range of HOUSING options to meet different needs and stages in the lifecycle.
 - b. Objective 4.2. Attract and retain YOUNGER ADULTS to live in Derry
 - c. Objective 4.3. Support OLDER ADULTS to “age in place” in Derry
 - d. Objective 4.4. Improve TRANSPORTATION to make getting around town safer and more pleasant.
 - e. Objective 4.5. Stabilize NEIGHBORHOODS
 - f. Objective 4.6. Provide adequate PUBLIC FACILITIES and SERVICES
- Goffstown: Maintain Goffstown's housing character and existing housing stock while exploring opportunities to diversify new housing to meet the needs of residents of all ages.
 - g. Barbara Griffin- a lot of different issues in our region, how much can be done for the state if we are attacking this on a region basis? As a commission, what are we trying to do? Our housing stock is no longer made up of commuters. Now it's a different world in what people are looking for.
- Londonderry: Affordability- For Londonderry, this means finding a balance between the needs of the region and maintaining the character and qualities of existing residential neighborhoods.
- Windham: 1- enabling seniors and long-time residents to remain in town, 2- expanding diversity in housing options for moderate-income, often younger adult residents, 3- urging “participation in a coordinated regional approach,”
- Bedford: Bedford will work to preserve its rural landscapes, open spaces, and historic resources. The community will maintain its existing residential neighborhoods while providing opportunities for development in appropriate areas.
 - Bill Jean- Community by community cases, Bedford has requirement for workforce housing but is land constrained. Not a lot of developable land left in community. Efforts being pursued to reconsider zoning that would allow for greater diversity (cluster development and multifamily).
- Hooksett: plan is being updated
 - Rob- As a commission, perspective should be on a regional basis to advise on community basis- each community plays a different role in the state. Manchester- need for homeless, small units. Hooksett—more multi-family and condos without sacrificing single family homes and areas. Advise on what kind of housing you need to attract certain types of businesses or residents.
- Deerfield: no goals listed, but recommendations for inclusionary zoning, affordable housing grant opportunities

- Auburn: no goals listed
- New Boston: no goals listed but recommendations: monitor supply of workforce housing, explore options to expand opportunities for appropriately scaled rental housing, consider allowing large old home to be split into up to 4 units.
- Francestown: We want a variety of housing options which reflect diversity in age and income of the town's population.
- Candia's 2017-27 Master Plan: Manage residential growth, and encourage greater diversity in housing choices to attract young families to the community and enable the Town's older population to age in place.
- Weare- maintaining the rural character of Weare, while providing an adequate supply and quality of housing, is paramount in the future growth and development of the community.
- Chester's 2015 Master Plan- While it is arguable that housing in Chester is affordable to Chester's residents, it is not affordable to the now adult children of Chester's families who have completed their education and are returning home.
- 2021 Manchester Master Plan identifies the following elements:
 - Safety of aging housing stock (focus on lead)
 - Accessory Dwelling Units
 - Missing Middle (housing for people who are not struggling with poverty, but who are also not wealthy. Example listed include duplex, cottage court, fourplex, townhouse, triplex stacked, multiplex medium, courtyard building, live/work)
 - Addressing Homelessness

Community Perceptions

3. As participants in the planning process, do you have any observations of public perceptions towards housing development? How can we address this perception in our housing needs assessment? Is there a lot of NIMBY-ism?
 - a. Michelle Gannon- Hooksett Realtor- logistical location is attractive, can attract strong businesses but no housing for them. Many have 1-3 year assignments, not looking to buy a home, no where to house them. Residents don't want to build big complexes. No housing for workforce.
 - b. Jacob/ Matt- If we are going to take a regional focus I would argue that Windham is part of the Boston-Metro region. Most of our commuter population is going south. A large portion of our remote population is working for high tech/pharmaceutical/finance either in Nashua or MA. Manchester is definitely not our "regional focus". Jacob doesn't want SNHPC to tell communities what to do or what is best for them. Sylvia says one sizes fits all won't work.
 - c. John O'Connor- developers and investors need to be brought into the conversation.

Regulations/Allowances

4. Are local zoning and land use regulations creating opportunities or challenges relative to providing housing diversity, affordability, and/or availability in the municipality? Are there any examples from your community you would like to share?

- a. Mark Connors- Derry- Try to be flexible, turn commercial to mixed use. Feels like if developers drive the bus now, they will build whatever they want.
 - i. Bev- developers come with idea instead of a plan and board can say yes or no. Developers are not driving the bus. Planning decides ultimately what it looks like.
- b. Barbara Griffin- if you are enacting flex zones, you can kiss that goodbye in the push for housing. Housing Appeals board jurisdiction is so broad. Community has been opposed to flex zone that is now going to be all 55+ housing. Town wanted mixed use but will be all housing. Zones need to be very clear what the intended purposes are.
- c. Jacob Cross- Windham just passed \$6.2 million conservation bond. Becoming increasingly irrelevant because of HAB. Town is buying land. Tightening up zoning against HBA. Wants to make zoning rules crystal clear.
- d. Mark Connors- Derry- Downtown project in business district. Also looking at old growth ordinances, considering reducing back down to 1.5 acres etc.
- e. Jennean- Windham- around lakes and everywhere else, a lot of non-conforming lots. Residents want to build on it since they pay taxes. Zoning approves or denies, goes to HAB, town is in the middle. Small lots need a million waivers. Lack of coordination between zoning/planning.
- f. David Pierce- Goffstown- Re: Conservation Activity. Declaring land under conservation easement is too much, taking away from housing and other development. At what point do we have enough conservation land? We need to find a balance.
 - i. Jo Ann Duffy- Goffstown- seen all of the different stages happen over 20 year period (demand changes). Look at what's best for the community at this time. Everyone wants to convert everything into a residential use. But they aren't looking to make them affordable to the average person. The people who are buying new homes here are from out of state. Goffstown used to be affordable and Bedford reserved for others, now Goffstown homes are listed for \$600,000-700,000 and selling for more. Recently only worth \$200,000-250,000. If people would build more village type communities with smaller homes, walkability, nearby neighbors, less outdoor maintenance. Developers used to say the land was too expensive, they always have an excuse to raise prices. Recommends not relaxing rules for developers, but encouraging density.
 - ii. Kate- Manchester Housing Commission- appreciate hearing everybody. Increase communication between commission and boards. Don't forget the big picture. Loves Lookbook idea.
 - 1. Art- it came from Heritage Commission. Pictures of what they want Londonderry to look like.
 - 2. Kate- 160 affordable housing units just approved (Section 8 subsidized housing). The developer went after grants to be able to build this.

Call to Action

5. Can you help SNHPC with outreach for the Regional Housing Needs Assessment?
 - a. SNHPC is seeking survey responses from the public:
<https://www.surveymonkey.com/r/SNHPC-RHNA-1>
6. Are there elements of local or regional housing needs which SNHPC should focus on?
 - a. Mark Connors- realistic statistics/ data about apartments coming into Derry without impacts to fire/police/school. Statistics specific to Derry to make good solid decisions.
 - b. Matthew Rounds- I would love it if we could have an honest conversation about what drives the property tax rate (mil rate) of town. The lower the medium property value in a town, the higher the mil rate will inevitably be. It may not be pleasant, but its reality.
7. Any questions about the Regional Housing Needs Assessment you have for SNHPC?

Chat:

16:27:23 From Matt to Everyone:

should I be getting sound or is everyone muted?

16:28:20 From Sylvia von Aulock SNHPC to Everyone:

Matt, you should be hearing us

16:28:34 From Sylvia von Aulock SNHPC to Everyone:

you could try leaving and coming back in

16:30:33 From Denise, Hooksett to Everyone:

Hi, Denise Pichette Volk, Hooksett Planning Board alternate member

16:30:36 From Sylvia von Aulock SNHPC to Everyone:

Matt, you sound like Darth Vader but worse

16:30:52 From Sylvia von Aulock SNHPC to Everyone:

we can't understand you , can you hear us?

16:31:11 From Sylvia von Aulock SNHPC to Everyone:

try your phone for sound?

16:31:40 From Sylvia von Aulock SNHPC to Everyone:

Sorry Matt,, had to mute you, very distracting

16:31:44 From Debra Paul to Everyone:

Hi John

16:32:31 From Pamela Hogan to Everyone:

Pam Hogan - Town of Bedford/HR & Welfare Director

16:32:33 From Lynn Wiles to Everyone:

Lynn Wiles, from Londonderry. I'm on the Londonderry Planning Board.

16:32:44 From Debra Paul to Everyone:

Deb Paul Londonderry Planning board & town council

16:32:51 From Kate to Everyone:

Hi I'm Kate. I'm on the new Housing Commission in Manchester.

16:32:55 From Mark Connors to Everyone:

Mark Connors - Derry Planning Board

16:33:06 From John O'Connor to Everyone:

John O'Connor Chair Planning Board Derry

16:33:16 From Judy Barrett to Everyone:

Matt Barrett, Hooksett, Economic Development Committee

16:33:40 From Jacob LaFontaine to Everyone:

Jacob LaFontaine - Goffstown

16:33:46 From Sylvia von Aulock SNHPC to Everyone:

Matt, had to mute you again

16:33:54 From Uncle Slide to Everyone:

I'm Robb Curry Rep for Hooksett

16:34:02 From jenneanmason to Everyone:

Hi everyone, Jennean Mason Windham Planning Board...don't hold that against me LOL

16:35:31 From Debra Paul to Everyone:

Hi Bev

16:36:08 From Jacob Cross to Everyone:

Hello. Jacob Cross here. I'm on the Planning Board and Trustees and Forestry Committee for Windham.

16:36:10 From beverlydonovan to Everyone:

Bev Donovan - Double duty today - Derry Economic Development/Salem Planning Board

16:37:52 From Kristi St. Laurent to Everyone:

Kristi St. Laurent Windham Economic Development Committee

16:38:51 From Matthew Rounds to Everyone:

I can hear and type

16:39:01 From Tammy Zamoyski- SNHPC to Everyone:

Excellent!

16:39:11 From Matthew Rounds to Everyone:

I can hear you but I don't have audio at my end

16:40:50 From Debra Paul to Everyone:

h

16:41:05 From Debra Paul to Everyone:

Hi Mark

16:41:31 From Matthew Rounds to Everyone:

Alvin and the Chipmunks

16:42:51 From John O'Connor to Everyone:

Mark , try signing off and come back.

16:45:32 From Matthew Rounds to Everyone:

In Windham, the residents aren't asking for more housing with the possible exception of affordable retirement housing for older folks to "age in place". The vast majority of the housing pressure is coming from developers

16:45:42 From Judy Barrett to Everyone:

I agree with Mark. Hooksett is dealing with the same alignment issues.

16:46:35 From Matthew Rounds to Everyone:

The majority of new residential construction is definitely targeted towards high-end out-of-state home buyers

16:49:51 From Matthew Rounds to Everyone:

thanks!

16:51:06 From Matthew Rounds to Everyone:

LOL

16:51:40 From Mark Connors to Everyone:

Bottom left corner Rob

16:52:08 From Mark Connors to Everyone:

unmute comes up when you move your mouse

16:52:09 From Matthew Rounds to Everyone:

we did, business was 50/50 with a focus on neighborhood business

16:52:52 From Matthew Rounds to Everyone:

the most desired business was entertainment, fine dining, and art

16:55:07 From Jacob Cross to Everyone:

I tried, Matt! ;)

16:55:55 From Mark Connors to Everyone:

Maybe just suggest everyone open the Chat on bottom so everyone can see Matt's comments as we go.. Some likely have it closed

16:56:13 From Matthew Rounds to Everyone:

Am I correct that a workforce house in Lawrence MA region it's \$415,000

16:56:38 From Matthew Rounds to Everyone:

for 2021 anyway

16:57:44 From Debra Paul to Everyone:

Hi David

17:00:27 From Matthew Rounds to Everyone:

The concerns I hear regarding more housing is our schools are at capacity and we would need to build new/more schools

17:04:00 From Matthew Rounds to Everyone:

A teacher can't afford a workforce house at \$415,000

17:04:57 From Debra Paul to Everyone:

I feel that Londonderry does not know what the residents want for housing

I would like to get what Jacob Cross did in Windham and how he did it

17:06:03 From Matthew Rounds to Everyone:

it's not just a supply issue, it's also a cheap money (interest rate) issue, and also a work remotely issue which is driving more folks to migrate from urban areas

17:06:07 From Jacob Cross to Everyone:

If you email me at jake.cross@gmail.com I can share our survey questions with you if you want to do something similar.

17:06:44 From Debra Paul to Everyone:

Thanks

17:07:21 From Jacob LaFontaine to Everyone:

Matt here's a link to workforce purchase and rent limits: https://www.nhhfa.org/wp-content/uploads/2020/04/Workforce_Housing_Purchase_Rent_Limits.pdf

17:09:39 From Matthew Rounds to Everyone:

I would argue workforce housing isn't affordable for the workforce

17:10:04 From Mark Connors to Everyone:

should it be is the question.. or issue

17:10:17 From Debra Paul to Everyone:

I would agree as well

17:10:21 From Matthew Rounds to Everyone:

agreed

17:10:50 From Debra Paul to Everyone:

It is what someone is will to pay for a home

17:11:38 From Mark Connors to Everyone:

I found this link helpful in the definition from Virginia
<https://housingforwardva.org/toolkits/affordable-housing-101/what-is-affordable-housing-v-subsidized-housing-v-workforce-housing/>

17:15:06 From michellegannon to Everyone:

Mark..that link is super helpful..thank you

17:16:44 From beverlydonovan to Everyone:

I want to clarify - Derry has a lot of workforce housing - we need more rental housing for those looking for a rental/flexible lifestyle at many stages and income levels.

17:17:33 From Debra Paul to Everyone:

Even smaller homes are going for a lot of money then factor in the property taxes and utility bills

Rents for a 2 bedrooms are going for \$2,800 plus with out utilities

Unaffordable for New Hampshire residents kids can not stay

17:18:07 From beverlydonovan to Everyone:

Yes - it's a supply & demand issue.

17:18:20 From jenneanmason to Everyone:

prices are going up up up...but salaries and pay are not!

17:20:32 From Mark Connors to Everyone:

Don't Hooksett traffic issues have to do to some degree with the Merrimack River and lack of bridges too

17:20:33 From Matthew Rounds to Everyone:

If we are going to take a regional focus I would argue that Windham is part of the Boston-Metro region. Most of our commuter population is going south. A large portion of our remote population is working for high tech/pharmaceutical/finance either in Nashua or MA. Manchester is definitely not our "regional focus"

17:21:10 From Jo Ann duffy to Everyone:

Jo Ann Duffy - Planning & Economic Development Director, Goffstown

17:21:32 From michellegannon to Everyone:

I am a realtor and owner of Coldwell Banker Classic Realty in Hooksett. Volunteer on Economic Development Committee

17:22:19 From Debra Paul to Everyone:

<https://www.londonderrynh.org/sites/g/files/vyhlif4616/f/uploads/lookbook.pdf>

17:24:25 From beverlydonovan to Everyone:

Michelle - that's exactly what I'm hearing. They want higher end rentals that fit with their work assignments. Also - businesses looking to locate here are seeing a lack of available workforce. They aren't available because they don't live here (they can't afford to).

17:25:23 From beverlydonovan to Everyone:

Small businesses typically pay smaller wages. Where do those workers come from?

17:30:47 From Mark Connors to Everyone:

its under reactions

17:31:13 From Matthew Rounds to Everyone:

Windham just passed a \$6.5 million dollar conservation bond with the objective of putting as much land into conservation as possible. This was supported by the residents with a 75% in favor on the warrant.

17:31:58 From Debra Paul to Everyone:

Towns should have a balance with in the town

not one side of the town heavy with density & traffic and the other side very rural

I feel that towns need a balance across the town

17:32:09 From beverlydonovan to Everyone:

They don't have the option for housing-only in the new Derry Zone.

17:32:10 From Matthew Rounds to Everyone:

Conversely, the town voted down by an almost 75% margin to create a TIF district to support a waterline.

17:33:37 From Matt Barrett to Everyone:

Hooksett is using TIF districts to expand sewer. We have had great luck with TIF districts

17:34:12 From beverlydonovan to Everyone:

We've had great results from TIF districts in Derry, as well.

17:34:40 From Debra Paul to Everyone:

v

17:34:44 From Matthew Rounds to Everyone:

If you want development and a guarantee tax money is sequestered for the development, then yeah - TIF works for that

17:34:49 From Jo Ann duffy to Everyone:

Goffstown's CIFZ district also requires a mixed use, however, they go before the ZBA for a variance to only produce residential housing.

17:36:01 From Lynn Wiles to Everyone:

I have to drop, have a good evening everyone.

17:37:16 From Matthew Rounds to Everyone:

Windham is the first town to appeal the Housing Appeals Board to the NH Supreme Court. Hopefully the Supreme Court steps up and stops the HAB

17:37:38 From michellegannon to Everyone:

how does buying up land help communities grow and attract strong businesses?

17:38:01 From Matthew Rounds to Everyone:

Windham is one of the fastest growing towns not only in NH but in the country

17:38:31 From Debra Paul to Everyone:

Windham is doing it right

17:38:43 From Matthew Rounds to Everyone:

Developing strong businesses is what is driving that growth, it's the promise of a "rural oasis"

17:38:56 From Debra Paul to Everyone:

Have to leave

17:39:16 From Matthew Rounds to Everyone:

isn't what I meant

17:42:53 From Mark Connors to Everyone:

It does allow richer communities to buy up conservation vs. others... to keep less development..

17:44:05 From beverlydonovan to Everyone:

For sure, one size does not fit all.

17:45:11 From michellegannon to Everyone:

Got to scoot..thank you

17:47:45 From Matthew Rounds to Everyone:

the real answer is the State needs to step up and issue an RFP to build affordable housing directly.

17:48:05 From Matthew Rounds to Everyone:

Exactly what Jo Ann is saying

17:48:22 From Mark Connors to Everyone:

agree - developers are making plenty or they are not in...

17:52:10 From Matthew Rounds to Everyone:

If the community says they don't want more development, would the commission support that?

17:52:51 From Mark Connors to Everyone:

Grabbed Deb's link and reposting here..
<https://www.londonderrynh.org/sites/g/files/vyhlif4616/f/uploads/lookbook.pdf>

17:56:09 From Matthew Rounds to Everyone:

I would love it if we could have an honest conversation about what drives the property tax rate (mil rate) of town. The lower the median property value in a town, the higher the mil rate will inevitably be. It may not be pleasant, but its reality

17:56:53 From Matthew Rounds to Everyone:

yea

17:58:56 From Tammy Zamoyski- SNHPC to Everyone:

General Public Survey- <https://www.surveymonkey.com/r/SNHPC-RHNA-1>

17:59:17 From Tammy Zamoyski- SNHPC to Everyone:

Project website: snhpchousing.org

17:59:19 From Mark Connors to Everyone:

Matt - also depends on commercial industrial tax base vs. residential....

17:59:31 From Matthew Rounds to Everyone:

Mark - absolutely

17:59:57 From Matthew Rounds to Everyone:

the irony is conservation land actually has the lowest tax impact (lower than residential or commercial)

18:00:51 From Robb Curry to Everyone:

Are the links in social media rooms

18:00:52 From Matthew Rounds to Everyone:

thank you

18:01:09 From Robb Curry to Everyone:

Such as the local happenings rooms

Regional Housing Needs Assessment Updates

Sylvia von Aulock <svonaulock@snhpc.org>

Fri 2/25/2022 12:17 PM

To: Todd Fahey (tfahey@aarp.org) <tfahey@aarp.org>

Cc: Tammy Zamoyski <tzamoyski@snhpc.org>; Cameron Prolman <cprolman@snhpc.org>; James Vayo <jvayo@snhpc.org>; Zachary Swick <zswick@snhpc.org>

Hi Todd,

Hoping life is treating you well. I thought AARP NH would be interested in being part of the Regional Housing Needs Assessment update that's happening across the state. All of the nine regional planning commissions are working with the communities in their regions to get a better understanding of the needs in their regions. We've developed a press release for the SNHPC region, but I've also put together a more universal message for statewide agencies to share with their networks. I'm including that message below in hopes you might be able to utilize it in whatever way that works for your organization. Happy to chat with you about a possible presentation/discussion with your members if that might also be a consideration. SNHPC staff will be developing a short video that will provide an overview of this effort and will be available next week and posted on our website. I'm cc'ing my team so that if you have any specific questions about data, the elements of the report, or how we might involve AARP NH, they can respond promptly.

As a resident within our region, you may want to check out SNHPC's two surveys, the first is for residents and the second for business owners : [public housing survey](#) / [employer housing survey](#). Second, you can sign up for [project notifications](#) and track our progress on SNHPC's Regional Housing Needs Assessment project specific website www.SNHPCHousing.org.

As part of the ADU team from last fall, you might also appreciate that an element of the RHNA will be useful tools and strategies section, that will include a hefty section on tools, including ADU guides. Below is our multi-region message.



.....

In NH and throughout the country, finding safe, affordable housing has put a strain on young people looking to become independent, on working families wanting to move closer to schools, and on older adults wanting to downsize. The scarcity of housing is even preventing businesses from recruiting and retaining workers.

Throughout 2022, each regional planning commission will be conducting a Regional Housing Needs Assessment (RHNA) with multiple opportunities for public and community input. This housing needs assessment will identify challenges and opportunities related to planning for and building housing within each community across the state.

Within each region, residents and business owners are invited take part in two unique housing surveys; one for the general public and a survey specifically created for employers that are

experiencing labor shortages or difficulties due to the limited housing supply. Please find the regional planning commission and surveys corresponding to your area at the NH Association of Regional Planning Commission website: <https://www.nharpc.org/>

In the near future, regional planning commissions will be encouraging a variety of engagement opportunities including focus groups discussions with stakeholders to identify issues, challenges, and opportunities in the many elements of housing. The Commissions look forward to working with communities within their regions in updating the Regional Housing Needs Assessment, identifying the challenges, and developing tools, strategies, and recommendations that local decision-makers can use to address their housing needs.

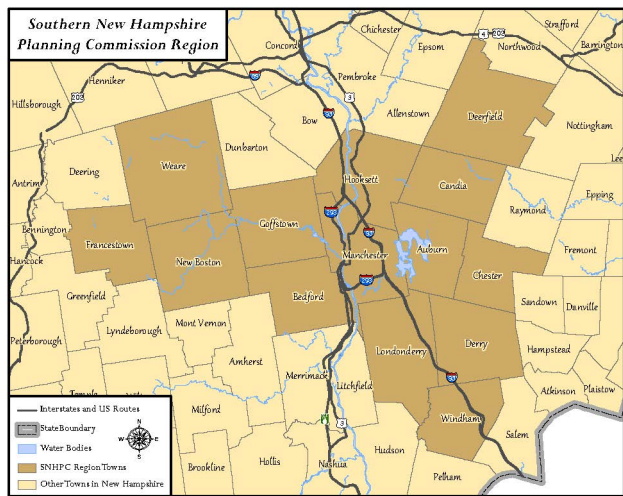
Thanks for taking a look at this and considering how we might work together to include your member's input regarding housing.

Thanks, Sylvia

Sylvia von Aulock
Executive Director

Southern NH Planning Commission - Celebrating Over Five Decades of Planning Services

438 Dubuque St.
Manchester, NH 03102
603-669-4664



Looking for Librarian Assistance Again - Topic is Housing

Sylvia von Aulock <svonaulock@snhpc.org>

Fri 4/1/2022 1:03 PM

To: bostertag-holtkamp@londonderry.nh.org <bostertag-holtkamp@londonderry.nh.org>; carab@derrypl.org <carab@derrypl.org>; chesterpubliclibrary@gmail.com <chesterpubliclibrary@gmail.com>; Dee Santoso <dsantoso@manchesternh.gov>; 'Denise Van Zanten' <dvanzant@manchesternh.gov>; Dianne Hathaway <Dianneh@goffstownlibrary.com>; francetownlibrary@gmail.com <francetownlibrary@gmail.com>; Harden, Sherri <hardensherri@gmail.com>; hrainier@hooksettlibrary.org <hrainier@hooksettlibrary.org>; Karen Fry <kfry@nesmithlibrary.org>; Lee Ann Chase <lchase@hooksettlibrary.org>; librarian@smythpl.org <librarian@smythpl.org>; mjohnson@bedfordnh.org <mjohnson@bedfordnh.org>; 'msenatro@bedfordnh.org' <'msenatro@bedfordnh.org'>; Rennie Timm <adultserviceswfl@gmail.com>; Sandy Whipple <sandyw@goffstownlibrary.com>; Sarah Chapman <directorwfl@gmail.com>; susanb@derrypl.org <susanb@derrypl.org>; Sylvie Brikiatis <sbrikiatis@nesmithlibrary.org>; whipplefreelibrary@gmail.com <whipplefreelibrary@gmail.com>

Cc: Tammy Zamoyski <tzamoyski@snhpc.org>; James Vayo <jvayo@snhpc.org>; Cameron Prolman <cprolman@snhpc.org>

To the Librarian Movers and Shakers Out There,

At present, there has been minimal participation in the general public survey regarding housing needs in the region. I'm hoping you might be able to assist SNHPC in getting the word out to residents regarding this important opportunity for input regarding housing in the region. Ways in which you might assist could include putting a link to the survey on your website, forwarding this email to others in the community, and helping distribute postcards that provide information about the survey (some of the Town Clerk Offices are helping as well). If you are interested in the latter, please let us know and we'll print out postcards and deliver them to you.

To get an idea on the response rate, check this table out:

Municipality	Response Count	% Survey Response
Auburn	3	1.1%
Bedford	27	9.6%
Candia	0	0.0%
Chester	11	3.9%
Deerfield	4	1.4%
Derry	41	14.6%
Francestown	12	4.3%
Goffstown	15	5.3%
Hooksett	11	3.9%
Londonderry	35	12.5%
Manchester	97	34.5%
New Boston	11	3.9%
Weare	4	1.4%
Windham	10	3.6%
Total	281	

This is the message that has been sent to SNHPC Commissioners, Community planners, Social Service Organizations, Administrators, and Officials. Thanks so much for any assistance in spreading the word.

.....
In NH and throughout the country, finding safe, affordable housing has put a strain on young people looking to become independent, on working families wanting to move closer to schools, and on older adults wanting to downsize. The scarcity of housing is even preventing businesses from recruiting and retaining workers.

Throughout 2022, SNHPC will be conducting a Regional Housing Needs Assessment (RHNA) with multiple opportunities for public and community input. This housing needs assessment will identify challenges and opportunities related to planning for and building housing within each community in the SNHPC region. The first opportunity is for residents and business owners to take part in a [public housing survey](#) and an [employer housing survey](#).

Second, you can sign up for [project notifications](#) and track our progress on SNHPC's Regional Housing Needs Assessment project specific website www.SNHPChousing.org.

In the near future, we will be hosting focus groups with stakeholders to identify issues, challenges, and opportunities experienced in addressing local housing needs. If you are interested in taking part in focused group discussions, please let our team know.

SNHPC looks forward to working with local communities within the region in updating the Regional Housing Needs Assessment, identifying the challenges, and developing tools, strategies, and recommendations that local decision-makers can use to address their housing needs.

If you have any questions about this project, feel free to reach out to the project team by email: Housing@SNHPC.org

Thanks for your participation and working with our team.



Thanks, Sylvia

Sylvia von Aulock

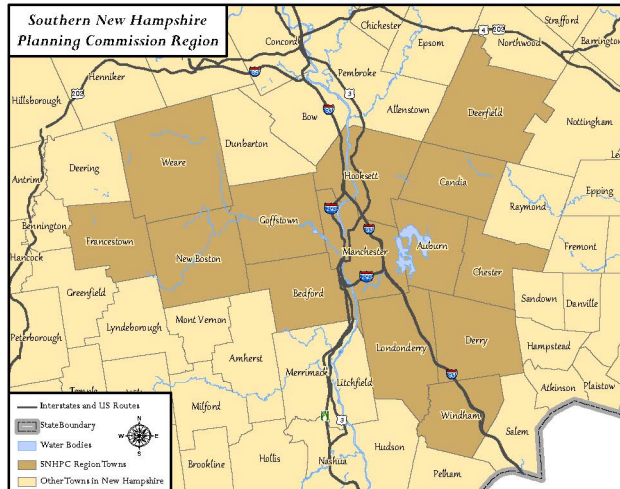
Executive Director

Southern NH Planning Commission - Celebrating Over Five Decades of Planning Services

438 Dubuque St.

Manchester, NH 03102

603-669-4664



Couple of things

Peter and Sue <pscapano@comcast.net>

Wed 4/6/2022 12:21 PM

To: Kate Marquis <katemarq36@yahoo.com>; Zachery Palmer <zachpalmer8@gmail.com>; L.L.S. Joseph M. Wichert <joewichert@jmwlls.com>; Jean Noël Mugabo <mujeano43@gmail.com>; Chris Wellington <chrisbwellington@gmail.com>; Jessica Margeson <jmargeson603@gmail.com>

Everyone,

I wanted to let you know that Kate and I are meeting virtually with Scott Shaw of Lincoln Ave Capital regarding the proposal at the former police station downtown. As you probably read in the UL it is just the type of project we as a commission want. Since we cannot meet virtually with a quorum due to laws around meeting posting and public participation we can only have two of us on it. Please send us your questions or comments/talking points and we will be sure to include them. Also, of course, we will keep all informed of the results via email and in person at our next meeting.

Speaking of which, the ZBA meets thu the 14th, sort of a quick turnaround for us to report to them. Also, the Manchester focus group for the SNHPC is wed at 5 (see below), just when we are scheduled to meet.

So is there interest in meeting on Mon or Tues next week instead?

Peter

Greetings Manchester Reps,

As you may know, Southern New Hampshire Planning Commission (SNHPC) recently announced a coordinated effort to update the Regional Housing Needs Assessments (RHNA) in every region across the state. As a community leader, city or town staff, or land use volunteer, we believe that you have a special interest in local, regional and statewide housing challenges. Perhaps you are interested in discussing and identifying opportunities and challenges in creating housing in your community.

As part of the RHNA update, we began our focus group sessions with land use planners throughout the SNHPC region, so that we could begin to understand the housing opportunities and challenges facing planners in their communities. Now we are hosting a series of virtual focus group meetings to gather input from individuals like you so that we can continue to better understand needs and wants regarding housing for each of our region's communities. The virtual focus group meetings will take place as follows:

Wednesday 4/13 5:00-6:30pm - Manchester

Monday 4/18 4:00-5:30pm - Auburn, Candia, Chester, Deerfield, Francestown, New Boston, Weare

Tuesday 4/19 4:30-6pm - Bedford, Derry, Goffstown, Hooksett, Londonderry, Windham

Please feel free to forward this invitation to other appropriate board members or community representatives. If you are unable to attend your community's session, you are welcome to join another session. We are asking all participants to RSVP using [this link](#).

The focus group discussion aims to gather input on:

- Community perceptions of housing (through Planning Board review of proposed development, Master Plan visioning process, and other housing forums).
- Master Plan consideration of housing goals, recommendations, and process for moving forward.
- Local and regional factors such as zoning or other land use regulations providing allowances and opportunities for housing productions, but also creating challenges regarding housing diversity, affordability, and availability.
- Consideration of community priorities for housing production relative to housing types and understanding of housing needs.
- Identify unique approaches in addressing local or even regional housing goals.

If you are unable to join us in any of the focus group discussions, please consider taking part in one of our surveys: The resident survey is here: [public housing survey](#) and business owners interested or impacted by housing can be heard through this survey: [employer housing survey](#).

You can also sign up for [project notifications](#) and track our progress on SNHPC 's Regional Housing Needs Assessment project specific website www.SNHPCHousing.org.

To date, here are the response rates for each community in the region for the general public survey. We'd love to double the numbers so please help us and take the survey or share it with others in your community.

<u>Municipality.</u>	<u>Response Count</u>	<u>% Survey Response</u>
Auburn	3	1.1%
Bedford	27	9.6%
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Manchester	97	34.5%
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Weare	4	1.4%
Windham	10	3.6%
Total	281	

Interested in a bit of background on the RHNA: it is being conducted to meet RSA 36:47 - section II, which requires the regional planning commissions to periodically update, and make available to the municipalities, an assessment of housing need. This assessment can then be used by municipalities to project future housing needs of residents across income and age.

Looking forward to our upcoming focus group discussion.

Thanks, Sylvia

Sylvia von Aulock

Re: Housing Needs Assessment Introductions

Sandra Almonte <salmonte727@yahoo.com>

Fri 3/18/2022 3:41 AM

To: James Vayo <jvayo@snhpc.org>

Cc: Cameron Prolman <cprolman@snhpc.org>; Tammy Zamoyski <tzamoyski@snhpc.org>

Gracias James,

Our community has so many needs and every organization is working towards the same goal of hearing from community members. I'm trying to help in the process and accomplish the many goals each one of us has. The question is how can we all collaborate and mobilize our community residents with each individual aspect in mind? Let's figure this out and with Covid subsiding we can hopefully start getting groups of people together.

Have a great weekend!!

Sandra

Sent from my iPhone

On Mar 17, 2022, at 2:24 PM, James Vayo <jvayo@snhpc.org> wrote:

Sandra,

You are amazing... Is there anything you are NOT touching!

Regards,

James Vayo
603-669-4664 x 307

From: Sandra Almonte <salmonte727@yahoo.com>
Sent: Thursday, March 17, 2022 2:18 PM
To: Cameron Prolman <cprolman@snhpc.org>
Cc: Tammy Zamoyski <tzamoyski@snhpc.org>; James Vayo <jvayo@snhpc.org>
Subject: Re: Housing Needs Assessment Introductions

Thank you! I look forward to helping with this initiative!!

Sandra

Sent from my iPhone

On Mar 17, 2022, at 2:13 PM, Cameron Prolman <cprolman@snhpc.org> wrote:

Good Afternoon Sandra,

I work with Sylvia at the Southern New Hampshire Planning Commission. I want to reiterate our thanks that you've offered to volunteer your help on this Housing Needs Assessment effort. I also wanted to make sure you know that we are also offering a Spanish-language version of the survey Sylvia sent you earlier today.

I've copied James Vayo and Tammy Zamoyski on this email, who have been instrumental in our public outreach process so far. We hope with your help, we might be able to reach populations that historically go unheard in typical planning projects.

The link to the Spanish-language survey can be found on our Regional Housing Needs website (<https://storymaps.arcgis.com/stories/b0534171c2724d89b8b9876ba9b6f017>) or through this direct link (<https://www.surveymonkey.com/r/SNHPC-RHNA-4>).

Thanks again and we look forward to working with you!
Cam

Cam Prolman

Regional Planner

Southern NH Planning Commission

438 Dubuque Street

Manchester, NH 03102

603-669-4664

www.snhpc.org

From: Sylvia von Aulock <svonaulock@snhpc.org>

Sent: Thursday, March 17, 2022 11:14 AM

To: Sandra Almonte <salmonte727@yahoo.com>

Cc: Tammy Zamoyski <tzamoyski@snhpc.org>; Cameron Prolman <cprolman@snhpc.org>; James Vayo <jvayo@snhpc.org>

Subject: RE: Housing Needs Assessment Introductions

Hi Sandra, thanks so much for reaching out regarding the RHNA.

I'm cc'ing our team of planners working on this so that they can add you to the contact list for upcoming focus group discussions. As you are likely aware, this housing needs assessment will identify challenges and opportunities related to planning for and building housing within each community in the SNHPC region. The first opportunity is for the general public and business owners to take part in a [public housing survey](#) and an [employer housing survey](#). Second, you can sign up for [project notifications](#) and track our progress on SNHPC's Regional Housing Needs Assessment project specific website www.SNHPCHousing.org.

Thanks for your interest.

Thanks, Sylvia

Sylvia von Aulock

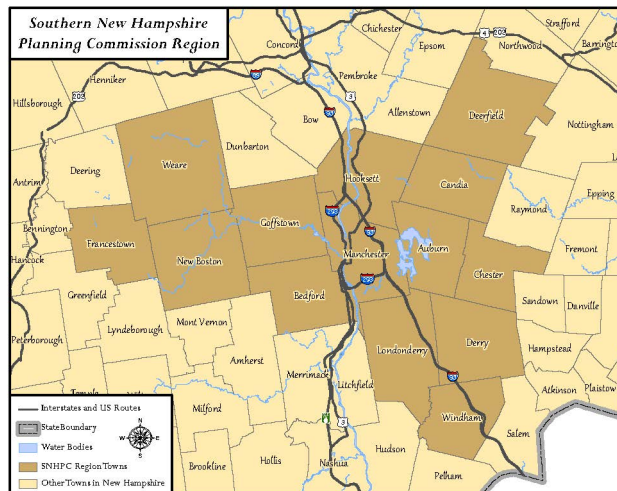
Executive Director

Southern NH Planning Commission - Celebrating Over Five Decades of Planning Services

438 Dubuque St.

Manchester, NH 03102

603-669-4664



From: Sandra Almonte <salmonte727@yahoo.com>

Sent: Thursday, March 17, 2022 7:45 AM

To: Sylvia von Aulock <svonaulock@snhpc.org>; Jen Czysz <jczysz@strafford.org>

Subject: Re: Housing Needs Assessment Introductions

Good morning to you both,

Thank you Jen for the great introduction. Sylvia, I look forward to meeting with you and please let me know how I can be of any help.

Sandra Almonte
6035122170

On Thursday, March 10, 2022, 09:54:48 AM EST, Jen Czysz <jczysz@strafford.org> wrote:

Hi Sandra and Sylvia –

I wanted to introduce you to each other.

Sandra, Sylvia is the director of Southern NH Planning Commission in Manchester and heading up their efforts to prepare the Regional Housing Needs Assessment that I mentioned on last night's call.

Sylvia, Sandra is the owner of Don Quixote restaurant and current board chair of NeighborWorks Southern NH. Sandra is a networker extraordinaire and tremendous housing advocate.

Hope you are both doing well and wishing you happy housing advocacy!

Jen

SNHPC's Regional Housing Needs Assessment - please consider participating in the surveys and forwarding this important information

Tammy Zamoyski <tzamoyski@snhpc.org>

Fri 2/25/2022 8:36 AM

Cc: Sylvia von Aulock <svonaulock@snhpc.org>; Cameron Prolman <cprolman@snhpc.org>; James Vayo <jvayo@snhpc.org>; Zachary Swick <zswick@snhpc.org>

Bcc: rwilhelmi@goffstownnh.gov <rwilhelmi@goffstownnh.gov>; cblash@londonderrynh.org <cblash@londonderrynh.org>; ChesterSeniorGroup@gmail.com <ChesterSeniorGroup@gmail.com>; Mgcc.derry@gmail.com <Mgcc.derry@gmail.com>; Recreation@newbostonnh.gov <Recreation@newbostonnh.gov>; WindhamSeniors@gmail.com <WindhamSeniors@gmail.com>



In NH and throughout the country, finding safe, affordable housing has put a strain on young people looking to become independent, on working families wanting to move closer to schools, and on older adults wanting to downsize. The scarcity of housing is even preventing businesses from recruiting and retaining workers.

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Second, you can sign up for [project notifications](#) and track our progress on SNHPC's Regional Housing Needs Assessment project specific website www.SNHPCHousing.org.

In the near future, we will be hosting focus groups with stakeholders to identify issues, challenges, and opportunities experienced in addressing local housing needs. If you are interested in taking part in focused group discussions, please let our team know.

SNHPC looks forward to working with local communities within the region in updating the Regional Housing Needs Assessment, identifying the challenges, and developing tools, strategies, and recommendations that local decision-makers can use to address their housing needs.

If you don't live in the SNHPC region but would like to be involved via the Regional Planning Commission in your areas, please go to <https://www.nharpc.org/> for the RPC near you.

Also, if you have any questions about this project, feel free to reach out to the project team by email: Housing@SNHPC.org

Sincerely,

Tammy Zamoyski

Regional Planner

Southern New Hampshire Planning Commission

(she/her)

SNHPC Hello and Introduction to regional housing needs assessment

Sylvia von Aulock <svonaulock@snhpc.org>

Fri 3/4/2022 8:57 AM

To: brm@mih4u.org <brm@mih4u.org>

Cc: Tammy Zamoyski <tzamoyski@snhpc.org>; James Vayo <jvayo@snhpc.org>

Hi Brian,

It's been several years since we've reached out to the SUD Collaborative and I'd like to take this opportunity to reconnect so that we can share with the Collaborative an important housing project that is underway across the state.

Throughout 2022, SNHPC will be conducting a Regional Housing Needs Assessment (RHNA) with multiple opportunities for public and community input. This housing needs assessment will identify challenges and opportunities related to planning for and building housing within each community in the SNHPC region. The first opportunity is for residents and business owners to take part in a [public housing survey](#) and an [employer housing survey](#). You can also sign up for [project notifications](#) and track our progress on SNHPC's Regional Housing Needs Assessment project specific website www.SNHPCHousing.org. In the near future, we will be hosting focus groups with stakeholders to identify issues, challenges, and opportunities experienced in addressing local housing needs. If you are interested in taking part in focused group discussions.

My hope is to have one of our planners, Tammy Zamoyski, attend the March 8th SUD meeting to get a sense of the agencies involved and if there's an opportunity, to introduce herself, and if time allows, a 2 min. introduction of the RHNA. Also, I'm hoping that Collaborative members may be interested in participating in a future focus group discussion on housing needs in the greater Manchester region. Happy to chat with you about the SUD Collaborative and their interest in housing needs and the RHNA.

Thanks, Sylvia

Sylvia von Aulock

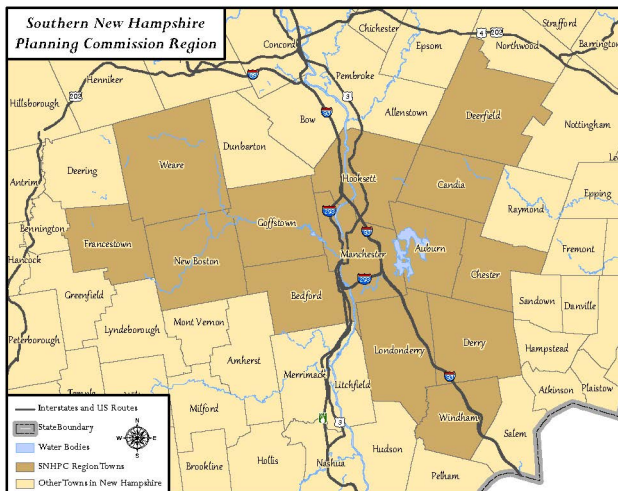
Executive Director

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438 Dubuque St.

Manchester, NH 03102

603-669-4664



SNHPC Regional Housing Needs Assessment Focus Group Auburn Invite

Sylvia von Aulock <svonaulock@snhpc.org>

Tue 3/29/2022 1:01 PM

To: Bill Herman <townadmin@townofauburnnh.com>; Jeff Porter <jandkporter@comcast.net>; planning@townofauburnnh.com <planning@townofauburnnh.com>; townhall@townofauburnnh.com <townhall@townofauburnnh.com>; adminassist@townofauburnnh.com <adminassist@townofauburnnh.com>; Paula Marzloff <marzloff@comcast.net>

Cc: Tammy Zamoyski <tzamoyski@snhpc.org>; James Vayo <jvayo@snhpc.org>; Cameron Prolman <cprolman@snhpc.org>; Sylvia von Aulock <svonaulock@snhpc.org>

Greetings Friends in Auburn,

As you may know, Southern New Hampshire Planning Commission (SNHPC) recently announced a coordinated effort to update the Regional Housing Needs Assessments (RHNA) in every region across the state. As a community leader, city or town staff, or land use volunteer, we believe that you have a special interest in local, regional, and statewide housing challenges. Perhaps you are interested in discussing and identifying opportunities and challenges in creating housing in your community.

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Wednesday 4/13 5:00-6:30pm - Manchester

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Weare	4	1.4%
Windham	10	3.6%
Total	281	

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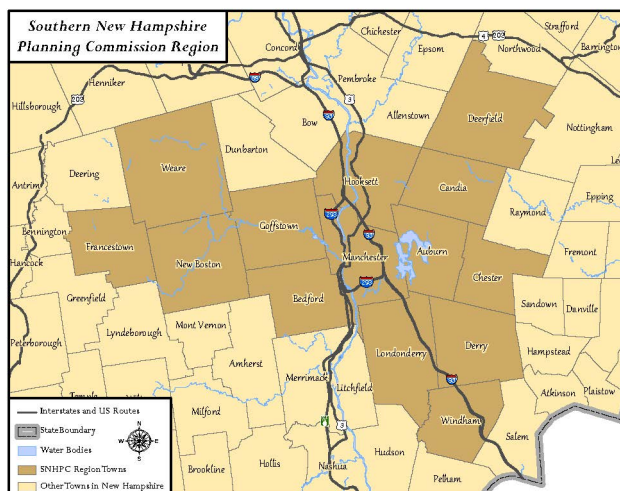
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Thanks, Sylvia

Sylvia von Aulock
Executive Director

Southern NH Planning Commission - Celebrating Over Five Decades of Planning Services

438 DuBuque St.
Manchester, NH 03102
603-669-4664



SNHPC Regional Housing Needs Assessment Focus Group Bedford Invite

Sylvia von Aulock <svonaulock@snhpc.org>

Tue 3/29/2022 1:09 PM

To: macandjoanmcmahan@yahoo.com <macandjoanmcmahan@yahoo.com>; morin13john@comcast.net <morin13john@comcast.net>; phogan@bedfordnh.org <phogan@bedfordnh.org>; wld@wldgroup.com <wld@wldgroup.com>

Cc: rhebert@bedfordnh.org <rhebert@bedfordnh.org>; Jillian Harris <jharris@bedfordnh.org>; Bill Jean, <bjean@fulcrum-nh.com>; B Salvatore <bsalv@hotmail.com>; Bryan Lord <bedfordlords@gmail.com>; Danielle Evansic <dani14@mac.com>; Charlie Fairman <cgfairman@gmail.com>; James Vayo <jvayo@snhpc.org>; Tammy Zamoyski <tzamoyski@snhpc.org>; Cameron Prolman <cprolman@snhpc.org>

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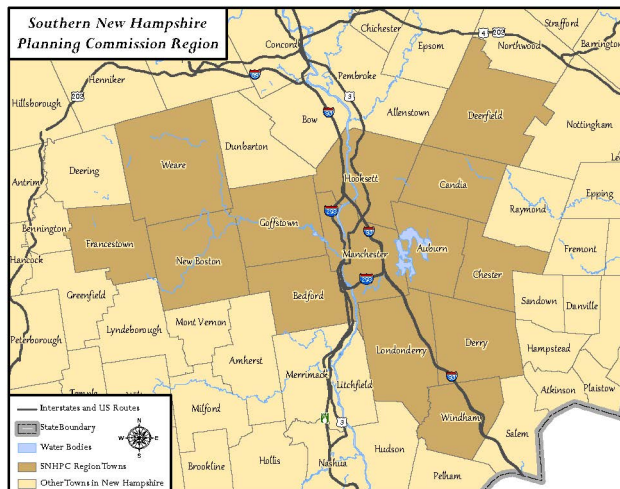
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Thanks, Sylvia

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Executive Director

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Manchester, NH 03102
603-669-4664



SNHPC Regional Housing Needs Assessment Focus Group Candia Invite

Sylvia von Aulock <svonaulock@snhpc.org>

Tue 3/29/2022 1:22 PM

To: Rudy Cartier (2racbs@comcast.net) <2racbs@comcast.net>; Lisa Galica <lgalica@townofcandia.org>; bbrock@candianh.org <bbrock@candianh.org>; ahansen@townofcandia.org <ahansen@townofcandia.org>

Cc: Tammy Zamoyski <tzamoyski@snhpc.org>; James Vayo <jvayo@snhpc.org>; Cameron Prolman <cprolman@snhpc.org>; albert.hall603@gmail.com <albert.hall603@gmail.com>; ddelrosso@townofcandia.org <ddelrosso@townofcandia.org>

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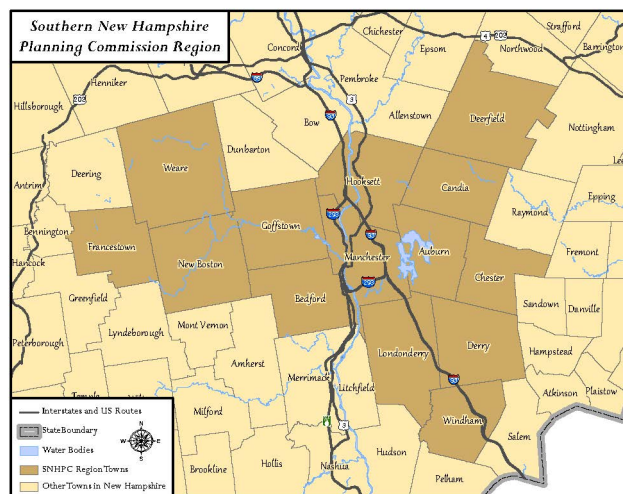
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Thanks, Sylvia

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Executive Director

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SNHPC Regional Housing Needs Assessment Focus Group Chester Invite

Sylvia von Aulock <svonaulock@snhpc.org>

Tue 3/29/2022 1:29 PM

To: Debra Doda <ddoda@chesternh.org>;bjcs1@comcast.net <bjcs1@comcast.net>;bmaloney@chesternh.org <bmaloney@chesternh.org>;Janis Jalbert <Jjalbert@chesternh.org>;cmymette@chesternh.org <cmymette@chesternh.org>

Cc: Tammy Zamoyski <tzamoyski@snhpc.org>;James Vayo <jvayo@snhpc.org>;Cameron Prolman <cprolman@snhpc.org>;Deborah Munson <debmunson@gsinet.net>;Andrew Hadik <ahadik@chesternh.org>

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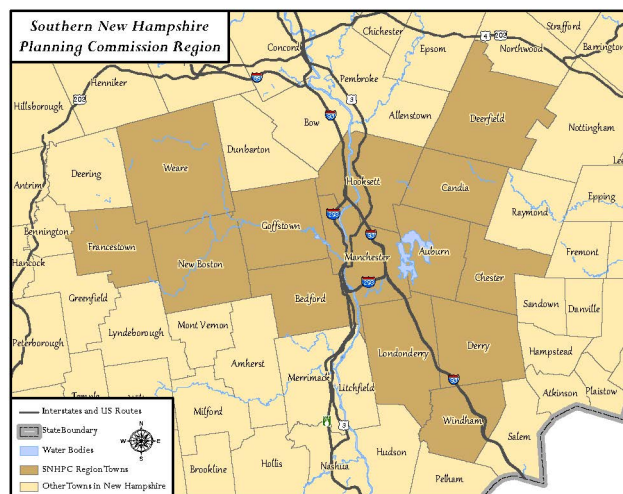
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SNHPC Regional Housing Needs Assessment Focus Group Derry Invite

Sylvia von Aulock <svonaulock@snhpc.org>

Tue 3/29/2022 1:47 PM

To: John O'Connor <john.oconnor@comcast.net>; Dave Caron <dcaron@derrynh.org>; Bob Mackey <bobmackey@derrynh.org>; Mgcc.derry@gmail.com <Mgcc.derry@gmail.com>

Cc: James Vayo <jvayo@snhpc.org>; Cameron Prolman <cprolman@snhpc.org>; Tammy Zamoyski <tzamoyski@snhpc.org>; Jeff Moulton <jeff.moulton5@gmail.com>; Richard Tripp <richardtripp@derrynh.org>; Liz Robidoux (elizabethrobidoux@derrynh.org) <elizabethrobidoux@derrynh.org>; georgesioras@derrynh.org <georgesioras@derrynh.org>; Beverly Donovan <beverlydonovan@derrynh.org>

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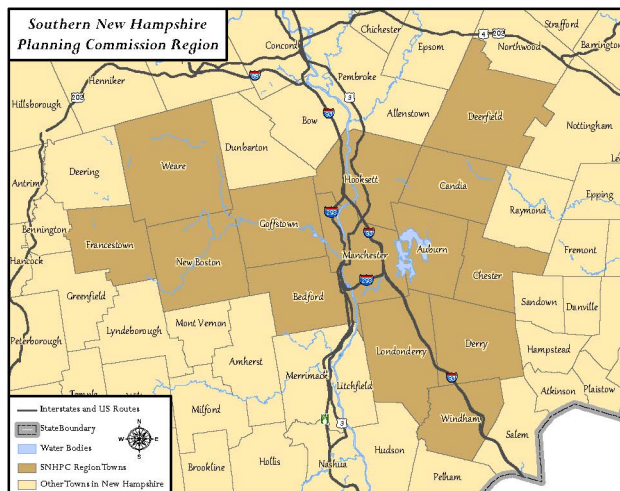
Executive Director

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RE: SNHPC Regional Housing Needs Assessment Focus Group Frankestown Invite

Sylvia von Aulock <svonaulock@snhpc.org>

Thu 3/31/2022 3:12 PM

To: Tammy Zamoyski <tzamoyski@snhpc.org>; James Vayo <jvayo@snhpc.org>; Cameron Prolman <cprolman@snhpc.org>

I've just signed up to go to a legislator event at the Londonderry/Derry Chamber next week and I'll be spreading the word.

Thanks, Sylvia

Sylvia von Aulock

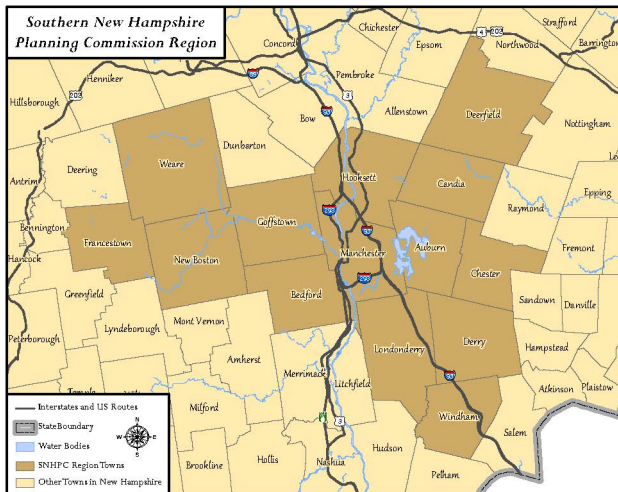
Executive Director

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438 Dubuque St.

Manchester, NH 03102

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From: Tammy Zamoyski <tzamoyski@snhpc.org>

Sent: Thursday, March 31, 2022 1:57 PM

To: Sylvia von Aulock <svonaulock@snhpc.org>; James Vayo <jvayo@snhpc.org>; Cameron Prolman <cprolman@snhpc.org>

Subject: Re: SNHPC Regional Housing Needs Assessment Focus Group Frankestown Invite

I've updated this in the Master Contact list- thanks Sylvia.

BTW, on my drive home last night they were talking about the Employer Survey on NHPR!

From: Sylvia von Aulock <svonaulock@snhpc.org>

Sent: Thursday, March 31, 2022 1:06 PM

To: Tammy Zamoyski <tzamoyski@snhpc.org>; James Vayo <jvayo@snhpc.org>; Cameron Prolman <cprolman@snhpc.org>

Subject: FW: SNHPC Regional Housing Needs Assessment Focus Group Frankestown Invite

Jamie, the TM in Frankestown has provided the following info. Please make note on our contact list and add the names below.
I consider this a win!

Thanks, Sylvia

Sylvia von Aulock

Executive Director

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Manchester, NH 03102

603-669-4664

From: Town Admin <selectmensoffice@francestownnh.org>
Sent: Thursday, March 31, 2022 12:29 PM
To: Sylvia von Aulock <svonaulock@snhpc.org>
Subject: RE: SNHPC Regional Housing Needs Assessment Focus Group Francestown Invite

Good afternoon Sylvia,

I believe you left a message looking for the email addresses of the Planning and ZBA chairmen

Planning Board – Robert Lindgren, Chair - Robert.Lindgren@dhhs.nh.gov

Planning Board – Gerri Bernstein, Vice-Chair - gerribernstein@msn.com

ZBA – Silas Little, Chair - randobent@gmail.com

I have also forwarded the invite to all Planning Board, ZBA and Select Board members. I also did a news blast from our website to our residents for the survey.

<https://www.francestownnh.org/home/news/what-can-southern-nh-do-about-housing>

Jamie A Pike
Town Administrator

P.O. Box 5
27 Main Street
Francestown NH 03043
(603) 547-3469
<http://www.francestownnh.org>

Email sent to and from this address is subject to NH RSA 91-A (the NH Public Records Law) and may, subject to certain exemptions, be subject to disclosure to third parties.

From: Sylvia von Aulock <svonaulock@snhpc.org>
Sent: Tuesday, March 29, 2022 1:57 PM
To: Town Admin <selectmensoffice@francestownnh.org>; Linda Kunhardt (<starrettfarm_lmk@comcast.net> <starrettfarm_lmk@comcast.net>; Planning Board <planningboard@francestownnh.org>
Cc: James Vayo <jvayo@snhpc.org>; Cameron Prolman <cprolman@snhpc.org>; Tammy Zamoyski <tzamoyski@snhpc.org>; Alfred Eisenberg <aeisenberg@hughes.net>; Jennifer Vadney <jennifer@nwsnh.org>
Subject: SNHPC Regional Housing Needs Assessment Focus Group Francestown Invite

Greetings Francestown Friends,

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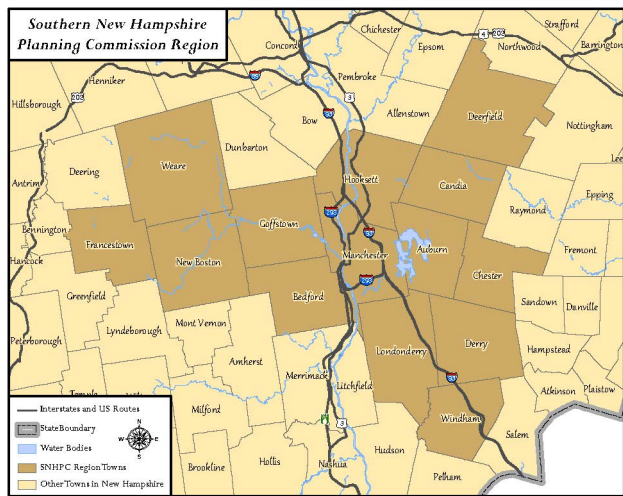
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438 Dubuque St.
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603-669-4664



SNHPC Regional Housing Needs Assessment Focus Group Goffstown Invite

Sylvia von Aulock <svonaulock@snhpc.org>

Tue 3/29/2022 3:22 PM

To: JoAnn Duffy <joann.duffy@goftstownnh.gov>; Derek Horne <derek.horne@goftstownnh.gov>; glabrecque@goftstownnh.gov <glabrecque@goftstownnh.gov>; Barbara Griffin (bgriffinlo@aol.com) <bgriffinlo@aol.com>; PGeorgantas@GoffstownNH.gov <PGeorgantas@GoffstownNH.gov>; Rick Wilhelmi <rwilhelmi@goftstownnh.gov>

Cc: Tammy Zamoyski <tzamoyski@snhpc.org>; James Vayo <jvayo@snhpc.org>; Cameron Prolman <cprolman@snhpc.org>; David Pierce (davepierce@myfairpoint.net) <davepierce@myfairpoint.net>; Jacob LaFontaine <jacob.ad.lafontaine@gmail.com>

Greetings Goffstown Reps,

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Monday 4/18 4:00-5:30pm - Auburn, Candia, Chester, Deerfield, Francestown, New Boston, Weare

Tuesday 4/19 4:30-6pm - Bedford, Derry, Goffstown, Hooksett, Londonderry, Windham

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Total	281	

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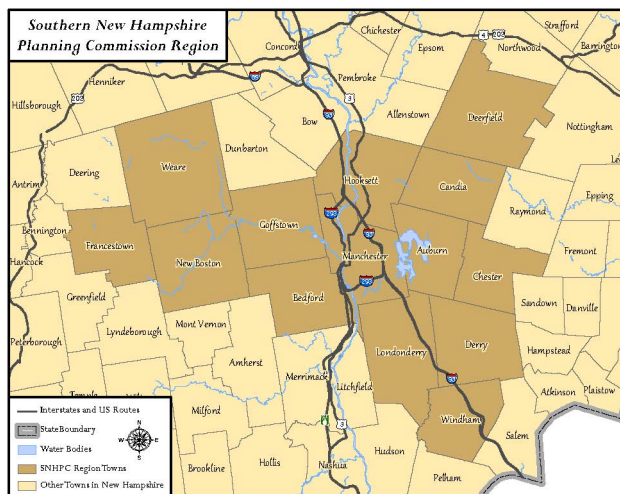
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Thanks, Sylvia

Sylvia von Aulock
Executive Director

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603-669-4664



SNHPC Regional Housing Needs Assessment Focus Group Hooksett Invite

Sylvia von Aulock <svonaulock@snhpc.org>

Tue 3/29/2022 3:37 PM

To: Andre Garron <agarron@hooksett.org>; Thomas.walsh@leg.state.nh.us <Thomas.walsh@leg.state.nh.us>; matt@barrett-insurance.com <matt@barrett-insurance.com>; michelle@cbcrealty.com <michelle@cbcrealty.com>; dboutin1465@comcast.net <dboutin1465@comcast.net>; sheenabela@gmail.com <sheenabela@gmail.com>; boardwalkdev@yahoo.com <boardwalkdev@yahoo.com>; keyland412@comcast.net <keyland412@comcast.net>; mikesomers717@gmail.com <mikesomers717@gmail.com>

Cc: Nicholas Williams <nwilliams@hooksett.org>; Bruce Thomas (BThomas@hooksett.org) <BThomas@hooksett.org>; Tammy Zamoyski <tzamoyski@snhpc.org>; James Vayo <jvayo@snhpc.org>; Cameron Prolman <cprolman@snhpc.org>; klawrence@hooksett.org <klawrence@hooksett.org>; rcurran@hooksett.org <rcurran@hooksett.org>

Greetings Hooksett Reps,

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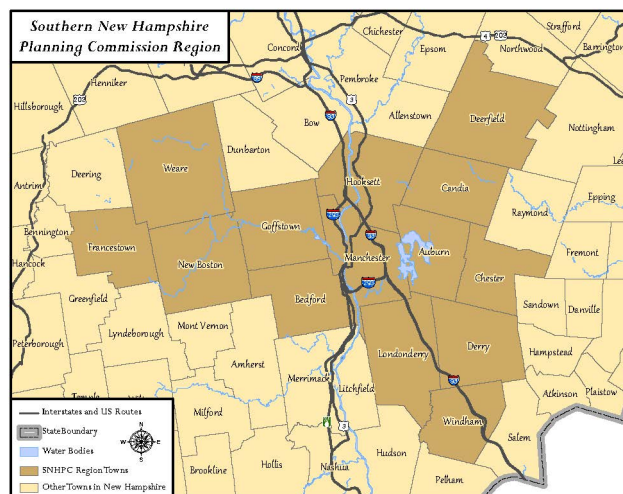
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Sylvia von Aulock
Executive Director

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SNHPC Regional Housing Needs Assessment Focus Group Londonderry Invite

Sylvia von Aulock <svonaulock@snhpc.org>

Tue 3/29/2022 3:47 PM

To: mikesomers717@gmail.com <mikesomers717@gmail.com>; Arthur Rugg (arugg@londonderry.nh.org) <arugg@londonderry.nh.org>; Suzanne Brunelle (sbrunelle@devinemillmet.com) <sbrunelle@devinemillmet.com>; Catherine Blash (cblash@londonderry.nh.org) <cblash@londonderry.nh.org>

Cc: Tammy Zamoyski <tzamoyski@snhpc.org>; James Vayo <jvayo@snhpc.org>; Cameron Prolman <cprolman@snhpc.org>; Colleen Mailloux <cmailloux@londonderry.nh.org>; Brian Battaglia, Londonderry <battagliab124@comcast.net>; Deborah Lievens (dwlievens@gmail.com) <dwlievens@gmail.com>; Martin Srugis, Londonderry <director1182@comcast.net>; Lynn Wiles <lynnbwiles@gmail.com>; Amy Kizak (akizak@londonderry.nh.org) <akizak@londonderry.nh.org>; b.morrison@londonderry.nh.org <b.morrison@londonderry.nh.org>; lgandia@londonderry.nh.org <lgandia@londonderry.nh.org>

Greetings Londonderry Reps,

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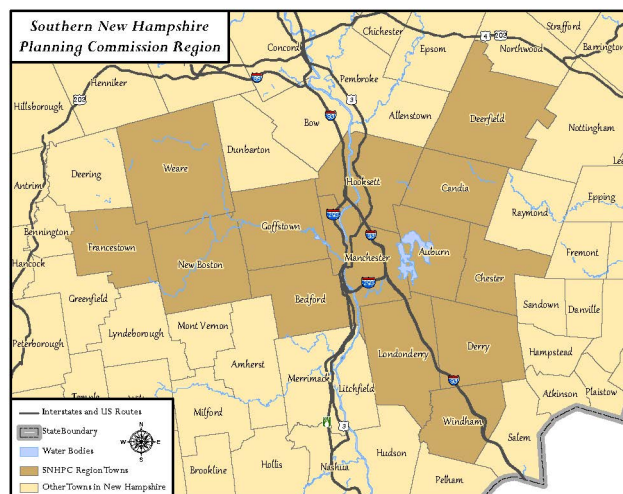
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SNHPC Regional Housing Needs Assessment Focus Group New Boston Invite

Sylvia von Aulock <svonaulock@snhpc.org>

Tue 3/29/2022 4:03 PM

To: p.branscombe@newbostonnh.gov <p.branscombe@newbostonnh.gov>; peterhogan@earthlink.net <peterhogan@earthlink.net>; drc@craiglawoffice.com <drc@craiglawoffice.com>; Recreation@newbostonnh.gov <Recreation@newbostonnh.gov>

Cc: Tammy Zamoyski <tzamoyski@snhpc.org>; James Vayo <jvayo@snhpc.org>; Cameron Prolman <cprolman@snhpc.org>; Mike Sindoni <m.sindoni@newbostonnh.gov>; s.silver@newbostonnh.gov <s.silver@newbostonnh.gov>; 'Laura Bernard' <l.bernard@newbostonnh.gov>; Marc Suennen (msuennen@comcast.net) <msuennen@comcast.net>; David Litwinovich <d.litwinovich@newbostonnh.gov>; Mark Fougere <fougereplanning@comcast.net>

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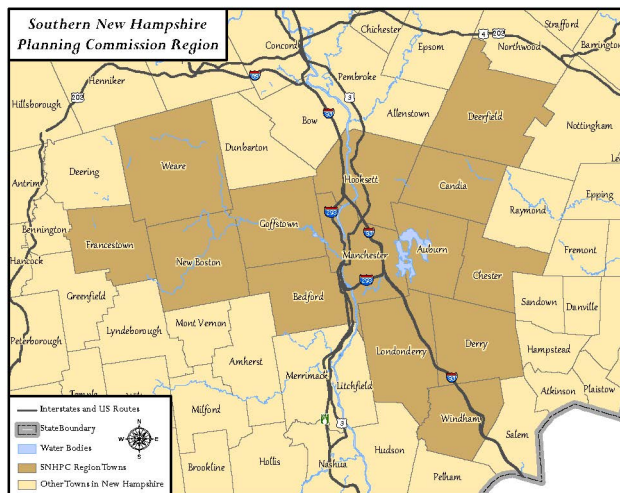
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SNHPC Regional Housing Needs Assessment Focus Group Weare Invite

Sylvia von Aulock <svonaulock@snhpc.org>

Tue 3/29/2022 4:12 PM

To: Naomi Bolton <nbolton@weare.nh.gov>; fhippler@weare.nh.gov <fhippler@weare.nh.gov>; caf@bedforddesign.com <caf@bedforddesign.com>

Cc: chip meany <cmeany@weare.nh.gov> <cmeany@weare.nh.gov>; Cameron Prolman <cprolman@snhpc.org>; James Vayo <jvayo@snhpc.org>; Tammy Zamoyiski <tzamoyiski@snhpc.org>; Tom Clow <thacweare@comcast.net>

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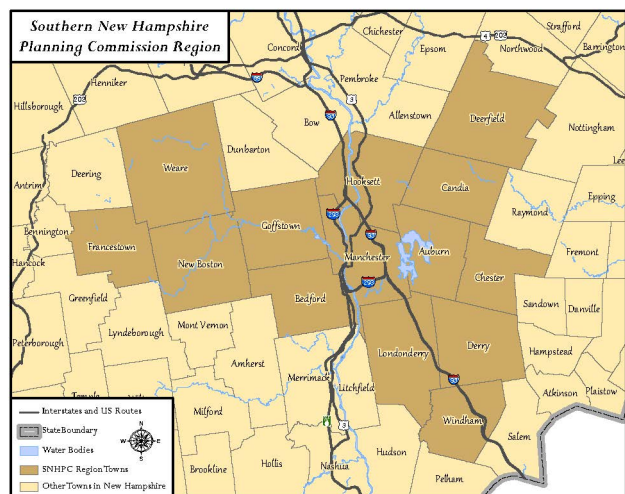
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Sylvia von Aulock <svonaulock@snhpc.org>

Tue 3/29/2022 4:24 PM

To: bos@windhamnh.gov <bos@windhamnh.gov>;jennean@jmasondesign.com <jennean@jmasondesign.com>;thomasjearley2020@gmail.com <thomasjearley2020@gmail.com>;TownAdmin@WindhamNH.GOV <TownAdmin@WindhamNH.GOV>;WindhamSeniors@gmail.com <WindhamSeniors@gmail.com>;cddsupport@windhamnh.gov <cddsupport@windhamnh.gov>

Cc: csullivan@windhamnh.gov <csullivan@windhamnh.gov>;Alex Mello (AMello@windhamnh.gov) <amello@windhamnh.gov>;Julie Suech <JSuech@windhamnh.gov>;Cameron Prolman <cprolman@snhpc.org>;Tammy Zamoyski <tzamoyski@snhpc.org>;James Vayo <jvayo@snhpc.org>;peterjgriffin@comcast.net <peterjgriffin@comcast.net>;John Hiltz <johnphiltz@gmail.com>;Edgar Lapoint <elapointe1953@gmail.com>;ITDirector <itdirector@windhamnh.gov>

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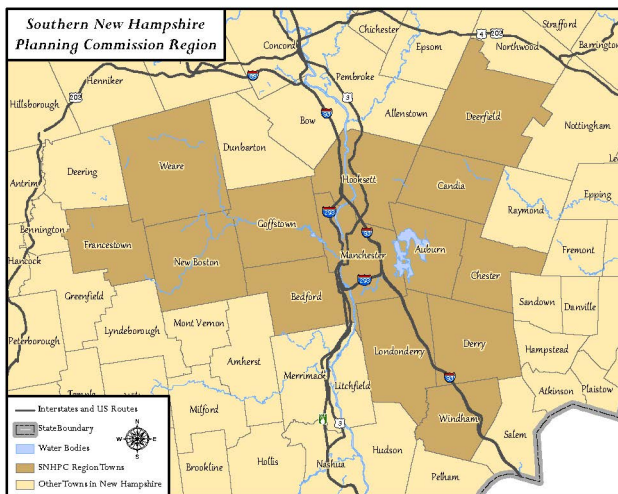
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RE: Regional Housing Needs Assessment- Planners Focus Group Invite

Colleen Mailloux <cmailloux@londonderrynh.org>

Thu 3/24/2022 1:15 PM

To: Sylvia von Aulock <svonaulock@snhpc.org>

Cc: James Vayo <jvayo@snhpc.org>; Tammy Zamoyski <tzamoyski@snhpc.org>

Hi Sylvia,

See my responses in **RED** below.

Colleen P. Mailloux, AICP
Town Planner
Town of Londonderry
268B Mammoth Road
Londonderry, NH 03053
603.432-1100 x149
www.londonderrynh.org

From: Sylvia von Aulock <svonaulock@snhpc.org>

Sent: Thursday, March 24, 2022 10:51 AM

To: Alex Mello (AMello@windhamnh.gov) <AMello@windhamnh.gov>; Andrew Hadik <AHadik@chesternh.org>; Auburn Planning Dept <planning@townofauburnnh.com>; Bill Herman <townadmin@townofauburnnh.com>; chip meany (cmeany@weare.nh.gov) <cmeany@weare.nh.gov>; Colleen Mailloux <cmailloux@londonderrynh.org>; georgesioras@derrynh.org; Jane Boucher <f5fy@aol.com>; Jillian Harris <jharris@bedfordnh.org>; JoAnn Duffy <JoAnn.Duffy@GoffstownNH.gov>; Jon Golden (jgolden@manchesternh.gov) <jgolden@manchesternh.gov>; Kathleen Ports <kports@bedfordnh.org>; Kristin Bixby <kbixby@manchesternh.gov>; Linda Kunhardt (starrettfarm_lmk@comcast.net) <starrettfarm_lmk@comcast.net>; Lisa Galica <lgalica@townofcandia.org>; Liz Robidoux (elizabethrobidoux@derrynh.org) <elizabethrobidoux@derrynh.org>; LLAFFRENI@manchesternh.gov; Mark Fougere <FougerePlanning@comcast.net>; Michael Landry <mlandry@manchesternh.gov>; Naomi Bolton <nbolton@weare.nh.gov>; Nazaka, Jodie <jnazaka@manchesternh.gov>; Nicholas Williams <NWilliams@hooksett.org>; Pam GOUCHER (pgoucher@manchesternh.gov) <pgoucher@manchesternh.gov>; planningboard@francestownnh.org; rhebert@bedfordnh.org; s.silver@newbostonnh.gov; Beverly Donovan <beverlydonovan@derrynh.org>; Auburn Planning Dept <planning@townofauburnnh.com>; csullivan@windhamnh.gov
Cc: Linda Moore-O'Brien <lmoore-o'brien@snhpc.org>; Cameron Prolman <cprolman@snhpc.org>; James Vayo <jvayo@snhpc.org>; Tammy Zamoyski <tzamoyski@snhpc.org>

Subject: RE: Regional Housing Needs Assessment- Planners Focus Group Invite

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hello Again and Thank You!,

Thanks to all the Planners who took time out of their schedule to chat with us yesterday about the Reg'l Hsg Needs Assessment (RHNA)

We had an excellent discussion. The only problem was that the hour went way too fast. If you weren't able to join us or did join us and had some additional thoughts about our discussion questions, please use the outline below and email any thought/comments you'd like to share.

Housing Observations

1. Are there specific housing development projects or housing patterns that have occurred in the past 5 years which you consider significant to the municipality? **As mentioned yesterday, trends in Londonderry have been towards the development of (high end) 55+ housing, and workforce housing (multi-family, garden style apartments). We rescinded our 55+ zoning ordinance in late 2020 because the density bonuses were not achieving the original goal of the ordinance (that with higher density and lower infrastructure cost, developers would be able to build senior housing at a more affordable price point).**
2. What types of housing has the community expressed a desire (or need) for in the municipality? **Community leaders (Town Manager, Town Council and Planning Board) have expressed a desire for more townhouse style units, either ownership or rental. The community in general waffles between a sentiment of "we don't want to see any new housing" and "we need housing that allows current residents to downsize and stay in town).**
 - a. Are business leaders asking about the ability to provide different types of housing? **This concern has not been expressed (to me anyways) by employers in Londonderry.**
3. Is the availability and affordability of housing an important topic of public discussion right now? **Among the Planning Board and Town Council, yes. To a lesser extent it has been a discussion in the community at large – mostly general comments/concerns with the overall cost of housing being on the rise.**

- a. If so, what are the primary factors of availability and affordability being discussed?

Housing Goals

4. Does the municipal master plan identify specific goals relative to housing? **Our master plan is due for an update (hopefully getting the RFP posted later this summer), but the 2013 Master Plan identified the need for diversity in housing stock and housing choice (I think those are the typical buzz words that TPUDC included in most of their master plan projects recently).**
- a. Based on your observations, what are the highest priority goals?
5. Are there examples of actions or initiatives by municipal staff, boards, or others to address housing identified housing goals that you would like to share today?

Community Perceptions

4. Do you have any observations of Planning Board and/or Zoning Board perceptions towards significant housing proposals or emerging patterns of housing development? **Planning Board is very receptive to housing proposals, but has expressed concerns with loss of community character and general impacts on traffic, etc.**
- a. Do these perceptions align with the municipalities stated master plan housing goals?
5. Can you summarize public response to significant housing projects before board approvals? **There have been concerns, relating to workforce housing, on the impacts to school population, traffic, etc.**
- a. What about public responses to projects once they were constructed? **Overall positive, still concerns on traffic generation.**

Regulations/Allowances

6. For older adults wanting to downsize or younger people wanting to move out on their own, do they have options available to them within the municipality? **Limited opportunity**
- a. Are those options affordable to them? (Less than 30% of their income) **Rarely**
7. Are local zoning and land use regulations creating opportunities or challenges relative to providing housing diversity, affordability, and/or availability in the municipality? **We need to broaden our R-III multi-family zoning – there are very few areas outside of woodmont commons currently zoned for multi-family housing. Incentives to encourage townhouse style development should be considered.**
- a. Are there any examples from your community you would like to share?

Call to Action

8. Please help SNHPC with outreach for the Regional Housing Needs Assessment by forwarding our surveys, liking us on Facebook, and referencing our webpage from your community web page.
- a. Residents survey <https://www.surveymonkey.com/r/SNHPC-RHNA-1>
- b. Business survey [employer housing survey](#).
- c. Sign up for [project notifications](#) and track our progress on SNHPC 's Regional Housing Needs Assessment project specific website www.SNHPCHousing.org.
9. Please share any ideas/needs/desired elements we should focus on and include in the RHNA.
10. Please share any questions regarding the Regional Housing Needs Assessment?

Looking forward to hearing from you!

Finally, as mentioned yesterday, we will be hosting three community focus groups based on community types and sizes. We will be inviting land use board members, economic development stakeholders, social service/welfare dept. reps, housing committee members, and other stakeholders. We will cc all the planners in hopes that you might guide the invite to those you feel would be interested. **If you would like us to include an invite to anyone in particular, please share their contact information.**

Thanks, Sylvia

Sylvia von Aulock
Executive Director

Southern NH Planning Commission - Celebrating Over Five Decades of Planning Services

438 Dubuque St.
Manchester, NH 03102
603-669-4664

Just a friendly reminder that SNHPC is hosting a **Planners' focus group meeting** tomorrow, **Wednesday, March 23rd from 1:30-2:30 pm.**

Your input in this effort is vital for the success of the RHNA. Please consider joining us for one hour to discuss housing in your community and the region.

This meeting will be **virtual**, and you can join using the Zoom link below. We are asking those who plan on attending to please take a moment to fill out the following short questionnaire before tomorrow's meeting: <https://forms.gle/CavR6t5QfL2TaUax7>

Also, to get an idea of what we'll be discussing, please see the agenda below.

We look forward to meeting with you on Wednesday to discuss housing in your community.

SNHPC is inviting you to a RHNA Focus Group for planners

Zoom Meeting Link: <https://us02web.zoom.us/j/81673976311>

Meeting ID: 816 7397 6311

Event Agenda:

Introductions

Ice Breaker (Word Cloud)

Thanks, Sylvia

Sylvia von Aulock

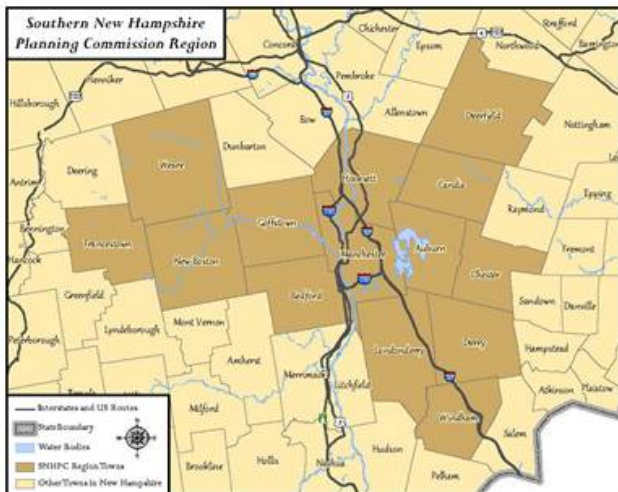
Executive Director

Southern NH Planning Commission - Celebrating Over Five Decades of Planning Services

438 Dubuque St.

Manchester, NH 03102

603-669-4664



From: Sylvia von Aulock <svonaulock@snhpc.org>

Sent: Friday, March 11, 2022 10:07 AM

To: Alex Mello (<AMello@windhamnh.gov> <AMello@windhamnh.gov>); Andrew Hadik (<AHadik@chesternh.org> <AHadik@chesternh.org>); Auburn Planning Dept (<planning@townofauburnnh.com> <planning@townofauburnnh.com>); Bill Herman (<townadmin@townofauburnnh.com> <townadmin@townofauburnnh.com>); chip meany (<cmeany@weare.nh.gov> <cmeany@weare.nh.gov>); Colleen Mailloux (<cmailloux@londonderrynh.org> <cmailloux@londonderrynh.org>); georgesioras@derrynh.org (<georgesioras@derrynh.org> <georgesioras@derrynh.org>); Jane Boucher (<f5fy@aol.com> <f5fy@aol.com>); Jillian Harris (<jharris@bedfordnh.org> <jharris@bedfordnh.org>); JoAnn Duffy (<JoAnn.Duffy@GoffstownNH.gov> <JoAnn.Duffy@GoffstownNH.gov>); Jon Golden (<jgolden@manchesternh.gov> <jgolden@manchesternh.gov>); Kathleen Ports (<kports@bedfordnh.org> <kports@bedfordnh.org>); Kristin Bixby (<kbixby@manchesternh.org> <kbixby@manchesternh.org>); Linda Kunhardt (<starrettfarm_lm@comcast.net> <starrettfarm_lm@comcast.net>); Lisa Galica

<lgalica@townofcandia.org>; Liz Robidoux (elizabethrobidoux@derrynh.org) <elizabethrobidoux@derrynh.org>; LLAFRENI@manchesternh.gov <LLAFRENI@manchesternh.gov>; Mark Fougere <FougerePlanning@comcast.net>; Michael Landry <mlandry@manchesternh.gov>; Naomi Bolton <nbolton@weare.nh.gov>; Nazaka,Jodie <jnazaka@manchesternh.gov>; Nicholas Williams <NWilliams@hooksett.org>; Pam GOUCHER (pgoucher@manchesternh.gov) <pgoucher@manchesternh.gov>; planningboard@francestownnh.org <planningboard@francestownnh.org>; rherbert@bedfordnh.org <rherbert@bedfordnh.org>; s.silver@newbostonnh.gov <s.silver@newbostonnh.gov>; Beverly Donovan <beverlydonovan@derrynh.org>; Auburn Planning Dept <planning@townofauburnnh.com>
Cc: Tammy Zamoyski <tzamoyski@snhpc.org>; Linda Moore-O'Brien <lmoore-o'brien@snhpc.org>; Cameron Prolman <cprolman@snhpc.org>; James Vayo <jvayo@snhpc.org>

Subject: SNHPC Planners Focus Group Invite and Request For Assistance

Greetings,

As you may know, Southern New Hampshire Planning Commission (SNHPC) recently announced an update to the Regional Housing Needs Assessment (RHNA). As a Planner, you know all too well that housing can be a very hot topic. We recognize that you walk the fine line between guiding land use boards and assisting developer teams through the approval process. You understand the opportunities and the challenges of creating housing in your community. We are reaching out to you in hopes you will take part in our planners' virtual focus group as we gather input on:

- Community perceptions of housing (through Planning Board review of proposed development, Master Plan visioning process, and other housing forums).
- Master Plan consideration of housing goals, recommendations, and process for moving forward.
- Local and regional factors such as zoning or other land use regulations providing allowances and opportunities for housing productions, but also creating challenges regarding housing diversity, affordability, and availability.
- Consideration of community priorities for housing production relative to housing types and understanding of housing needs.
- Identify unique approaches in addressing local or even regional housing goals.

A bit of background on the RHNA: it is being conducted to meet RSA 36:47 - section II, which requires the regional planning commissions to periodically update, and make available to the municipalities, an assessment of housing need. This assessment can then be used by municipalities to project future housing needs of residents across income and age.

Please complete the doodle poll at the following link with your available times:

<https://doodle.com/meeting/participate/id/PdR7oNEe>

We'll send out the winning date/time by March 18th.

Also, we are asking for your assistance with outreach to town residents. To that end, we are sending out postcards with links to the RHNA survey to planning departments in hopes you will share them with Town Clerks or wherever residents may interact with town staff for effective distribution. We appreciate your assistance with this effort.

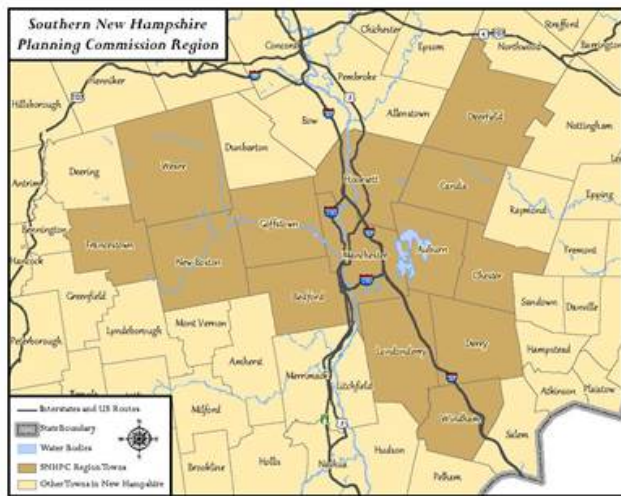
Looking forward to our upcoming focus group discussion.

Thanks, Sylvia

Sylvia von Aulock
Executive Director

Southern NH Planning Commission - Celebrating Over Five Decades of Planning Services

438 Dubuque St.
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Regional Housing Needs Assessment Focus Group Meeting- Town Planners (Virtual) Wednesday, March 23rd, 2022 1:30-2:36pm

Participants:

Sylvia von Aulock (SNHPC)
James Vayo (SNHPC)
Tammy Zamoyski (SNHPC)
Chris Sullivan (Town of Windham)
Alex Mello (Town of Windham)
Nicholas Williams (Town of Hooksett)
Rob Curran (new Administrative Assistant for Hooksett)
George Sioras (Town of Derry)
Elizabeth Robidoux (Town of Derry)
Beverly Donovan (Town of Derry)
Jo Ann Duffy (Town of Goffstown)
Linda Kunhardt (Town of Francestown)
Becky Hebert (Town of Bedford)
Colleen Mailloux (Town of Londonderry)
Pam Goucher (City of Manchester)

A screenshot of a Zoom meeting interface. The main window displays a grid of 12 video feeds of participants. The participants are arranged in a 3x4 grid. The names of the participants are visible below their video feeds. The chat window on the right shows a list of participants and a chat history. The chat history includes a message from James Vayo (Southern NH Plan...) with a link to a poll: <https://pollev.com/jamesvayo202>. The chat window also shows a "Participants (16)" list. The bottom of the screen shows the Zoom meeting controls, including buttons for "Unmute", "Stop Video", "Security", "Participants", "Polls", "Chat", "Share Screen", "Reactions", and "More". The system tray at the bottom right shows the time as 1:36 PM on 3/23/2022.

Introductions

Ice Breaker (Word Cloud)

- Top words: expensive, rental, enough

Recording...

Respond at [PollEv.com/jamesvayo202](https://poll.evo.com/jamesvayo202)
Text JAMESVAYO202 to 22333 once to join, then text your message

In one word, sum up what housing is like in your municipality?




SNHPC REGIONAL HOUSING NEEDS ASSESSMENT

46°F Partly sunny 1:37 PM 3/28/2022

Participants: Tammy Zampyski - SNHPC, Sylvia von Aulock - SNHPC, Chris Sullivan, James Vayo (Southern N...), Jo Ann duffy, Elizabeth Robidoux - ...

Housing Observations

1. Are there specific housing development projects or housing patterns that have occurred in the past 5 years which you consider significant to the municipality?
 - a. Goffstown- Jo Ann Duffy- Over past 5 years, no subdivisions to speak of, largest was 5 lots. 99% of those lots were developed with houses that sold from \$500,000-900,000. Since the pandemic, lots of people have moved in from out of state and can afford that. **People who have always lived here now can't purchase a different home in Goffstown because they are too expensive. No turn over. People are stuck where they are.** New housing complex (+55) received zoning variance, \$380,000/ unit (1-2 bedrooms, 1200 sf). Subdivisions were trendy in 90's and beyond, and they used to be affordable. Now builders in Goffstown are building expensive homes on single lots.
 - b. Londonderry- Colleen Mailloux- Londonderry is experiencing the same. No large parcels left for subdivisions. One lot is being split into 2 or 3, that's all that's left. **Cost of materials is too high, so builders don't profit from constructing \$300,000 homes.** Londonderry is in workforce housing zone for Rockingham, lots of workforce housing (higher rent in Londonderry than Bedford), lots of 55+ housing. Town removed 55+ ordinance last year (they used to get a density bonus), now they can get a higher rate. **Needs missing middle housing in Londonderry** (townhouses, not age restriction, not workforce or other restrictions- for young adults or people wishing to downsize). **Regulations do not incentivize it right now.** Hope RHNA will figure out how to solve this.
2. What types of housing has the community expressed a desire (or need) for in the municipality?

- a. Windham- Alex Mello- Unique, but similar problems as Goffstown and Londonderry, large tracts are already developed w/ McMansions. A few new duplex units (2,000-3000 sq ft) (\$700,000+). Missing middle housing for folks who earn normal salaries. It seems residents might be scared of density (maybe because it looks different? There is some older dense development in town but it is not super visible). We need more balanced housing in town, lots of NIMBY-ism. Alex is trying to show people how it can grow and hear what residents want. Alex hasn't been able to have those conversations yet- everyone says what they don't want, but cant say what they want. Town only hears when people are upset. No robust business community (part of Chamber of Commerce w/ Salem, Londonderry, Derry). No real need for workforce housing.
- b. Manchester- Pam Goucher- A lot of residential growth. Biggest change we are seeing is a lot of conversions from office to residential use. 1000 Elm St.- 155 residential units approved. Auburn and Depot St. 160 units, 409 Elm St. 90 new units, office buildings on chestnut st 12-14 unit buildings. None are saying they will be "affordable" (siting they have no experience with affordable housing, the market is too strong, high cost of materials and labor). 800 new units approved in 1- 1.5 years. Lots more ADUs. Everything is expensive, it's rare to find a single family home for under \$400,000. Everything is selling fast and \$20,000-30,000 over asking. Result of Master Plan outreach- more residents are willing to have mixed use or increased density. Currently rewriting zoning ordinance. May result in less single family neighborhoods. Sewer lines now extend to the far reaches of Manchester- translates into the ability to have smaller lots, new townhouses in southern Manchester, more on Front St. Lots of proposed housing, #1 need is affordability. Very hard to rent or buy in Manchester, unless double income household.
- c. Are business leaders asking about the ability to provide different types of housing?

Housing Goals

4. Does the municipal master plan identify specific goals relative to housing?

- a. Windham- Chris Sullivan- hard to say what town is looking for. Workforce housing attitude is NIMBY. Misconceptions on what workforce housing is. Nothing listed in Master Plan (has been updated anyway).
- b. Bedford- Becky Hebert- overarching goal to provide opportunities for housing choice. Diverse housing is welcome. Zoning amendment to loosen ADU regulations (allow detached ADUs). Lots of support for workforce housing- business community wants as much as we can build. Town planning board has never denied workforce housing, always grants zoning waivers. Master Plan continues to support workforce housing and missing middle.
- c. Derry- George Sioras - 2020 update, large community land wise (suburban development and denser downtown area). New ordinance just passed to allow higher density in downtown (urban housing, similar to Manchester). Younger generations want more downtown urban density, walkability. Housing on rail trail

is desirable- prices have gone up, senior living units (single story) have sold out. Creating smaller units for younger people in walkable locations.

Liz Robidoux – Master Plan says we should provide a range of housing for all needs and stages in life.

Bev Donovan - Derry's housing stock meets workforce housing requirements. We are lacking in upper end rentals for visiting doctors (50 short term physicians at all times). No big market rate rental projects in a while. Need amenities for younger folks, teachers, etc. looking for amenities outside of the apartment.

- d. Hooksett- Nicholas Williams- like Windham, updating master plan. Adaptive reuse of existing buildings. Ton of big shells sitting vacant, sitting on huge acreage that is unproductive. Barrier- zoning doesn't allow residential use. These lots are easily accessible to necessary infrastructure. Town hasn't permitted residential housing apartments since 2011. Desire to move towards mixed use style to better utilize empty commercial acreage. Realized that commercial development/ big box storefronts are not the way of the future. Start thinking about alternatives to better utilize empty space moving forward, changing regulations to allow for more mixed use style developments. Rentals are where they are falling short. Over last 5 years, forty 55+ condo units have been approved, and some single family McMansions.
- e. Goffstown- Jo Ann Duffy- Master Plan supports continuing to provide mixed use housing developments. For mixed use properties, people want variances to just do the housing portion, and they are getting approved. The zoning ordinance makes it difficult for ADUs to be built. They require special exception, limited size, and impact fee of \$3,000-4,000. People get discouraged and quit or don't go through approval process.
- f. Franconstown- Linda Kunhardt - personality split- Master Plan Vision is to maintain a sense of community pride with a rural residential center. Residents want mixed use but no business. They prioritize retaining the small town feel. Detached ADUs are now allowed (just passed, only one per lot). Hadn't seen subdivisions for years, then 5 lots, 10 lots, 3 lots etc. Older peoples' land is being subdivided between children. Mixed use is taboo word. People want businesses and residences separate. Home businesses have grown (like construction companies) and people fight about that. Becky's Suggestion- look at home occupation permits. Coleen's suggestion- differentiate live/work unit and home office.

Community Perceptions

4. Do you have any observations of Planning Board and/or Zoning Board perceptions towards significant housing proposals or emerging patterns of housing development?

- a. Manchester- Pam Goucher- PB is very receptive and responsive. Pet peeve- developers wanting to build a plain box in an older neighborhood (too expensive to add character). Mixed used is happening and live/work/play (ex. The Factory on Willow). Board is enthusiastic. Master Plan community participants were supportive of reducing single family zoning. Interested to see how public responds in Land Use Code updated. Need to explain to people what it means to eliminate

single family zoning (do they need to leave because they own a single family home).

- b. Other communities with boards that are supportive of master plan goals= Bedford, Londonderry, Derry. Frankestown can't decide. Windham is receptive to different ideas but don't like density. Very set in ways. Perception of density is bad, not in keeping with the neighborhood. Will approve duplexes. Hooksett decision makers show a lot of support for variety and different density. **Recently formed affordable housing subcommittee.** Get a lot of pushback from some folks. Lukewarm feelings about the things we just discussed.

Call to Action

8. Can you help SNHPC with outreach for the Regional Housing Needs Assessment?

- a. SNHPC is seeking survey responses from the public: <https://www.surveymonkey.com/r/SNHPC-RHNA-1>
- b. SNHPC is seeking assistance with gathering contact information for the largest employers in your municipality.

9. Are there elements of local or regional housing needs which SNHPC should focus on?

- a. Derry-George- If projects don't get approved, there will be general comments about going to **State housing court to get decisions approved**. Hasn't happened in Derry but conversation is picking up. (Impact of the Appeals Board)
- b. Hooksett- Nicholas- touch on negative preconceived notions about housing development in your community (ex. multi-family development will interject 10,000 kids into school system, increases in crime). **Addressing myths in toolkit.**
- c. Bedford- Becky- Governor is pushing Housing Champions program. Help brand housing as a good cause to get behind for our residents. **Different communities are in different HUD regions so affordable housing rates change. Suggestions- Recommend using a more local rate (incentivize more units to be built by looking at rates in each region).**
- d. Becky & Pam- **Please reach out to welfare directors.** Homelessness is a huge problem, hot topic. Shauna Green is Manchester's director of homelessness. Needs to be part of the discussion.



Fair Share Housing Production Model Overview & Results

Zachary Swick
Senior GIS Analyst

Southern New Hampshire Planning Commission
Metropolitan Planning Organization
January 24, 2023



Why a Fair Share Housing Production Model?

- NHHFA & state RPCs are wrapping up their housing needs assessments in accordance with [RSA 36:47](#)
 - To assist municipalities w/ master plans
- NH contracted w/ [Root Policy Research](#) to develop a Fair Share Housing Production Model
 - In order for municipalities to better understand their responsibility under [RSA 674:59](#)



Denver, Colorado 80220
970-880-1415 x102
hello@rootpolicy.com

RSA 647:58-61 Workforce Housing

RSA 647:59 Workforce Housing Opportunities

I. In every municipality that exercises the power to adopt land use ordinances and regulations, such **ordinances and regulations shall provide reasonable and realistic opportunities for the development of workforce housing, including rental multi-family housing.** In order to provide such opportunities, lot size and overall density requirements for workforce housing shall be reasonable. A municipality that adopts land use ordinances and regulations shall allow workforce housing to be located in a majority, but not necessarily all, of the land area that is zoned to permit residential uses within the municipality. Such a municipality shall have the discretion to determine what land areas are appropriate to meet this obligation. This obligation may be satisfied by the adoption of inclusionary zoning as defined in RSA 674:21, IV(a). This paragraph shall not be construed to require a municipality to allow for the development of multifamily housing in a majority of its land zoned to permit residential uses.

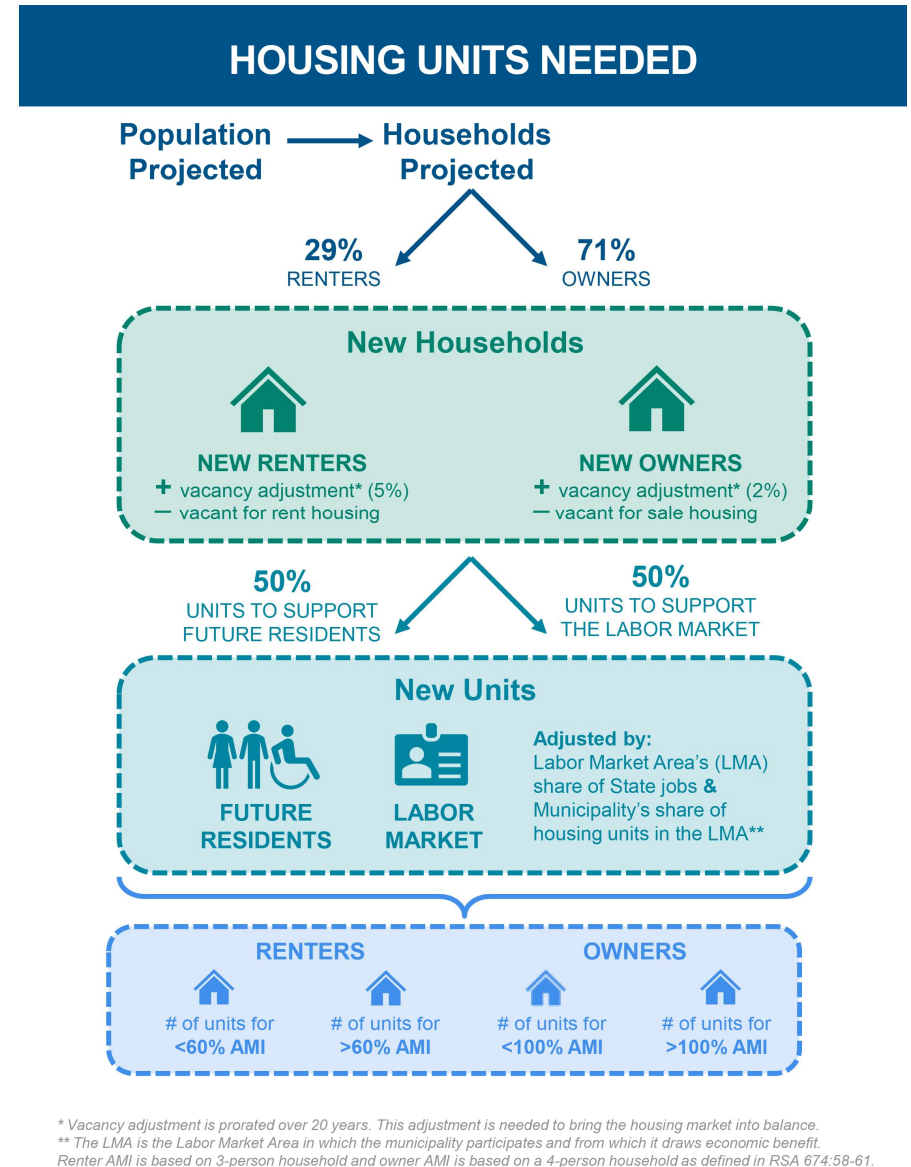
RSA 647:58 Definitions

III. **"Reasonable and realistic opportunities** for the development of workforce housing" **means opportunities to develop economically viable workforce housing within the framework of a municipality's ordinances and regulations.**...If the ordinances and regulations of a municipality make feasible the development of sufficient workforce housing to satisfy the municipality's obligation...the municipality shall not be in violation of its obligation under RSA 674:59 by virtue of economic conditions beyond the control of the municipality...

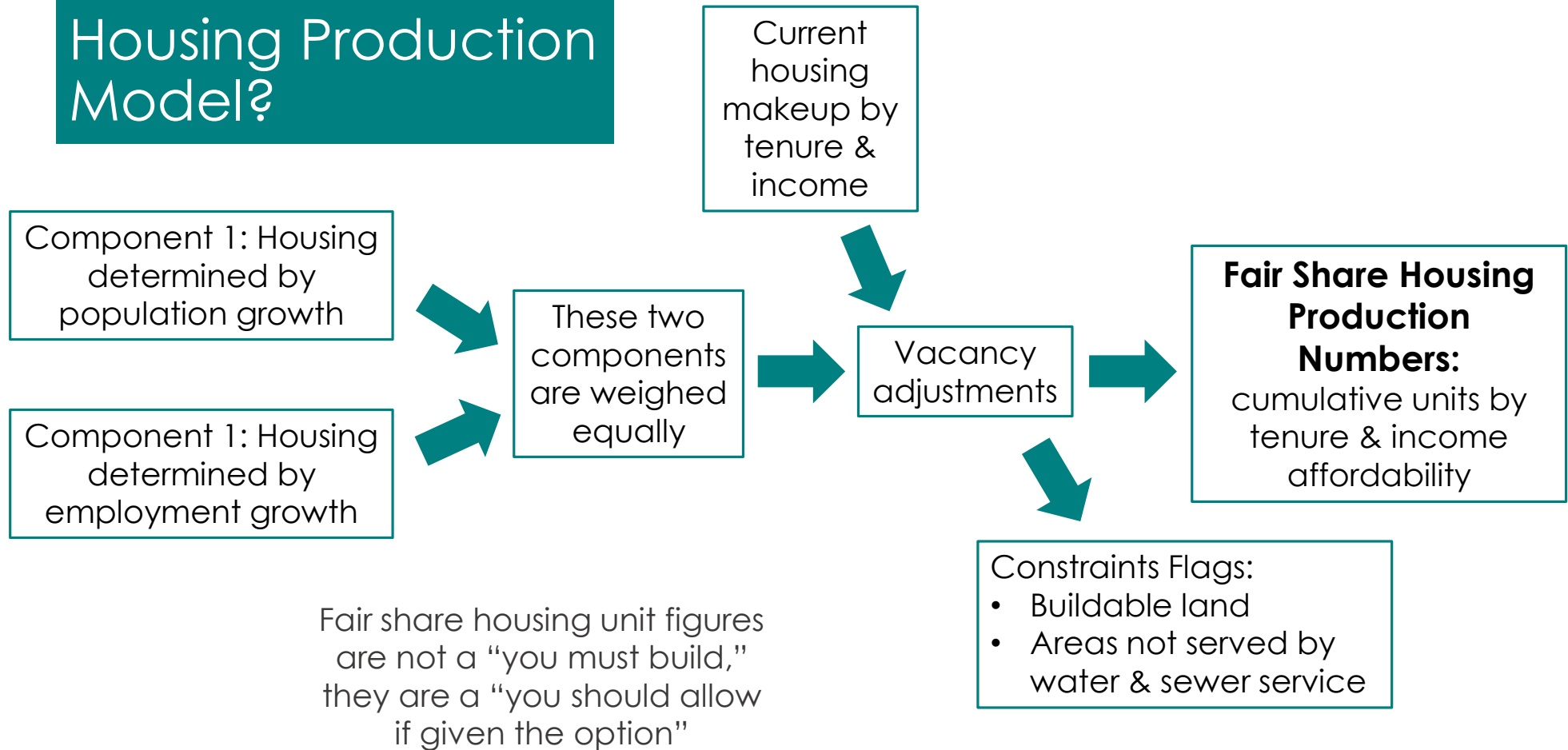
IV. **" Workforce housing " means** housing which is **intended for sale** and which is affordable to a household with an income of no more than **100 percent of the median income for a 4-person household**..." Workforce housing " also means **rental housing** which is affordable to a household with an income of no more than **60 percent of the median income for a 3-person household**...

What Is a Fair Share Housing Production Model?

Projects the number of housing units, by tenure and area median income (AMI) threshold, that jurisdictions should allow or accommodate to meet projected population and employment demand and to support a more balanced housing market



What Is a Fair Share Housing Production Model?



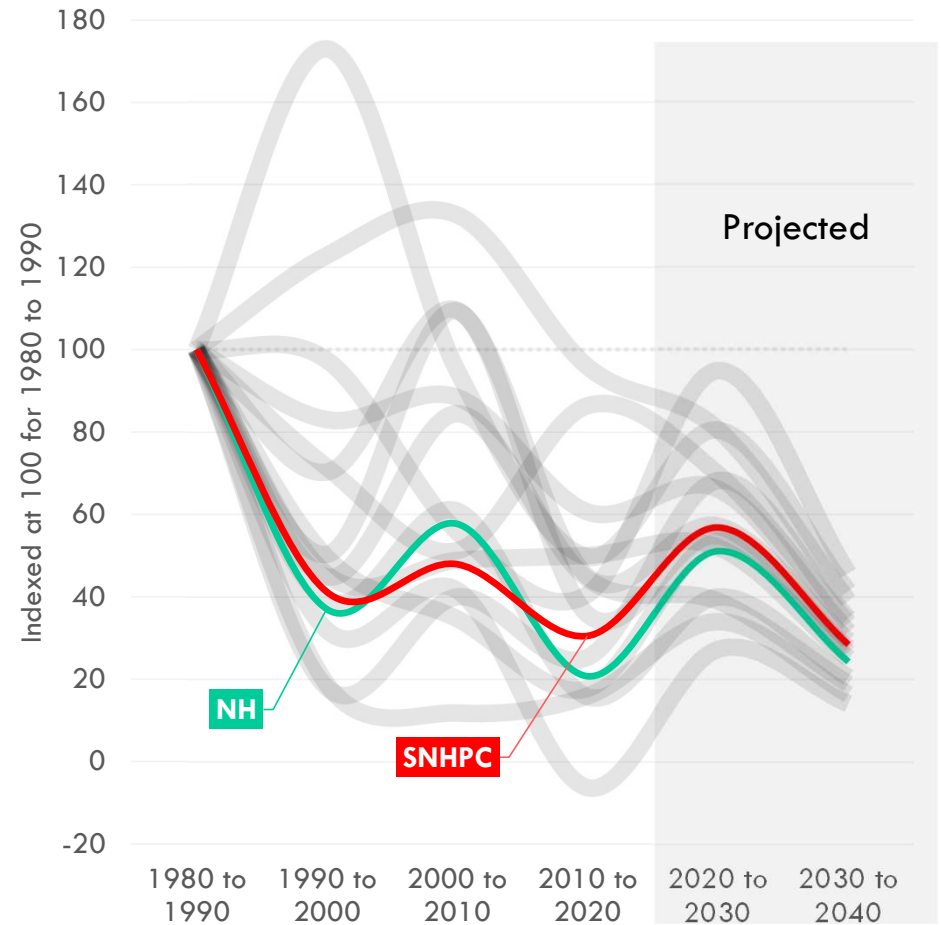
	FAIR SHARE CUMULATIVE NET NEW HOUSING UNITS			
	2025	2030	2035	2040
Auburn	142	262	343	388
Bedford	572	1,044	1,374	1,581
Candia	102	187	245	277
Chester	115	212	278	315
Deerfield	85	156	204	231
Derry	848	1,559	2,043	2,309
Francestown	35	65	85	98
Goffstown	459	837	1,101	1,267
Hooksett	357	656	857	968
Londonderry	609	1,121	1,469	1,660
Manchester	3,171	5,787	7,605	8,738
New Boston	144	264	347	399
Weare	230	419	551	634
Windham	343	631	826	935
SNHPC	7,212	13,197	17,327	19,800
NH	32,704	59,919	77,969	88,363

Source: Root Policy Research

Average Annual Net New Housing Units

	HISTORICAL				PROJECTED	
	1980 to 1990	1990 to 2000	2000 to 2010	2010 to 2020	2020 to 2030	2030 to 2040
Auburn	40	30	20	30	30	10
Bedford	130	220	120	60	100	50
Candia	20	20	10	10	20	10
Chester	30	30	30	30	20	10
Deerfield	40	20	30	20	20	10
Derry	460	90	50	70	160	80
Francestown	20	10	10	0	5	5
Goffstown	160	80	50	30	80	40
Hooksett	100	80	90	60	70	30
Londonderry	220	100	110	110	110	50
Manchester	850	150	340	220	580	300
New Boston	50	30	50	20	30	10
Weare	100	40	60	20	40	20
Windham	120	60	130	40	60	30
SNHPC	2,320	960	1,110	710	1,320	660
NH	11,730	4,340	6,760	2,430	5,990	2,840

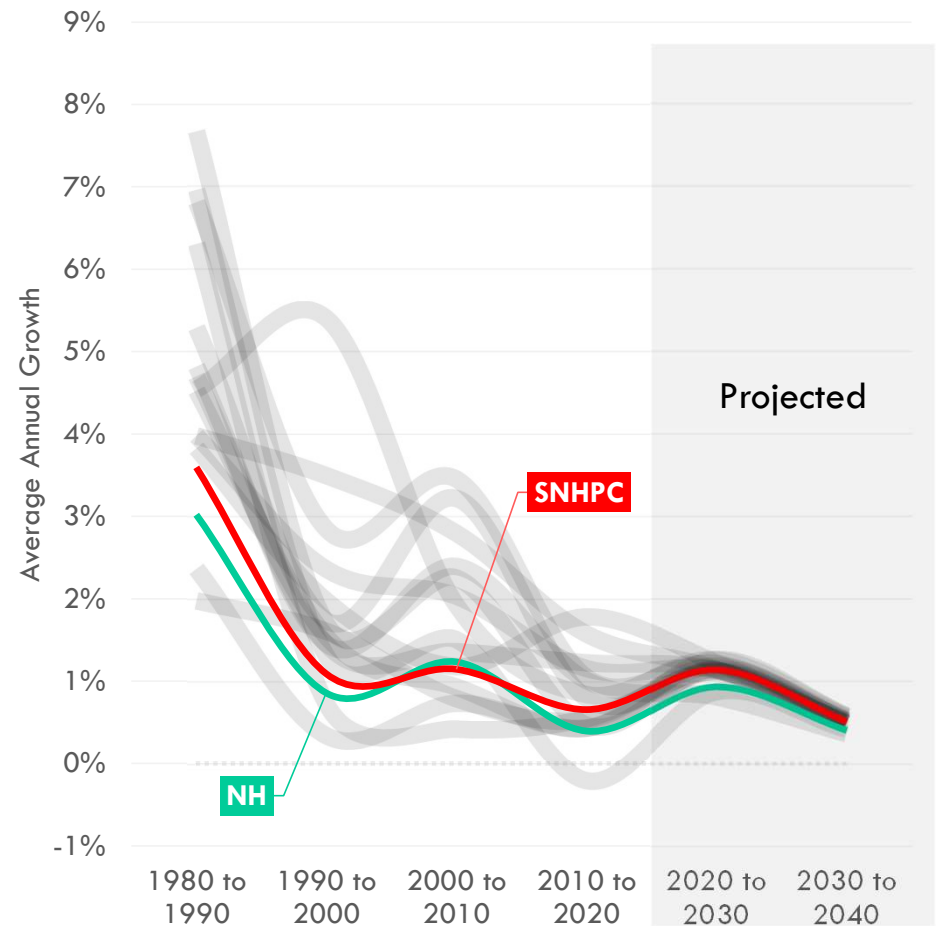
Sources: IPUMS National Historical Geographic Information System; Root Policy Research; US Census Bureau.



Average Annual Net New Housing Units

	HISTORICAL				PROJECTED	
	1980 to 1990	1990 to 2000	2000 to 2010	2010 to 2020	2020 to 2030	2030 to 2040
Auburn	3.8%	2.0%	1.2%	1.8%	1.2%	0.5%
Bedford	4.5%	5.4%	1.9%	0.8%	1.3%	0.6%
Candia	2.0%	1.6%	0.8%	0.5%	1.2%	0.5%
Chester	4.0%	3.5%	2.8%	1.6%	1.1%	0.5%
Deerfield	4.8%	1.5%	2.4%	1.0%	0.8%	0.4%
Derry	6.3%	0.7%	0.4%	0.6%	1.1%	0.5%
Francestown	7.0%	1.3%	1.5%	-0.2%	0.9%	0.4%
Goffstown	4.5%	1.5%	0.9%	0.4%	1.3%	0.6%
Hooksett	4.0%	2.4%	2.0%	1.2%	1.1%	0.5%
Londonderry	4.7%	1.5%	1.4%	1.2%	1.1%	0.5%
Manchester	2.4%	0.3%	0.7%	0.4%	1.1%	0.5%
New Boston	6.8%	2.8%	3.5%	1.1%	1.2%	0.6%
Weare	7.7%	1.7%	2.3%	0.5%	1.2%	0.5%
Windham	5.3%	1.7%	3.2%	0.8%	1.1%	0.5%
SNHPC	3.6%	1.1%	1.1%	0.7%	1.1%	0.5%
NH	3.0%	0.9%	1.2%	0.4%	0.9%	0.4%

Sources: IPUMS National Historical Geographic Information System; Root Policy Research; US Census Bureau.

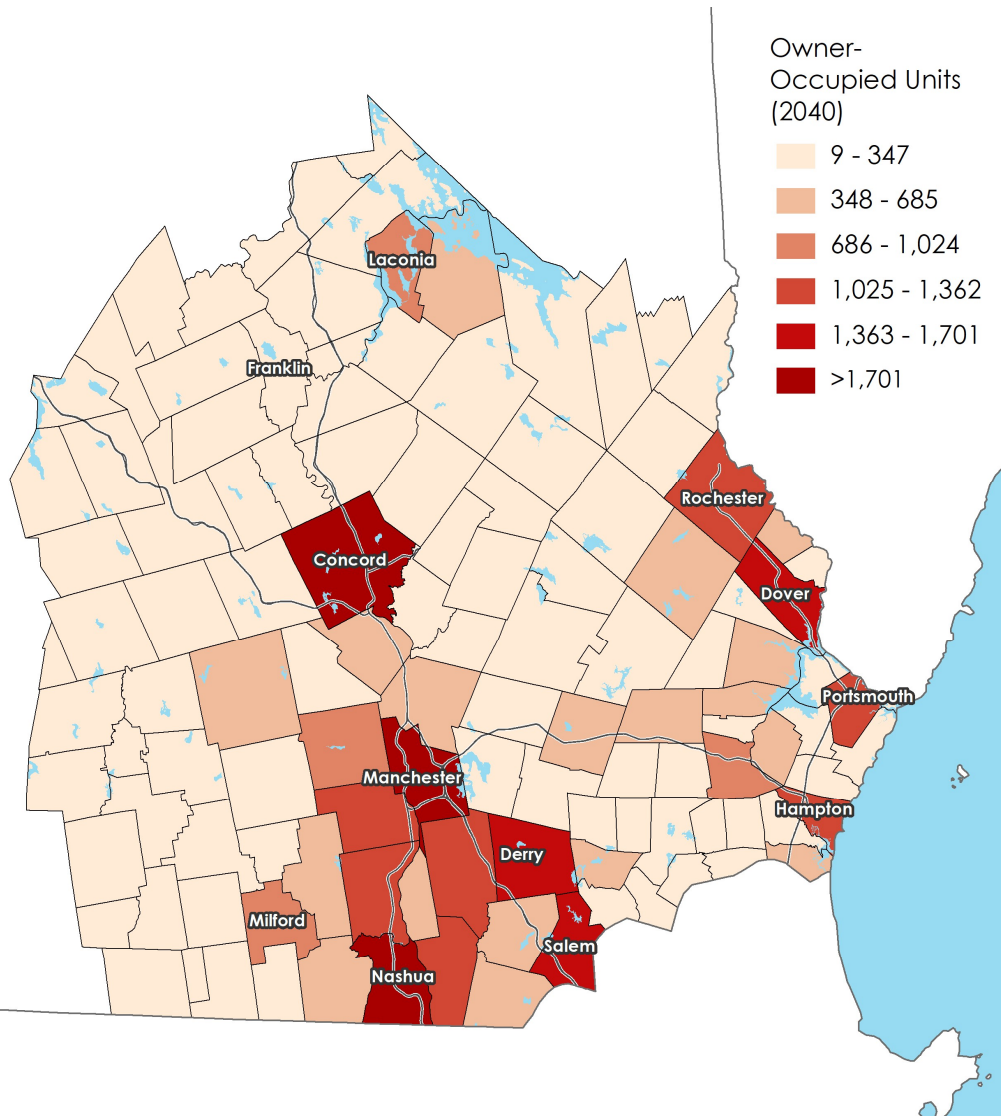
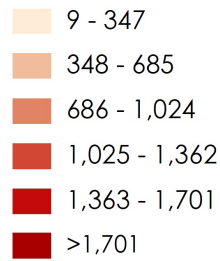


Franeestown
Fair Share Cumulative Net New Housing Units by Tenure and Income

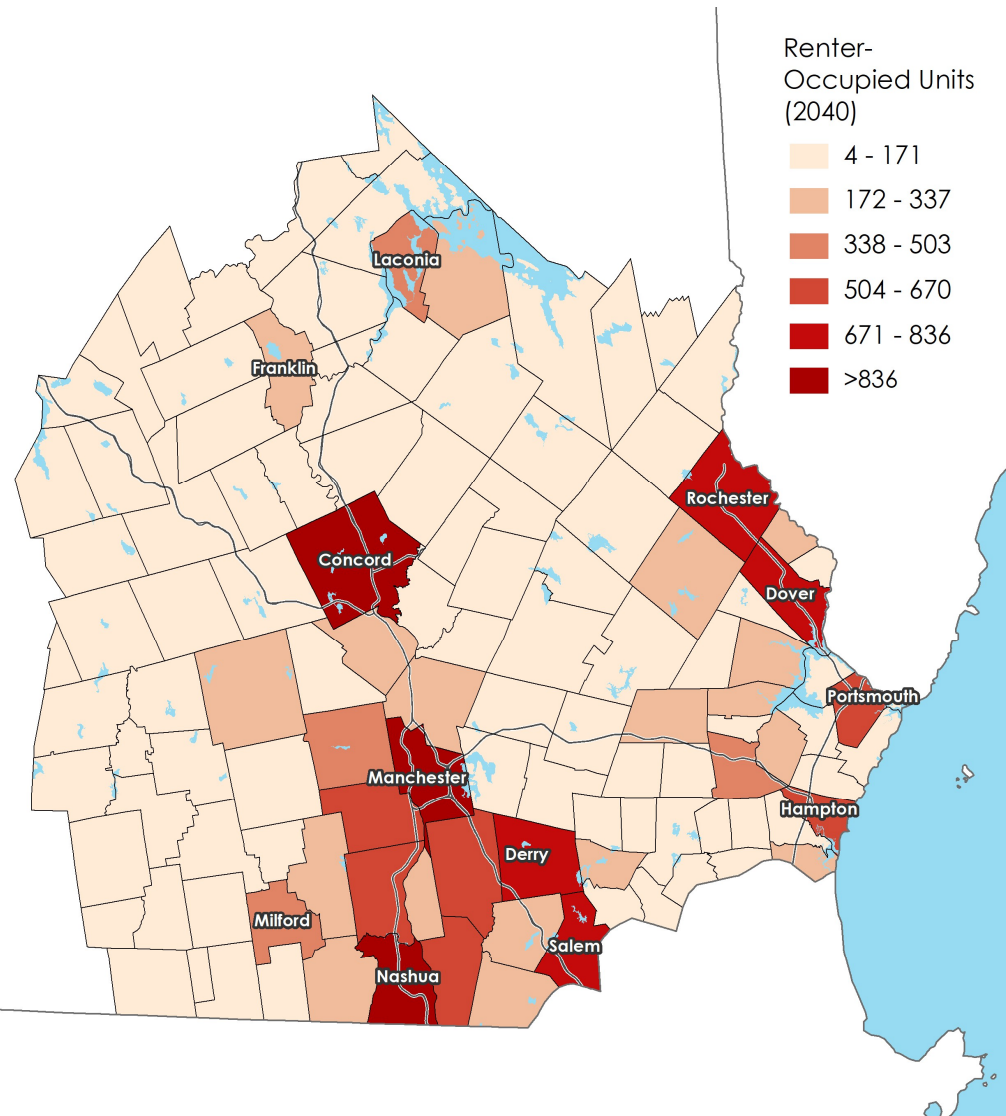
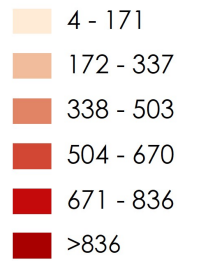
2025						2030					
Owner-Occupied			Renter-Occupied			Owner-Occupied			Renter-Occupied		
Total	Below 100% AMI	Above 100% AMI	Total	Below 60% AMI	Above 60% AMI	Total	Below 100% AMI	Above 100% AMI	Total	Below 60% AMI	Above 60% AMI
24	9	15	12	2	9	43	15	28	21	4	17

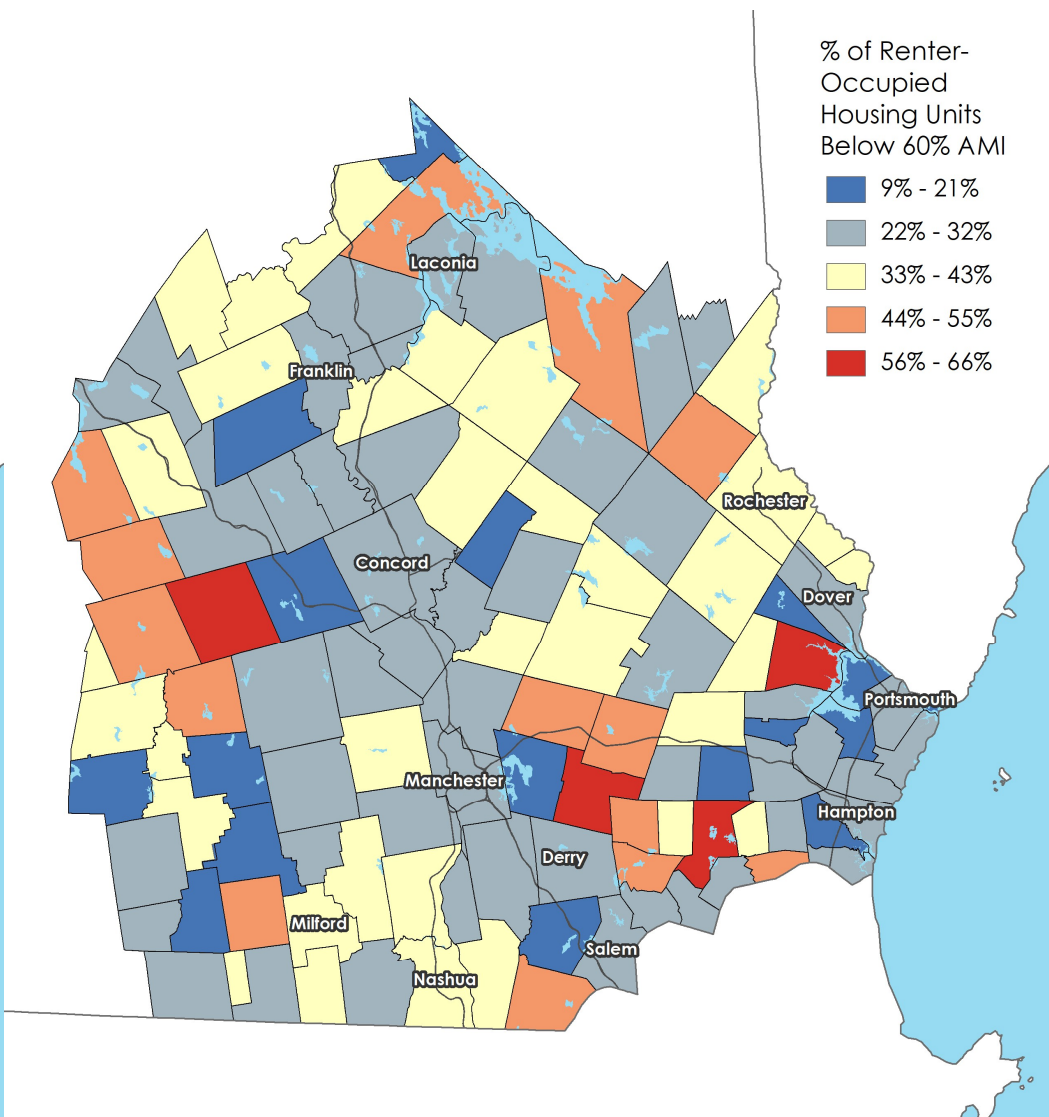
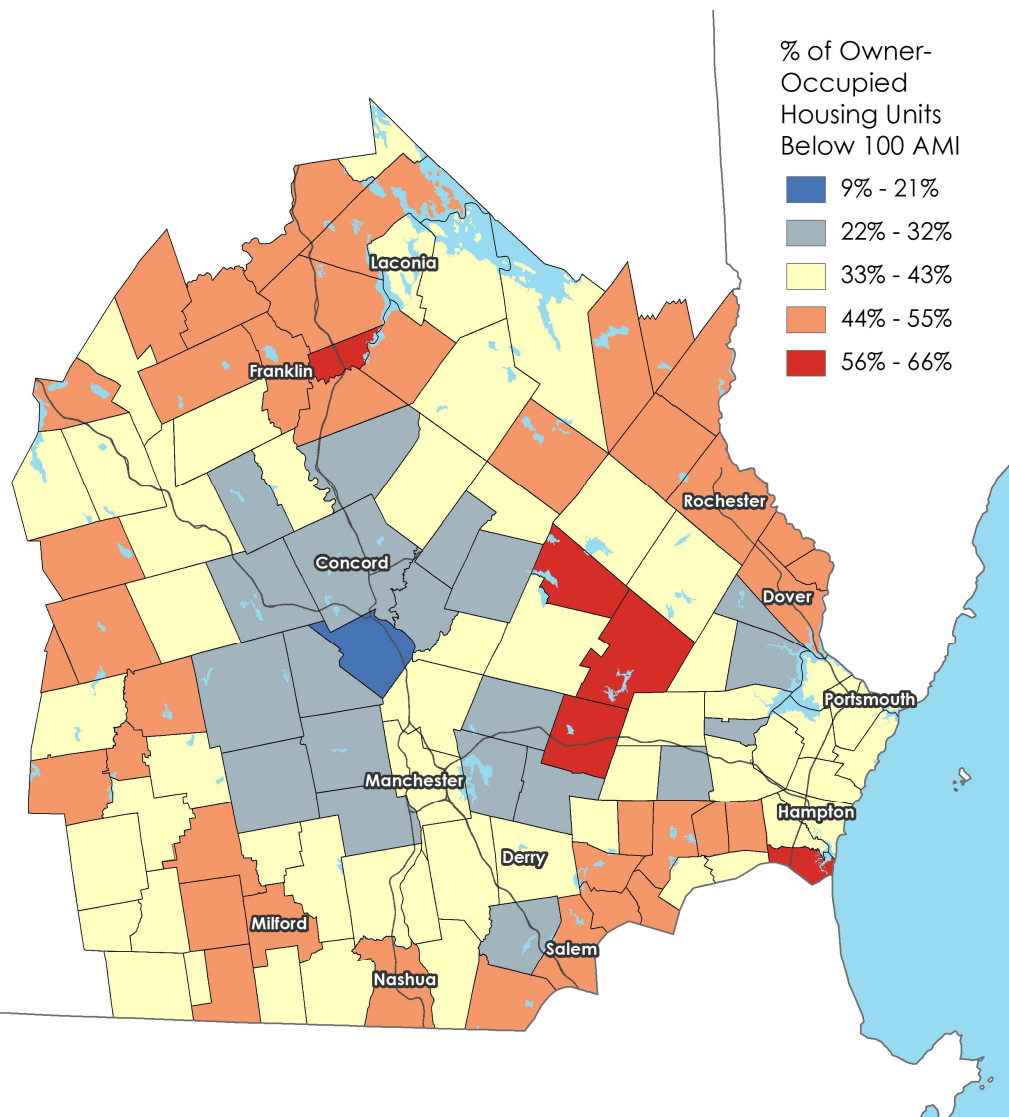
2035						2040					
Owner-Occupied			Renter-Occupied			Owner-Occupied			Renter-Occupied		
Total	Below 100% AMI	Above 100% AMI	Total	Below 60% AMI	Above 60% AMI	Total	Below 100% AMI	Above 100% AMI	Total	Below 60% AMI	Above 60% AMI
57	20	37	28	6	23	65	23	42	33	7	27

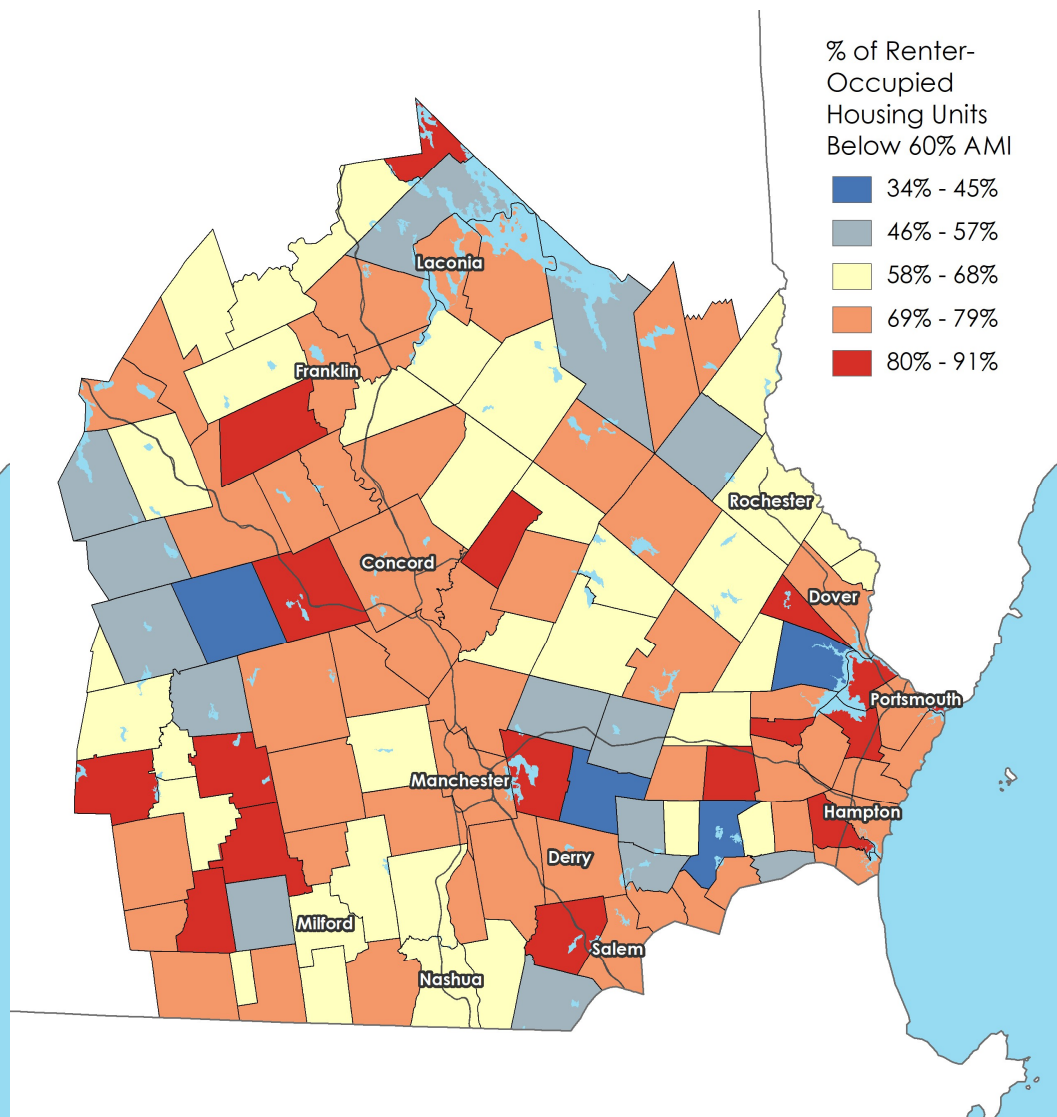
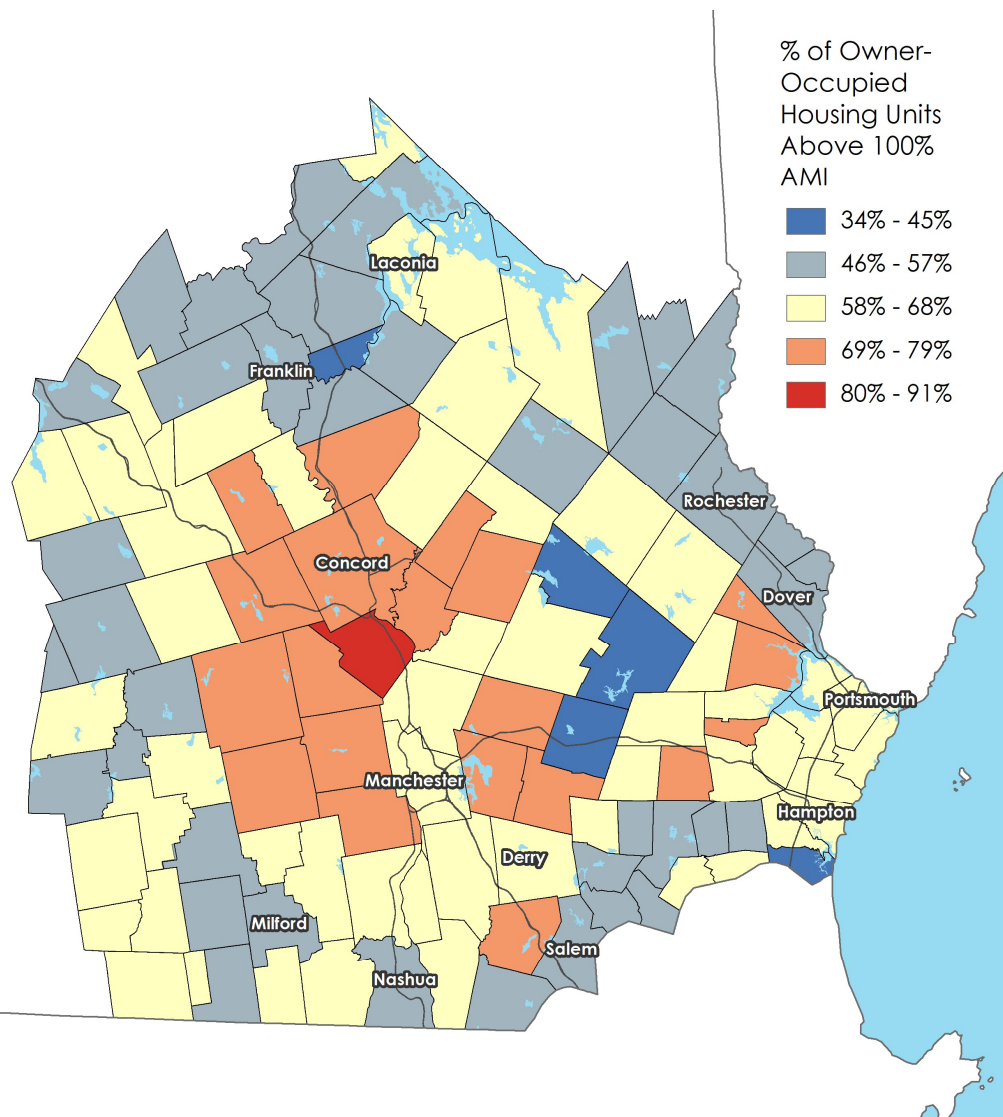
Owner-Occupied Units (2040)



Renter-Occupied Units (2040)







Questions?...

Zach Swick
zswick@snhpc.org
603-669-4664

REGIONAL HOUSING NEEDS ASSESSMENT: **WHAT WE HEARD**

Metropolitan Planning Organization
February 21, 2023

Sylvia von Aulock, Executive Director
Cameron Prolman, Regional Planner
Zachary Swick, Senior GIS Analyst



OUTREACH OVERVIEW

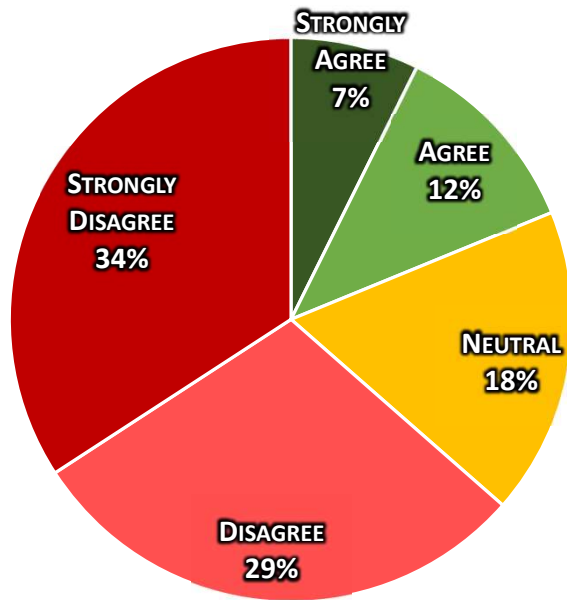


- General Public Survey
- Employer Survey
- Community Focus Group Meetings
- Developer's Lunch (Saint Anselm College's Center for Ethics in Society)
- Social Service Provider Survey (RPCs + NH Council on Housing Stability)

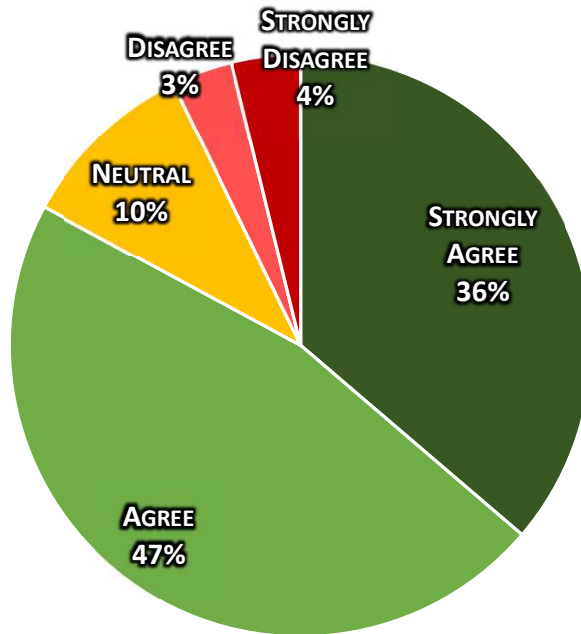
HOUSING DIVERSITY DESIRED

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

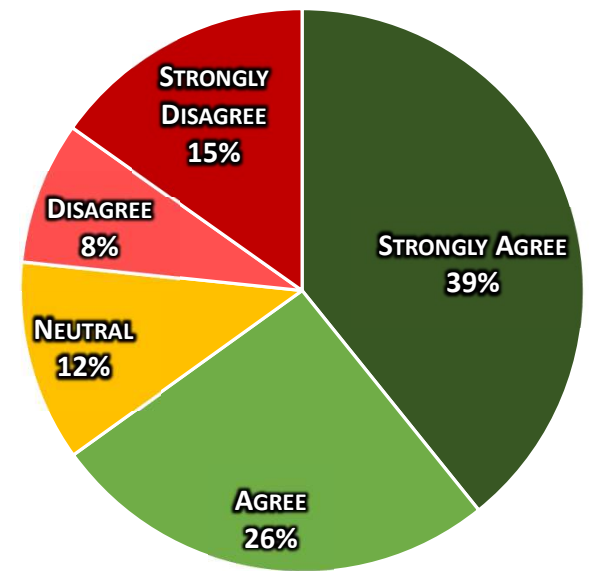
High End Housing



Moderate Income Housing



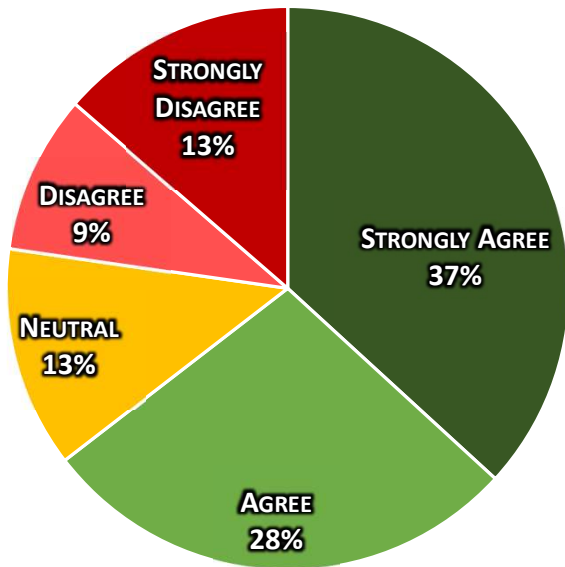
Low Income Housing



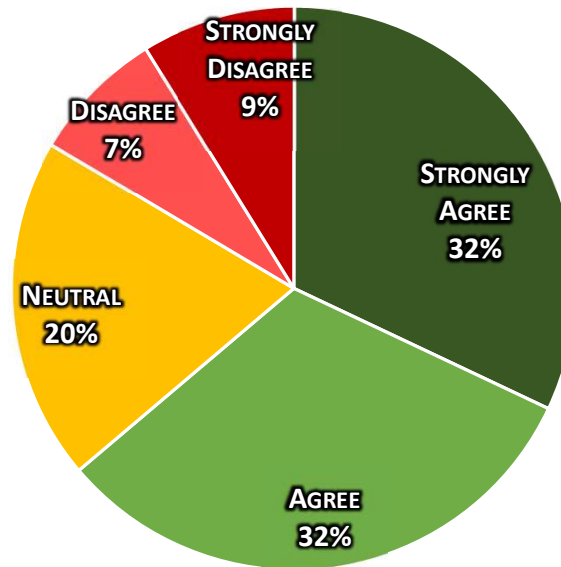
HOUSING DIVERSITY DESIRED

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

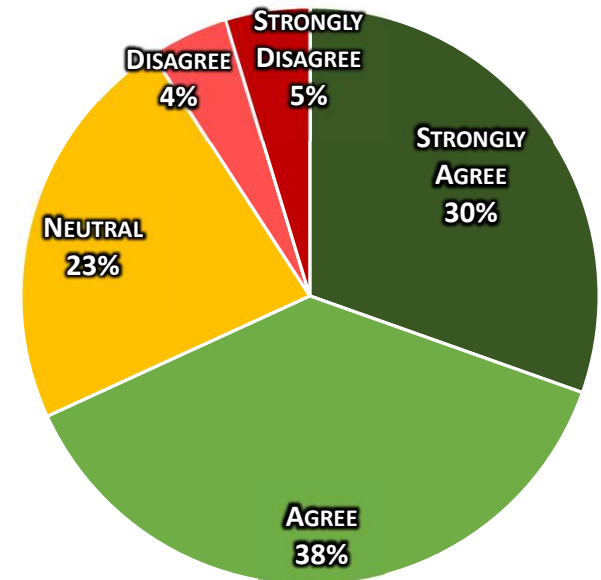
Rental Housing



Senior Housing



Housing for People with Physical Disabilities



“

Applied to lower income housing in the area, was only one in Hooksett that had availability and been here for over 3 years now.

”

“

Had to move up for my job and couldn't find a liveable place to buy within our budget. Took a place “just for now” and have been stuck here for 2 years paying almost half my salary and can't find anyplace cheaper. Developers need to stop buying rental houses so that people can actually afford houses of their own.

”

“

Looking for a smaller home that is around (1400 sq ft) so upkeep and costs is manageable on retirement income.

”

“

I left an abusive relationship with my kids and had nowhere to live. We are staying in a small hotel room until we can find housing, which is proving to be virtually impossible.

”

MEETING THE NEED OF CHANGING DEMOGRAPHICS

	Minors per Household			
	1980	2020	Change	1980-2020
Auburn	1.02	0.65	-0.37	-36%
Bedford	1.12	0.71	-0.41	-36%
Candia	1.05	0.46	-0.60	-57%
Chester	1.02	0.61	-0.40	-40%
Deerfield	1.00	0.59	-0.41	-41%
Derry	0.89	0.52	-0.37	-41%
Francestown	0.71	0.45	-0.26	-37%
Goffstown	0.93	0.54	-0.39	-42%
Hooksett	0.83	0.50	-0.33	-40%
Londonderry	1.08	0.59	-0.48	-45%
Manchester	0.68	0.44	-0.24	-36%
New Boston	1.05	0.71	-0.34	-32%
Weare	0.93	0.60	-0.33	-36%
Windham	1.20	0.79	-0.41	-35%
SNHPC	0.81	0.53	-0.28	-35%
NH	0.80	0.46	-0.34	-42%

Decennial Census. Minors living in group quarters included in total.

Source: IPUMS National Historical Geographic Information System; US Census Bureau.

	Households	2020 Persons per Household			
		1	2	3	4 or More
Auburn	1,920	11%	42%	21%	27%
Bedford	7,910	17%	32%	21%	29%
Candia	1,480	22%	42%	11%	25%
Chester	1,740	10%	37%	19%	34%
Deerfield	1,650	13%	41%	17%	29%
Derry	12,710	22%	36%	20%	22%
Francestown	620	21%	43%	15%	21%
Goffstown	6,290	23%	41%	16%	20%
Hooksett	5,160	19%	35%	23%	23%
Londonderry	9,570	18%	34%	19%	28%
Manchester	47,240	34%	34%	16%	17%
New Boston	2,120	12%	43%	12%	33%
Weare	3,280	17%	40%	16%	27%
Windham	5,020	13%	31%	20%	37%
SNHPC	106,710	25%	35%	18%	22%
NH	539,120	27%	38%	15%	20%

5-Year American Community Survey
Source: US Census Bureau

DEVELOPER'S LUNCH

- Barriers to “missing middle” housing:
 - lengthy timeline for getting approvals at the local level (foregoing revenue in the process)
 - capacity of planning and zoning boards
 - opposition to multifamily units by residents
- Market conditions favor larger-scale projects

SOCIAL SERVICE WORKER SURVEY

78%

**“demand for housing units
greatly exceeds supply”**

74%

**“the number of people facing
housing challenges has
increased”**

HOUSING BURDENED

What we heard:

48%

Feel they are
“housing burdened”

What the data show:

2020		
% of Households Paying 30% or More of Their Income on Housing Costs		
	All Households	Households Making \$75,000 or More
Auburn	27%	19%
Bedford	23%	8%
Candia	33%	9%
Chester	22%	11%
Deerfield	24%	7%
Derry	32%	9%
Francestown	18%	6%
Goffstown	25%	4%
Hooksett	28%	7%
Londonderry	25%	7%
Manchester	38%	4%
New Boston	22%	9%
Weare	28%	15%
Windham	26%	11%
SNHPC	31%	7%
NH	31%	7%

5-Year American Community Survey
Source: US Census Bureau



WHAT WE HEARD FROM EMPLOYERS

65%

**“Housing near my business
is very limited.”**

62%

**“Housing supply
shortages impacts my
ability to attract or keep
workers”**

**Community Focus
Group Input:**

**Housing is needed for visiting professionals who work at places like
Parkland Medical Center and Dartmouth Hitchcock.**

COMMUNITY FOCUS GROUP



“People from out of state find housing in our region to be economical, although it is not affordable for current residents, let alone volunteers like firefighters.”



“It is difficult for seniors to ‘age in place’ because they can sell their home for a decent price but can’t afford to buy another place in town.”



“The public is in need of education surrounding low income and workforce housing, as well as debunking myths about density.”

RENTAL AFFORDABILITY

Rental Affordability by Occupation

*Developed by consultant Root Policy Research
2022 dollar values*

Inputs

- **Median gross rent by region**
NH Housing Finance Authority
- **Wage income for 15 occupations by region**
*NH Employment Security-Economic & Labor
Market Information Bureau*
 - **Entry Level** (the average of the bottom third of wages for that occupation for that area)
 - **Median**
 - **Experienced** (the average of the top two-thirds of wages for that occupation for that area)

Assumptions

- **1 wage-earner households**
- **Households are housing cost burdened if gross rent is 30% or more of wage income**

RENTAL AFFORDABILITY

Median Rent (2022)

\$1,510

	Is the Median Rent Affordable to...?					
	Entry Level Wage	Cost Difference	Median Wage	Cost Difference	Experienced Wage	Cost Difference
Assemblers & Fabricators	No	-\$710	No	-\$480	No	-\$300
Cashiers	No	-\$920	No	-\$850	No	-\$750
Childcare Workers	No	-\$1,010	No	-\$890	No	-\$780
Construction Laborers	No	-\$590	No	-\$410	No	-\$230
Electricians	No	-\$440	Yes	\$130	Yes	\$440
Engineers	Yes	\$250	Yes	\$1,050	Yes	\$1,650
Fast Food & Counter Workers	No	-\$930	No	-\$830	No	-\$740
Heavy & Tractor-Trailer Truck Drivers	No	-\$350	No	-\$160	Yes	\$120
Home Health & Personal Care Aides	No	-\$790	No	-\$700	No	-\$620
Janitors & Cleaners, Except Maids & Housekeeping Cleaners	No	-\$820	No	-\$680	No	-\$500
Office Clerks, General	No	-\$680	No	-\$340	No	-\$160
Police & Sheriff's Patrol Officers	No	-\$90	Yes	\$240	Yes	\$580
Registered Nurses	Yes	\$120	Yes	\$590	Yes	\$880
Retail Salespersons	No	-\$900	No	-\$710	No	-\$480
Waiters & Waitresses	No	-\$1,020	No	-\$800	No	-\$460

Source: Root Policy Research



HOME OWNERSHIP AFFORDABILITY

Home Ownership Affordability by Occupation

*Developed by consultant Root Policy Research
2022 dollar values*

Inputs

- **Median home price by region**
NH Housing Finance Authority
- **Wage income for 15 occupations by region**
*NH Employment Security-Economic & Labor
Market Information Bureau*
 - **Entry Level** (the average of the bottom third of wages for that occupation for that area)
 - **Median**
 - **Experienced** (the average of the top two-thirds of wages for that occupation for that area)

Assumptions

- **1.5 wage-earner households**
- **Interest Rate: 5.5%**
Freddie Mac
- **Downpayment: 30%**
- **% of Payment Going to Property Taxes, Utilities, Insurance, etc.: 40%**
- **Households are housing cost burdened if housing costs are 30% or more of wage income**

HOME OWNERSHIP AFFORDABILITY

Median Home Price (2022)	Interest Rate	Downpayment	% of Payment Going Other Housing Costs
\$387,000	5.5%	30%	40%

Is the Median Home Price Affordable to...? (1.5 Wage-Earners)

	Entry Level		Median		Experienced	
	Wage	Price Difference	Wage	Price Difference	Wage	Price Difference
Assemblers & Fabricators	No	-\$221,738	No	-\$160,525	No	-\$117,033
Cashiers	No	-\$265,217	No	-\$251,902	No	-\$228,813
Childcare Workers	No	-\$284,587	No	-\$257,328	No	-\$233,367
Construction Laborers	No	-\$198,247	No	-\$170,243	No	-\$128,261
Electricians	No	-\$165,689	No	-\$52,348	No	-\$6,405
Engineers	No	-\$24,330	Yes	\$161,025	Yes	\$275,712
Fast Food & Counter Workers	No	-\$267,278	No	-\$246,559	No	-\$227,498
Heavy & Tractor-Trailer Truck Drivers	No	-\$147,761	No	-\$111,796	No	-\$59,934
Home Health & Personal Care Aides	No	-\$239,253	No	-\$222,687	No	-\$200,118
Janitors & Cleaners, Except Maids & Housekeeping Cleaners	No	-\$245,641	No	-\$215,050	No	-\$176,005
Office Clerks, General	No	-\$215,968	No	-\$163,446	No	-\$106,862
Police & Sheriff's Patrol Officers	No	-\$93,979	No	-\$39,413	Yes	\$12,258
Registered Nurses	No	-\$51,942	Yes	\$45,048	Yes	\$105,218
Retail Salespersons	No	-\$261,302	No	-\$222,580	No	-\$170,870
Waiters & Waitresses	No	-\$285,411	No	-\$244,590	No	-\$169,404

Source: Root Policy Research



HOUSING CHOICE VOUCHER PROGRAM

NH Housing Finance Authority	Manchester Housing & Redevelopment Authority
Housing Choice Voucher Program (Section 8) Waiting Household Applicants	
11,270	4,270
Housing Choice Voucher Program (Section 8) Participant Households Accepted but Still Looking for Available Units	
470	130
Housing Choice Voucher Program (Section 8) Participant Housing Units	
4,090	2,090

NH Housing data current as of January 2021. Manchester Housing & Redevelopment Authority current as of September-October 2022.
Sources: Manchester Housing & Redevelopment Authority; NH Housing Finance Authority; US Census Bureau.

NH Housing Finance Authority	Manchester Housing & Redevelopment Authority
Housing Choice Voucher Program (Section 8) Participant Housing Units in Our Region	
1,060	1,990

NH Housing data current as of January 2021. Manchester Housing & Redevelopment Authority current as of September-October 2022.
Sources: Manchester Housing & Redevelopment Authority; NH Housing Finance Authority; US Census Bureau.

HOUSING CHOICE VOUCHER PROGRAM

NH Housing Finance Authority

Housing Choice Voucher Program (Section 8) Housing Units

	Number of Units	Average Gross Rent	Average Number of Bedrooms
All Units	1,056	\$1,330	2

Housing Types			
High Rise With Elevator	6	\$1,290	1.5
Low-Rise	838	\$1,310	1.9
Manufactured Home	8	\$1,170	1.6
Rowhouse/Townhouse	62	\$1,340	1.9
Semi-Detached	96	\$1,380	2.4
Single Family Detached	45	\$1,650	3.0
Unknown	1	\$2,000	4

Those who have applied through NH Housing only. Current as of January 2021.

Source: NH Housing Finance Authority

WHY A FAIR SHARE HOUSING PRODUCTION MODEL?

NHHFA & state RPCs are wrapping up their housing needs assessments in accordance with [RSA 36:47](#)

To assist municipalities w/ master plans

NH contracted w/ [Root Policy Research](#) to develop a Fair Share Housing Production Model

In order for municipalities to better understand their responsibility under [RSA 674:59](#)



Denver, Colorado 80220
970-880-1415 x102
hello@rootpolicy.com



RSA 647:58-61

WORKFORCE HOUSING

RSA 647:59 Workforce Housing Opportunities

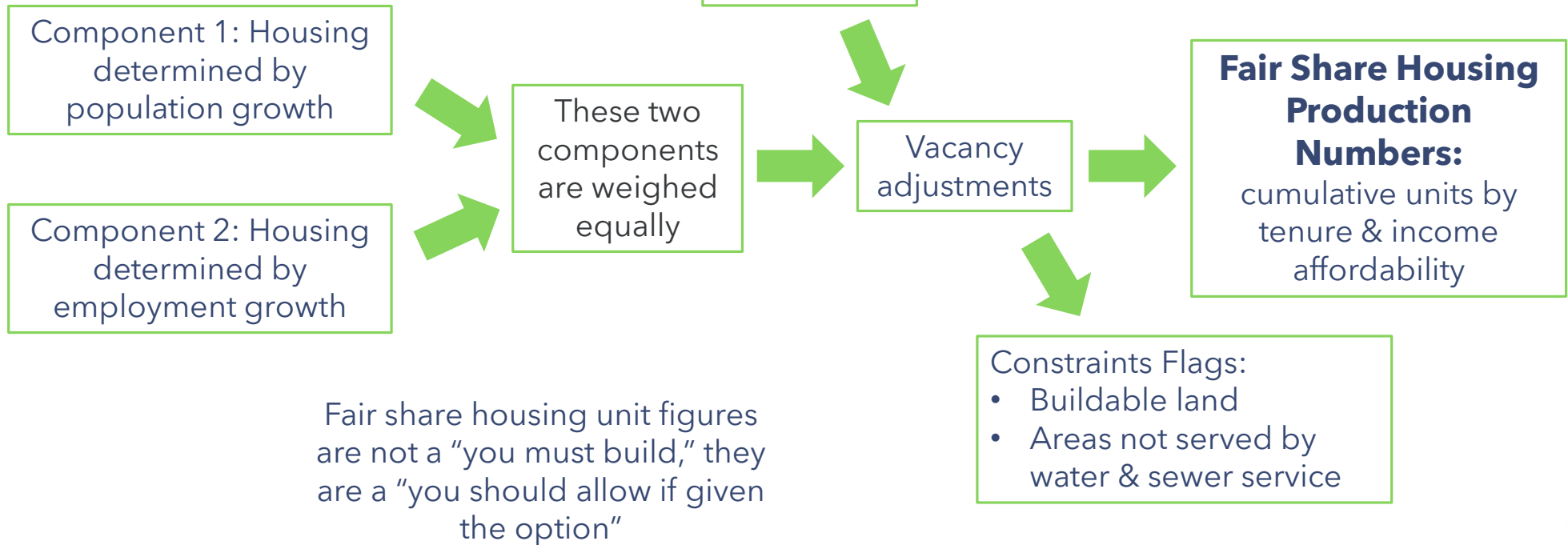
I. In every municipality that exercises the power to adopt land use ordinances and regulations, such **ordinances and regulations shall provide reasonable and realistic opportunities for the development of workforce housing, including rental multi-family housing.** In order to provide such opportunities, lot size and overall density requirements for workforce housing shall be reasonable. A municipality that adopts land use ordinances and regulations shall allow workforce housing to be located in a majority, but not necessarily all, of the land area that is zoned to permit residential uses within the municipality. Such a municipality shall have the discretion to determine what land areas are appropriate to meet this obligation. This obligation may be satisfied by the adoption of inclusionary zoning as defined in RSA 674:21, IV(a). This paragraph shall not be construed to require a municipality to allow for the development of multifamily housing in a majority of its land zoned to permit residential uses.

RSA 647:58 Definitions

III. **"Reasonable and realistic opportunities** for the development of workforce housing" **means opportunities to develop economically viable workforce housing within the framework of a municipality's ordinances and regulations**...If the ordinances and regulations of a municipality make feasible the development of sufficient workforce housing to satisfy the municipality's obligation...the municipality shall not be in violation of its obligation under RSA 674:59 by virtue of economic conditions beyond the control of the municipality...

IV. **" Workforce housing " means** housing which is **intended for sale** and which is affordable to a household with an income of no more than **100 percent of the median income for a 4-person household**..." Workforce housing " also means **rental housing** which is affordable to a household with an income of no more than **60 percent of the median income for a 3-person household**...

What Is a Fair Share Housing Production Model?



	FAIR SHARE CUMULATIVE NET NEW HOUSING UNITS			
	2025	2030	2035	2040
Auburn	142	262	343	388
Bedford	572	1,044	1,374	1,581
Candia	102	187	245	277
Chester	115	212	278	315
Deerfield	85	156	204	231
Derry	848	1,559	2,043	2,309
Fracestown	35	65	85	98
Goffstown	459	837	1,101	1,267
Hooksett	357	656	857	968
Londonderry	609	1,121	1,469	1,660
Manchester	3,171	5,787	7,605	8,738
New Boston	144	264	347	399
Weare	230	419	551	634
Windham	343	631	826	935
SNHPC	7,212	13,197	17,327	19,800
NH	32,704	59,919	77,969	88,363

Source: Root Policy Research

Fair Share Cumulative Net New Owner-Occupied Housing Units by Income												
	Total	2025 Below 100% AMI	Above 100% AMI	Total	2030 Below 100% AMI	Above 100% AMI	Total	2035 Below 100% AMI	Above 100% AMI	Total	2040 Below 100% AMI	Above 100% AMI
Auburn	97	23	74	178	43	135	232	56	176	260	63	197
Bedford	386	89	297	701	161	540	916	211	705	1,045	241	804
Candia	69	22	47	127	40	87	166	53	113	186	59	127
Chester	79	22	57	144	40	104	188	53	136	211	59	152
Deerfield	58	21	37	106	38	68	139	50	89	156	56	100
Derry	579	208	372	1,062	381	681	1,385	498	887	1,553	558	995
Francestown	24	9	15	43	15	28	57	20	37	65	23	42
Goffstown	310	98	211	562	178	384	735	234	501	838	268	570
Hooksett	242	78	163	442	143	299	573	186	387	641	208	434
Londonderry	416	135	281	763	247	516	995	323	673	1,117	362	755
Manchester	2,140	737	1,403	3,888	1,337	2,551	5,073	1,754	3,319	5,775	2,010	3,765
New Boston	97	23	74	177	42	135	231	55	176	263	63	200
Weare	155	48	106	281	87	194	367	115	252	418	131	286
Windham	234	63	171	429	115	314	559	150	409	628	168	460
SNHPC	4,885	1,575	3,310	8,904	2,869	6,035	11,615	3,756	7,859	13,156	4,270	8,886
NH	22,102	8,815	13,287	40,331	16,073	24,258	52,095	20,727	31,367	58,456	23,221	35,234

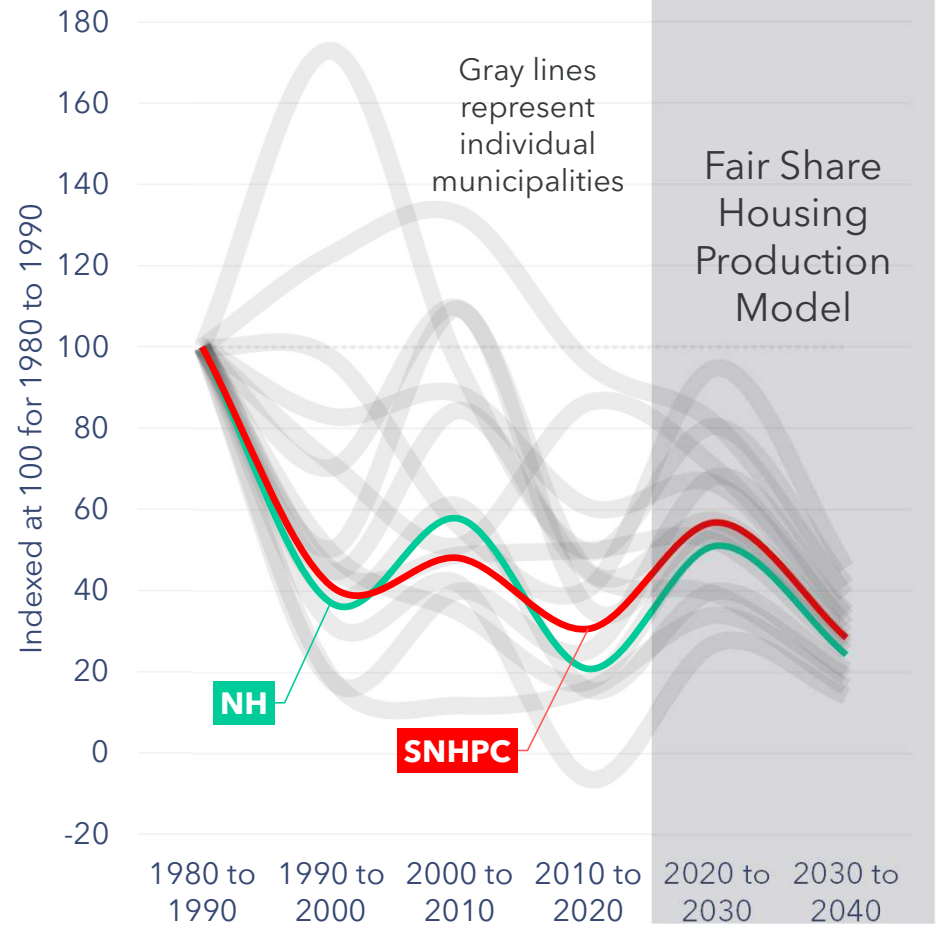
Source: Root Policy Research

SNHPC 100% AMI 4-person household: \$90,677

Average Annual Net New Housing Units

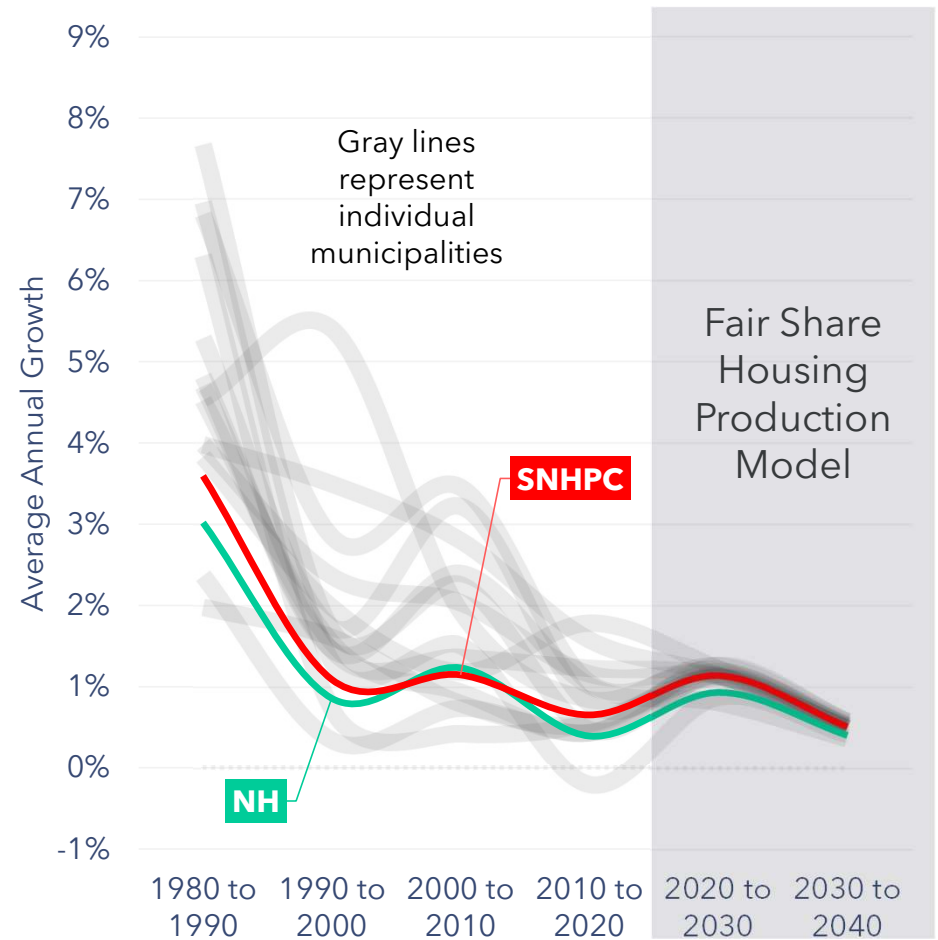
	HISTORICAL				PROJECTED	
	1980 to 1990	1990 to 2000	2000 to 2010	2010 to 2020	2020 to 2030	2030 to 2040
Auburn	40	30	20	30	30	10
Bedford	130	220	120	60	100	50
Candia	20	20	10	10	20	10
Chester	30	30	30	30	20	10
Deerfield	40	20	30	20	20	10
Derry	460	90	50	70	160	80
Francestown	20	10	10	0	5	5
Goffstown	160	80	50	30	80	40
Hooksett	100	80	90	60	70	30
Londonderry	220	100	110	110	110	50
Manchester	850	150	340	220	580	300
New Boston	50	30	50	20	30	10
Weare	100	40	60	20	40	20
Windham	120	60	130	40	60	30
SNHPC	2,320	960	1,110	710	1,320	660
NH	11,730	4,340	6,760	2,430	5,990	2,840

Sources: IPUMS National Historical Geographic Information System; Root Policy Research; US Census Bureau.



Average Annual Net New Housing Units						
	HISTORICAL				PROJECTED	
	1980 to 1990	1990 to 2000	2000 to 2010	2010 to 2020	2020 to 2030	2030 to 2040
Auburn	3.8%	2.0%	1.2%	1.8%	1.2%	0.5%
Bedford	4.5%	5.4%	1.9%	0.8%	1.3%	0.6%
Candia	2.0%	1.6%	0.8%	0.5%	1.2%	0.5%
Chester	4.0%	3.5%	2.8%	1.6%	1.1%	0.5%
Deerfield	4.8%	1.5%	2.4%	1.0%	0.8%	0.4%
Derry	6.3%	0.7%	0.4%	0.6%	1.1%	0.5%
Francestown	7.0%	1.3%	1.5%	-0.2%	0.9%	0.4%
Goffstown	4.5%	1.5%	0.9%	0.4%	1.3%	0.6%
Hooksett	4.0%	2.4%	2.0%	1.2%	1.1%	0.5%
Londonderry	4.7%	1.5%	1.4%	1.2%	1.1%	0.5%
Manchester	2.4%	0.3%	0.7%	0.4%	1.1%	0.5%
New Boston	6.8%	2.8%	3.5%	1.1%	1.2%	0.6%
Weare	7.7%	1.7%	2.3%	0.5%	1.2%	0.5%
Windham	5.3%	1.7%	3.2%	0.8%	1.1%	0.5%
SNHPC	3.6%	1.1%	1.1%	0.7%	1.1%	0.5%
NH	3.0%	0.9%	1.2%	0.4%	0.9%	0.4%

Sources: IPUMS National Historical Geographic Information System; Root Policy Research; US Census Bureau.





RECOMMENDATIONS

LOW HANGING FRUIT

Begin with Community Goals in Mind:

- **Update the Master Plan and ensure community engagement and input guides MP Goals**
- **Conduct a regulation assessment to identify roadblocks.**
- **Ensure the community's MP is in sync with zoning and other land use regulations**



LOW HANGING FRUIT

Allow Flexibility in Regulations.

- **Utilize Conditional Use Permit method for case-by-case considerations**
- **Support reuse and redevelopment for existing abandoned structures.**
- **For in-fill lots allow setbacks that match abutters**



LOW HANGING FRUIT

Consider the Needs of the Community

- **Allow/encourage for employer housing to promote employment and housing opportunities and synchronicity**
- **Encourage walkable and accessible village neighborhoods that are low maintenance - small is the new big**
- **Incentivize or require a percentage of homes follow Universal Design guidelines to ensure accessibility to people of all ages and abilities.**



LOW HANGING FRUIT

Density Is Not A Four-Letter Word

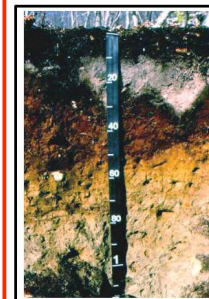
- **Make ADU development easier: already fits in the neighborhood, it doubles the density, and it is a win-win for aging in place**
- **Allow science and innovation to determine necessary water and wastewater infrastructure**
- **Consider soil-based density equation to ensure the land is capable of the development**

<https://sssnne.files.wordpress.com/2013/03/lotsize.pdf>



Soil Based Lot Sizing

Environmental Planning for Onsite Wastewater Treatment in New Hampshire



Marlow fine sandy loam
This soil is the State Soil for New Hampshire. It is classified as a Coarse-loamy, isotic, frigid, Oxyaquic Haploorthid. This soil occurs on over 250,000 acres statewide and has been recognized in 9 of the 10 counties in the state.

This well drained soil formed in friable loamy material overlying very firm, slowly permeable, glacial till. The very firm glacial till is a moderately deep restrictive feature that restricts the soil's ability to absorb wastewater or provide groundwater recharge.

Where this soil occurs on slopes of less than 8 percent, the recommended minimum lot size is 54,500 square feet.

Sponsored by:
Society of Soil Scientists of Northern New England

SSSNNE Special Publication No. 4
Version I

September, 2003



LOW HANGING FRUIT

Communicate The Type of Growth Wanted

- Research what other communities in NH are doing,
- Figure out what the community wants
- Create a visual guide for developers to ensure growth is inline with community desires



LOW HANGING FRUIT

Utilize Guidance From the RHNA Toolkit

- Accessory Dwelling Units
- Age-Friendly Neighborhoods
- Cluster Housing
- Community Revitalization Tax Relief (79E)
- Form-Based Codes
- Housing Opportunity Zones
- Inclusionary Zoning
- Infill Development
- Manufactured Housing
- Mixed-Use Development
- Planned Unit Developments (PUDS)
- Right-Sized Regulations
- Short-Term Rental Regulations
- (Alternative) Small Housing Types
- Transfer of Development Tights (TDR)
- Village Plan Alternative
- (Alternative) Wastewater Systems
- Workforce Housing Ordinance



NH HOUSING TOOLBOX

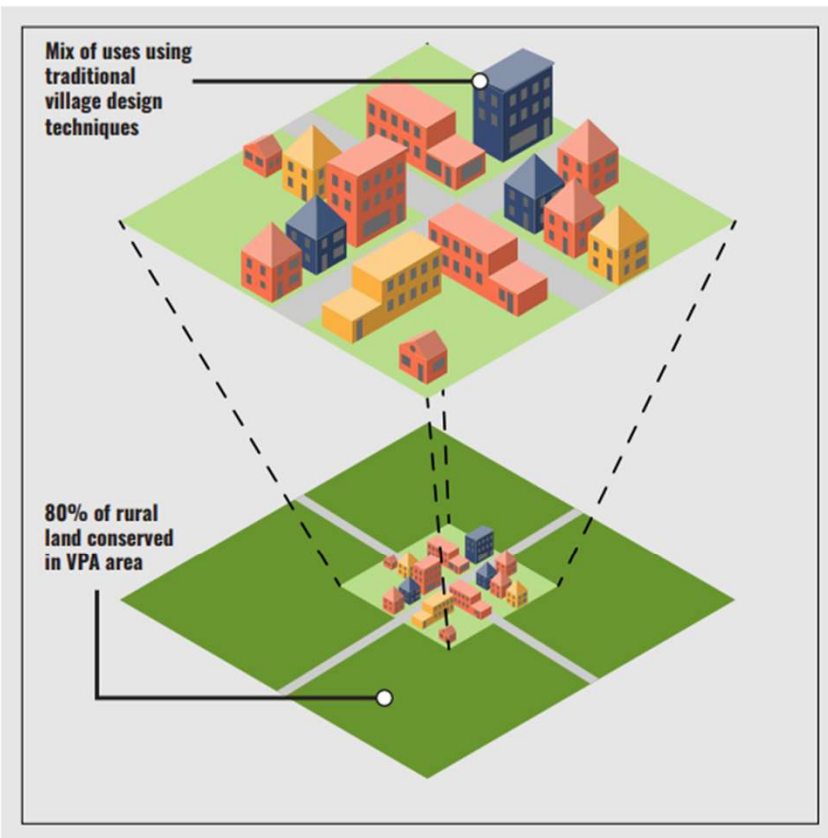


How to use the Toolbox:

- **What is it?:** A brief description of the tool's mechanisms.
- **How can it help?:** A list of potential benefits for your community
- **Getting Started:** Notes on how to implement the tool.
- **Considerations:** Nuances or qualifications you will need to think about in using the tool.
- **Resources:** A list of articles, presentations, government reports, and other information that will help you further understand this tool.
- **Issues Addressed:** A list of issues this tool addresses.
- **Related Tools:** Other tools in this toolbox that are similar to, work with, or are otherwise relevant to this tool.
- **State Law:** A list of any state statutes that authorize, specify, or otherwise act on this tool.



Village Plan Alternative



What is it

The Village Plan Alternative (VPA) is a zoning tool designed to encourage the development of new villages in rural areas. The tool promotes compact development and a mix of land uses using traditional neighborhood design techniques, paired with open space conservation. The tool is similar to cluster zoning (also called “conservation development”), but it is focused on traditional mixed-use villages. The tool is also not an infill development ordinance, as it is focused on developing *new* villages in land that might otherwise go to conventional greenfield development. VPAs must conserve at least 80% of the total land in the VPA area.

Communities can allow the use of VPAs by incorporating a VPA ordinance into zoning. The VPA ordinance should specify applicable locations for establishing a VPA, allowed uses, dimensional rules, design standards for buildings and the public realm, and processes for permitting a VPA. All rules and standards should be specified for both the developable and conserved areas.

How It Can Help

VPAs can...

- Provide more diverse housing options with better access to everyday needs and community gathering spaces.
- Reduce infrastructure costs for new development, reducing housing costs overall.
- Create communities more accessible to seniors, young people, and new families.
- Create economic development opportunities by providing more supply of commercial space and concentrating residents' demand for goods and services.
- Protect open spaces from sprawl style development.
- Protect agricultural economies and traditions.
- Create more local tax revenue, since housing near amenities tends to be valued more and successful mixed-use development can add more net revenue than housing alone.



Getting Started

1. Recognize and promote VPA's impact on common master plan goals, such as more diverse housing options, increased affordability, open space and agricultural preservation, efficient use of infrastructure, etc.
2. If undertaking a master plan, include adopting VPA as a recommendation.
3. Conduct a public engagement process to gather public input on how to use the tool, including where new villages could be located, and which open spaces should be protected. Ensure the public understands how the tool works before moving forward with any legislation.
4. Assess whether identified village areas can support greater housing development (i.e., access to utilities, traffic constraints, etc.).
5. Draft zoning amendments that would adopt VPA into your existing zoning ordinance, specifying where VPAs are an available tool for development, where villages can be located, allowed uses, densities, parking requirements, etc. These amendments should account for any other zoning rules that may impact VPA implementation, as well as any non-zoning elements (e.g., Site Plan and Subdivision regulations) that must be adapted.
6. Work with your Planning Board, Zoning Board, or any other relevant body to bring draft VPA legislation to the public and the Legislative Body.
7. Once adopted, promote the VPA option to existing landowners and developers active in your town.



Considerations

- VPA adoption and VPA development have been limited. While there is a model VPA ordinance, your community will need to commit resources to studying how best to implement VPA locally and how to educate the public on the tool.
- Long-term phased VPA development can aid more organic community development. That said, the developer and any businesses located in the VPA may need a critical mass of residents to flourish.
- Where possible, the village area and preserved open spaces should feel connected and should support one another (e.g., residents directly purchasing produce from preserved farmland or by providing trails in preserved woodlands).
- The relative density of VPA's village areas means there may be more physical constraints on VPAs than similar tools like cluster housing. Tools like Tax Increment Financing (TIF) could be used to fund utility access or other infrastructure needs.
- Mixed-use development requires a different skill-set than residential-only development. Your community should seek out mixed-use developers working in the region and connect them with local agricultural or open space landowners.
- Businesses in totally new communities face significant economic risks, and commercial spaces risk sitting vacant. Tailor commercial space design to meet local business needs, and connect developers to local businesses and entrepreneurs. Partnerships between developers and commercial tenants can improve a project's viability.



Resources

- NH DES, NH Association of RPCs, NH OEP, and NHMA, "Innovative Land Use Planning Techniques: A Handbook for Sustainable Development," Chapter 1.5: Village Plan Alternative, <http://nhhousingtoolbox.org/resource-archive/ilupt-chpt-1.5.pdf>

Issues Addressed

Housing Costs, Housing Options, Sustainable Housing, Infrastructure, Multigenerational

Related Tools

Cluster Housing, Age-Friendly Neighborhoods, Missing Middle Housing Types, Housing Opportunity Zones, Workforce Housing Ordinance, Planned Unit Development, Wastewater System Alternatives

State Law

- NH RSA 674:21.VI, <http://www.gencourt.state.nh.us/rsa/html/LXIV/674/674-21.htm>
-



Case Studies

Five communities have adopted the Village Plan Alternative rules as of 2020, but use of the tool has been limited. The Planning Board in Enfield, one of the communities that adopted VPA, put forward a Town Meeting warrant to repeal the VPA in 2022, citing its redundancy with other tools.

Nonetheless, mixed-use conservation or cluster developments have proven successful elsewhere.

Serenbe, Chattahoochee Hills, GA

Serenbe is a mixed-use conservation development located on the rural outskirts of Atlanta, GA. The 1,200 acre parcel currently houses 650 people and commercial uses while preserving 70% of the land for open space, forest, and agriculture. Homes are offered for sale or rent, and include single-family homes, cottage housing, townhomes, and live/work units. The development is divided into four “hamlets,” each of which is meant to have walkable access to shops and amenities. An organic farm operates on-site, and Sernbe residents can access weekly farmers markets and the farm’s CSA.



TIMELINE



Feb 2 ● SNHPC Executive Committee

Mid Feb ● Toolkit debut and SNHPC
RHNA Draft Release

Feb 21 ● SNHPC Commission Meeting
RHNA review

March 2 ● SNHPC Exec Com RHNA
Feedback

March 21 ● RHNA Final Release



THANK YOU

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Zachary Swick

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2022 UPDATE

Regional Housing Needs Assessment

for the Southern New Hampshire Planning Commission





A Housing Needs Assessment...

PROVIDES CURRENT, REGIONAL, & LOCAL
DATA ON HOUSING NEEDS

FULFILLS RSA 36:47(II) STATUTORY REQUIREMENTS



Statewide Collaboration

2022 UPDATE

Initiated by NH's State Office of
Planning and Development

Utilizes ARPA funds

Each RPC updates their own
assessment



Statewide Methodology

MAXIMIZING EFFICIENCY BY SHARING RESOURCES

9 RPCs + OPD

Copy for press release, website, survey, etc.

Data, market studies, regional trends

Regional Scope of Work



**ANALYSIS OF HISTORICAL/ EXISTING
CONDITIONS & TRENDS**

ANALYSIS OF FUTURE CONDITIONS & TRENDS

**AFFORDABLE & EQUITABLE HOUSING CHOICE
OPPORTUNITIES AND BARRIERS**

**RESOURCES FOR MEETING LOCAL HOUSING
NEEDS**





Outreach

SURVEYS

General Public (English & Spanish), Employer, Property Owner/Managers

FOCUS GROUPS

Businesses, Legislators, City/Town Officials, Community Groups, Housing Authorities, Housing Providers, Property Managers, Builders, Colleges

PROJECT WEBPAGE

Project info, survey links, documents

COMMUNICATIONS

Direct emails, social media, press releases

Existing Conditions & Historic Trends



Demographic &
Socioeconomic
Trends



Communities of
Interest



Housing Unit Trends
& Characteristics



Workforce &
Affordable Housing

Future Conditions & Housing Projections

HOUSING SUPPLY, AFFORDABILITY & COST

TAKING INTO CONSIDERATION...

COVID-19

Climate Change

Interest Rates/ Inflation

Construction Costs

Short Term Rentals

Student Fluctuation (College Towns)

Aging Population



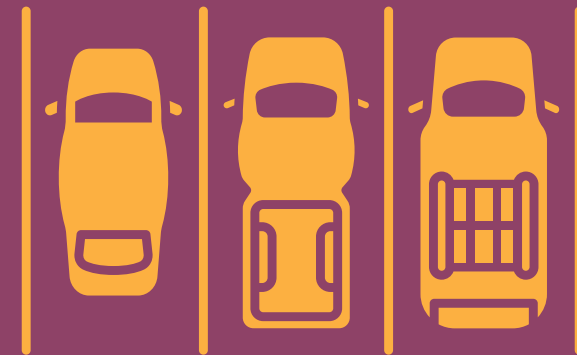
Housing Choices & Opportunities



Land Use Regulations



Workforce Needs



Infrastructure &
Services



Fair Housing & Areas
of High Opportunity



MEETING LOCAL HOUSING NEEDS (RECOMMENDATIONS)

Identify Actionable Steps to Address Housing Need
Approaches Communities Can Use to Plan for Housing
Municipal Impacts of Initiatives
Innovative Housing Policies, Regulations, and Developments



PROJECT CONSULTANT

Demographic Projections

TO BE
COMPLETED BY





County Level Demographic Projections

COMPONENTS OF CHANGE

Age & Sex

Fertility & Mortality

Migration

Projections to 2050

BREAKING DOWN THE DATA

Provision of Projections at the Minor Subdivision Level

Racial and Ethnic Distributions of Projections

REPORT DEVELOPMENT

Final Written Report

OPD Staff Training on use of Projections

Presentation of Findings



PROJECT CONSULTANT

Fair Housing & Equity Assessment

TO BE
COMPLETED BY





Fair Housing & Equity Assessment

DATA ANALYSIS & RESEARCH

Overview of Market
& Needs

Pandemic Impact

Needs Analysis

Forecast

STAKEHOLDER CONSULTATION

Virtual focus groups-

major employers

affordable housing advocates

county & town Planners

REPORT DEVELOPMENT

Final Written Report

Presentation



We need YOU!

- SPREAD THE WORD
- SHARE PUBLIC SURVEY
- ATTEND FOCUS GROUP
- SIGN UP FOR UPDATES

SNHPChousing.org



Questions



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603-669-4664



SNHPC REGIONAL HOUSING NEEDS ASSESSMENT

SNHPChousing.org

Project Introduction

Regional Housing Needs Assessment

for the Southern New Hampshire Planning Commission





A Housing Needs Assessment...

PROVIDES REGIONAL AND LOCAL DATA ON
CURRENT AND FUTURE HOUSING NEEDS ACROSS
INCOME.

FULFILLS RSA 36:47(II) STATUTORY REQUIREMENTS



NH RSA 36:47(II) Statute...

(PLAIN) THE PLANNING COMMISSION WILL ASSESS THE REGION'S CURRENT AND FUTURE HOUSING NEEDS ACROSS ALL INCOME LEVELS. INFORMATION WILL BE UPDATED FOR USE BY MUNICIPALITIES.



There is a Companion Statute

NH RSA 672:2 III(L), (PLAIN) MUNICIPALITIES WITH
A MASTER PLAN MAY INCLUDE A SECTION ON
HOUSING, INCLUDING INFORMATION ON HOUSING
NEEDS PROVIDED BY THE PLANNING COMMISSION.



Statewide RPC Collaboration

2022 UPDATE

**Update Initiated by NH's Department
of Business and Economic Affairs**

**Administered by the State Office of
Planning and Development**

**Utilizes ARPA funds which must be
spent by the end of this year.**



Statewide RPC Collaboration

STATE AND REGIONS ARE SHARING RESOURCES

9 RPCs + OPD + NH Housing Finance Authority

Collective Outreach and Engagement Efforts
(Such as press release, website designs, survey, etc.)

Share Consultant Studies and Census Data Analysis

Scope of Work

**ANALYSIS OF HISTORICAL TRENDS AND
EXISTING CONDITIONS**

**PROJECTIONS OF FUTURE CONDITIONS
AND HOUSING NEEDS**

**IDENTIFICATION OF TOOLS AND TECHNIQUES
TO FURTHER HOUSING CHOICES**

**AN INVENTORY OF HOUSING SOLUTIONS
AND RESOURCES TO MEETING NEEDS**





Outreach

SURVEYS (COLLECTING RESPONSES)

General Public (English & Spanish), Employer, Property Owner/Managers

FOCUS GROUPS

Businesses, Legislators, City/Town Officials, Community Groups, Housing Authorities, Housing Providers, Property Managers, Builders, Colleges

PROJECT WEBPAGE (LIVE NOW)

Project info, survey links, documents

COMMUNICATIONS (ONGOING)

Direct emails, social media, press releases

Existing Conditions & Historic Trends



Demographic &
Socioeconomic
Trends



Communities of
Interest



Housing Unit Trends
& Characteristics



Current Access to
Affordable Housing

Projections of Future Housing Needs

HOUSING SUPPLY, AFFORDABILITY & COST

TAKING INTO CONSIDERATION...

- Existing Trends in Population (Growth or Decline)
- Changes in Household sizes and incomes
- Existing Trends in Housing Inventory
- Future Interest Rates / Inflation Conditions
- Effects of Construction Cost on Unit Production
- Impact of Short Term Rentals on Unit Availability
- Annual Fluctuations in Populations (I.e. Colleges)
- Shifts in Housing Patterns Among Population





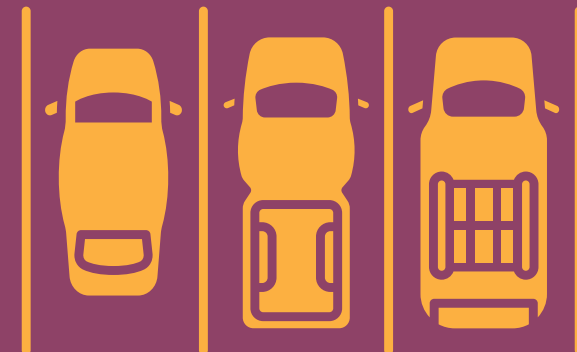
Housing Choices & Opportunities



Land Use Regulations



Workforce Needs



Infrastructure &
Services



Fair Housing & Areas
of High Opportunity



SOLUTIONS FOR MEETING LOCAL HOUSING NEEDS

Identify Actionable Steps to Address Housing Need
Approaches Communities Can Use to Plan for Housing
Innovative Housing Policies, Regulations, and Developments



PROJECT CONSULTANTS

Demographic Projections

TO BE
COMPLETED BY





County Level Demographic Projections

COMPONENTS OF CHANGE

Age & Sex

Fertility & Mortality

Migration

Projections to 2050

BREAKING DOWN THE DATA

Demographic Projections
at the Municipal Level

Demographic Projections
Across Age and Ethnicity

REPORT DEVELOPMENT

Final Written Report

Consultant Training on
How to Use Projections

Presentation of Findings
to the Public



PROJECT CONSULTANT

Fair Housing & Equity Assessment

TO BE
COMPLETED BY





Fair Housing & Equity Assessment

DATA ANALYSIS & RESEARCH

Overview of Market
& Housing Needs

Impact of Pandemic

Measuring Unmet Need

Forecasting Future Need

STAKEHOLDER CONSULTATION

Regional Stakeholder
Focus Group Input

Input from Major Employers

Housing Advocates

Input from Local Planners

REPORT DEVELOPMENT

Final Written Report

Presentation to the Public



New Hampshire's Fair Housing Law

NH RSA 674:59

(Plain) Municipalities will create opportunities for workforce housing, including rental multi-family housing. Regulations such as lot size or density shall be reasonable,

Allowing fair housing to be built in most places in the municipality...



General Powers of Planning / Zoning

NH RSA 672:1 III(E)

(Plain) A balanced supply of housing which is affordable, decent, safe, sanitary is in the best interests of each community and the state. Opportunity for development of such housing shall not be prohibited or unreasonably discouraged by use of planning and zoning powers.



We need YOU!

- SPREAD THE WORD
- SHARE PUBLIC SURVEY
- ATTEND FOCUS GROUP
- SIGN UP FOR UPDATES

SNHPChousing.org



Questions



SNHPChousing.org



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Questions



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SNHPChousing.org

MPO Update (3.22.2022)

Regional Housing Needs Assessment

for the Southern New Hampshire Planning Commission





Project Initiation

STATE FUNDING FOR RHNA

Initiated by NH's Department of
Business and Economic Affairs

Funds administered by the State
Office of Planning and Development

Utilizes ARPA funds which must be
spent by the end of this year.

Project Refresher



**ANALYSIS OF HISTORICAL TRENDS AND
EXISTING CONDITIONS**

**PROJECTIONS OF FUTURE CONDITIONS
AND HOUSING NEEDS**

**IDENTIFICATION OF TOOLS AND TECHNIQUES
TO FURTHER HOUSING CHOICES**

**CREATE AN INVENTORY OF HOUSING
SOLUTIONS AND RESOURCES TO MEET NEEDS**





PROJECT CONSULTANTS

Fair Housing & Equity Assessment

TO BE
COMPLETED BY



Demographic Projections

TO BE
COMPLETED BY





Today's Update

SURVEY RESPONSE

OUTREACH

NEXT STEPS

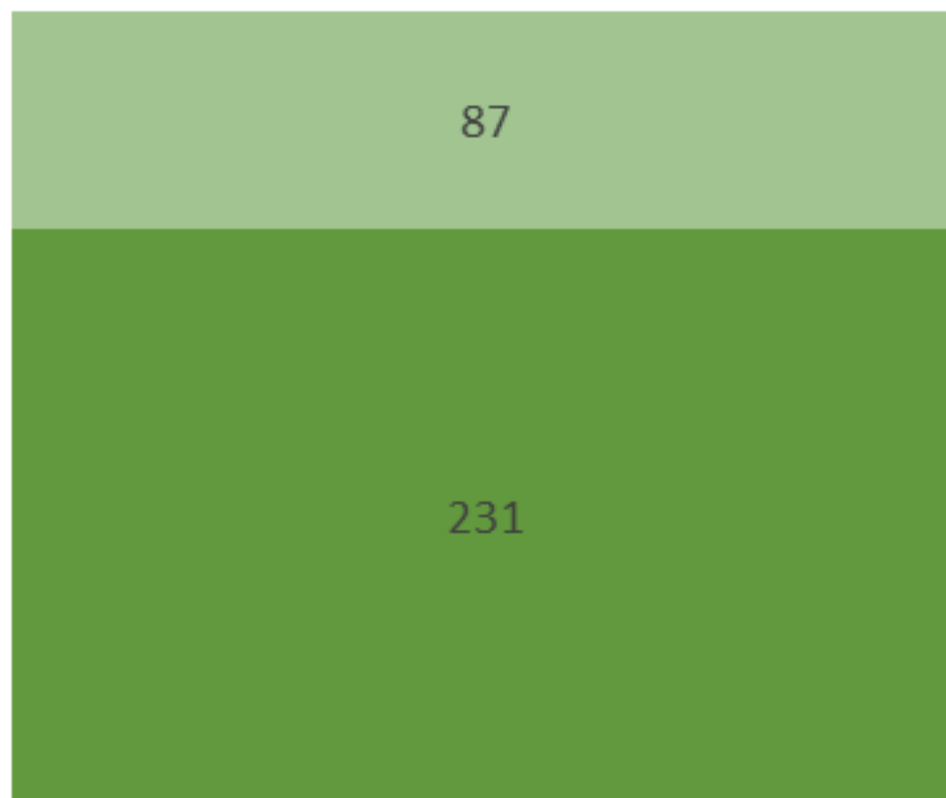
Public Survey

- **231 TOTAL RESPONSES (GOAL = 318)**

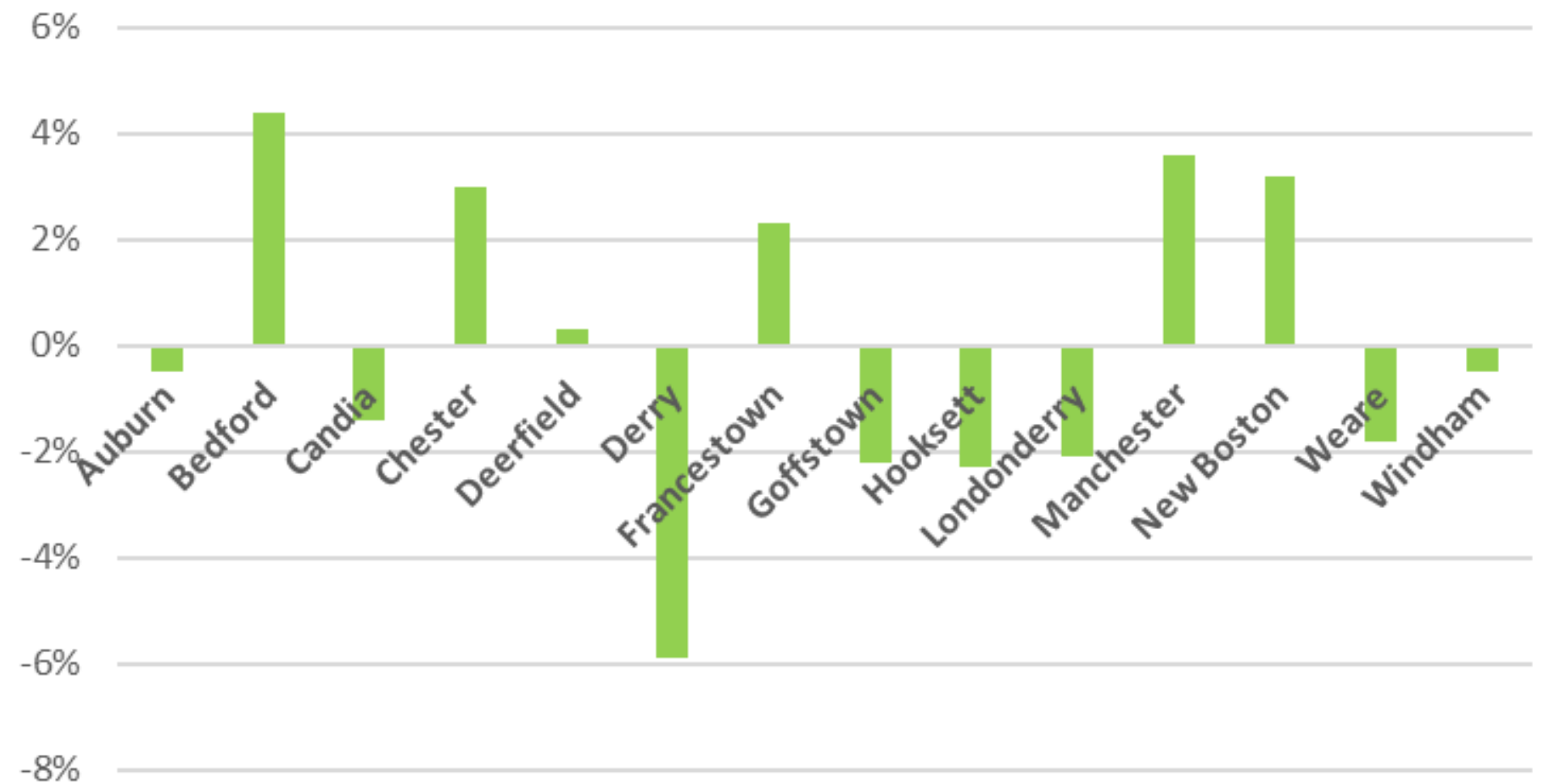
- **SURVEY RESPONSE BY MUNICIPALITY**

Desired Number of Responses

■ Collected ■ Still Needed



Responses by Town, by Percentage of Population













Public Survey

Survey Collectors

 **BUY TARGETED RESPONSES**

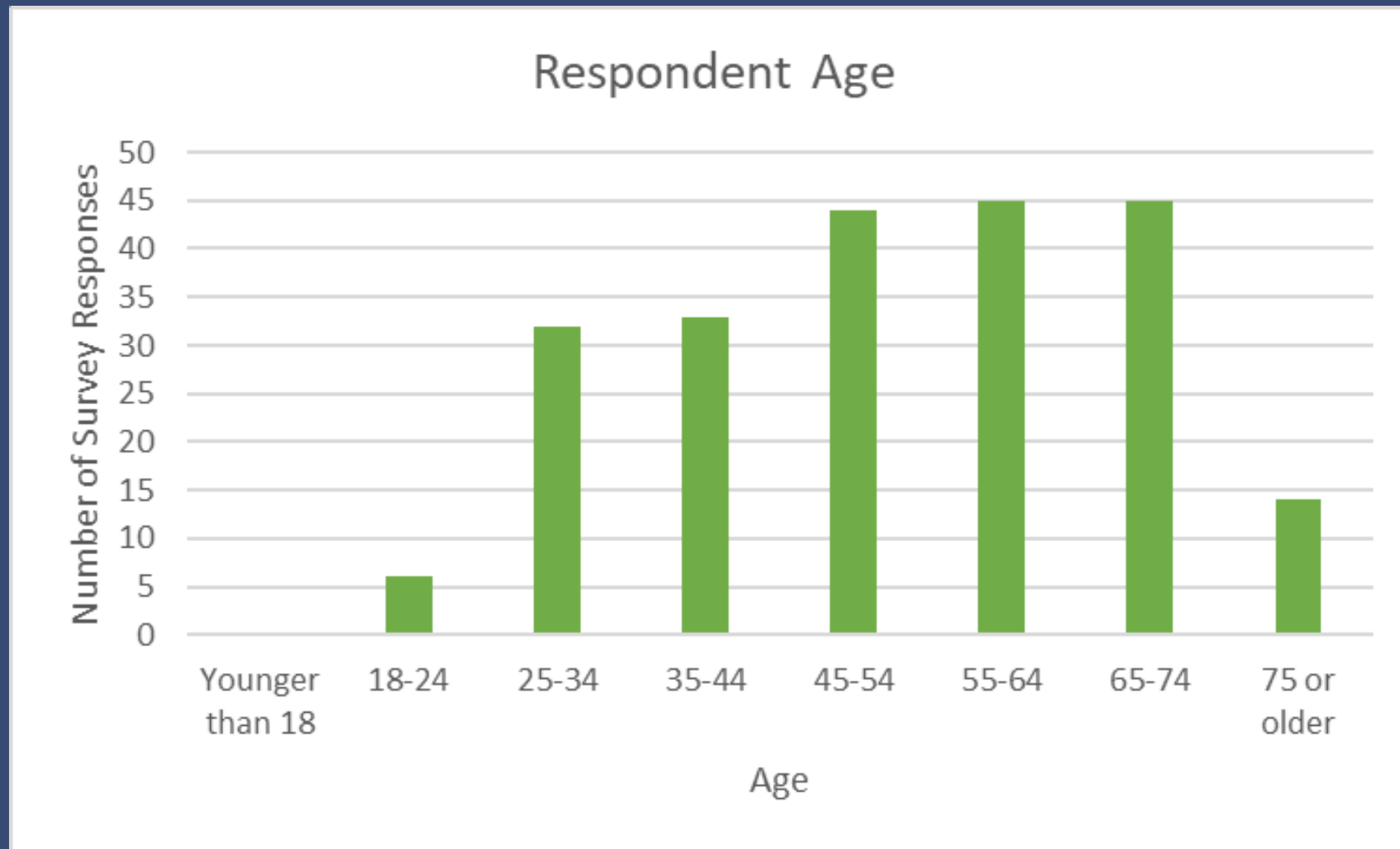
ADD NEW COLLECTOR ▼

	NICKNAME	STATUS	RESPONSES	DATE MODIFIED ▲	
	Press Launch Survey Link https://www.surveymonkey.com/r/SNHPC-F Copy URL Created 2/14/2022	OPEN	81	3/21/2022	
	Social Media Link https://www.surveymonkey.com/r/SNHPC-F Copy URL Created 2/22/2022	OPEN	69	3/20/2022	
	GIS StoryMap Link https://www.surveymonkey.com/r/SNHPC-F Copy URL Created 2/11/2022	OPEN	87	3/18/2022	
	Equity Email Link https://www.surveymonkey.com/r/SNHPC-E Copy URL Created 2/15/2022	OPEN	7	3/14/2022	

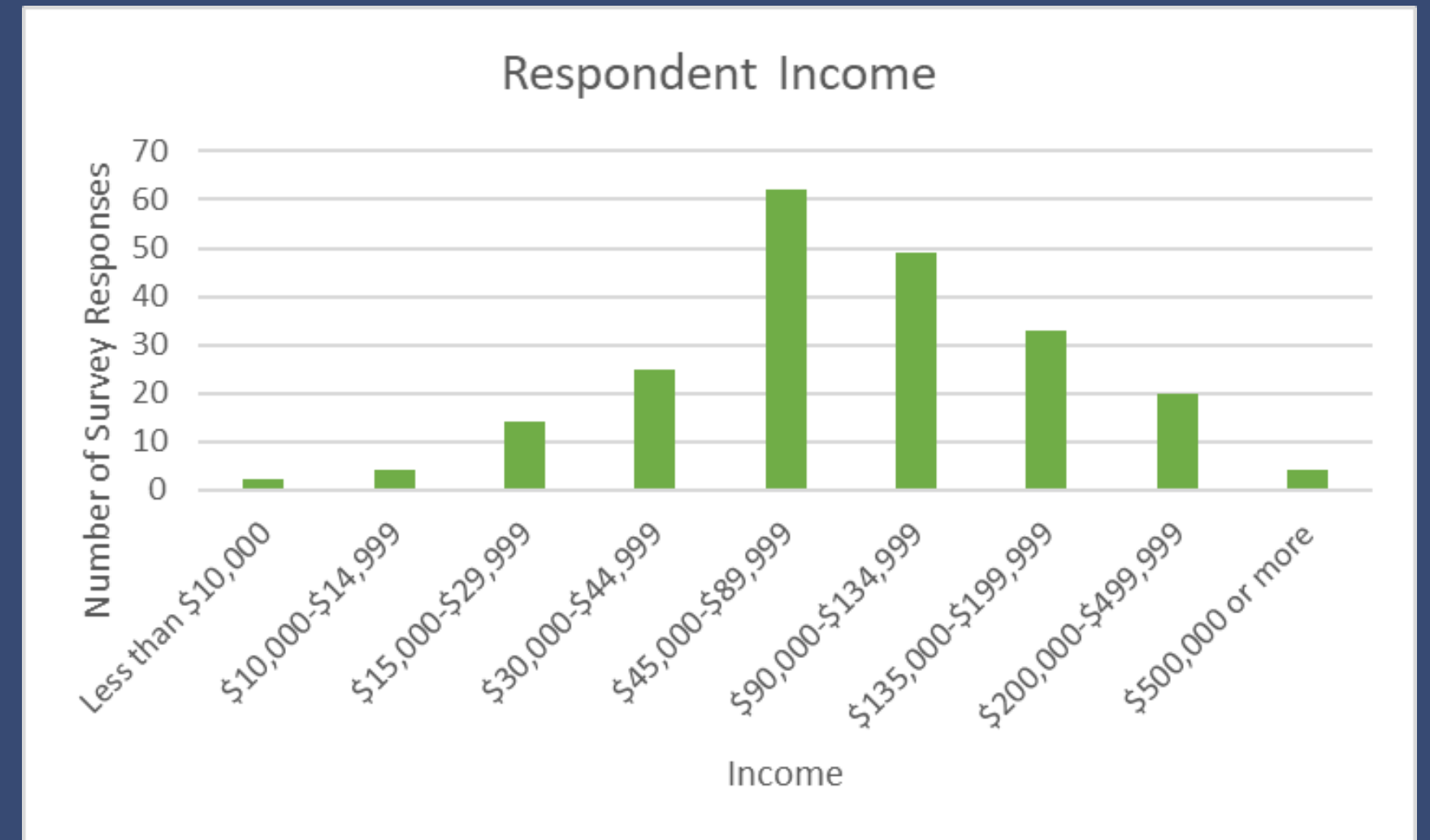


Public Survey

● AGE



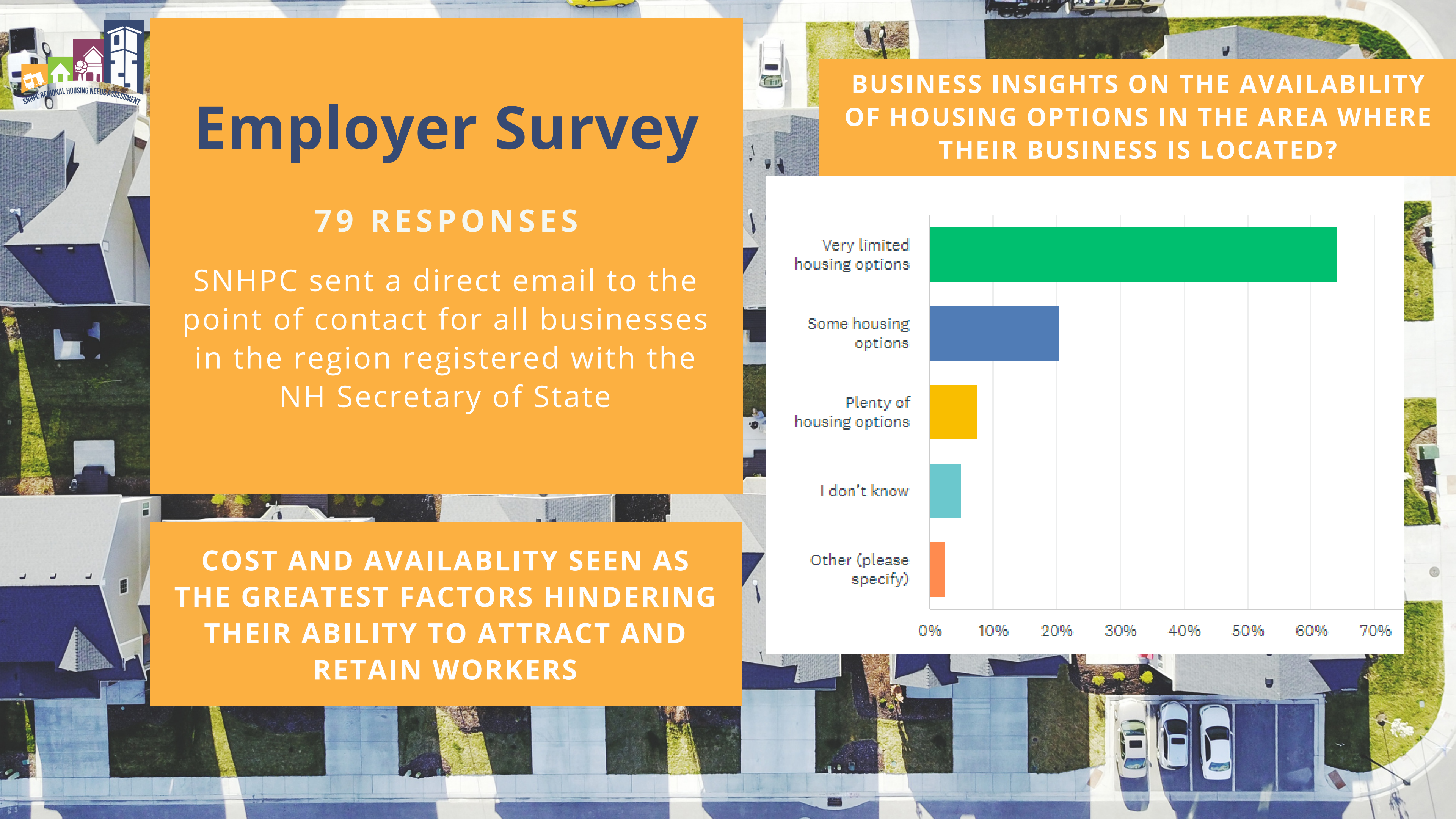
● INCOME





General Public Survey Highlights

- 81% OF RESPONDENTS HAVE A PREFERENCE FOR LIVING IN A SINGLE-FAMILY HOUSING TYPE
- RESPONDENTS ALSO FEEL AS THOUGH THEIR CURRENT HOUSING MEETS NEEDS TODAY (78%)
- ONLY HALF OF RESPONDENTS FEEL LIKE THEIR HOUSING WILL MEET NEEDS FOR NEXT 10 YEARS
- WHAT DO RESPONDENTS PRIORITIZE IN A NEIGHBORHOOD? (PRICE AND SAFETY)



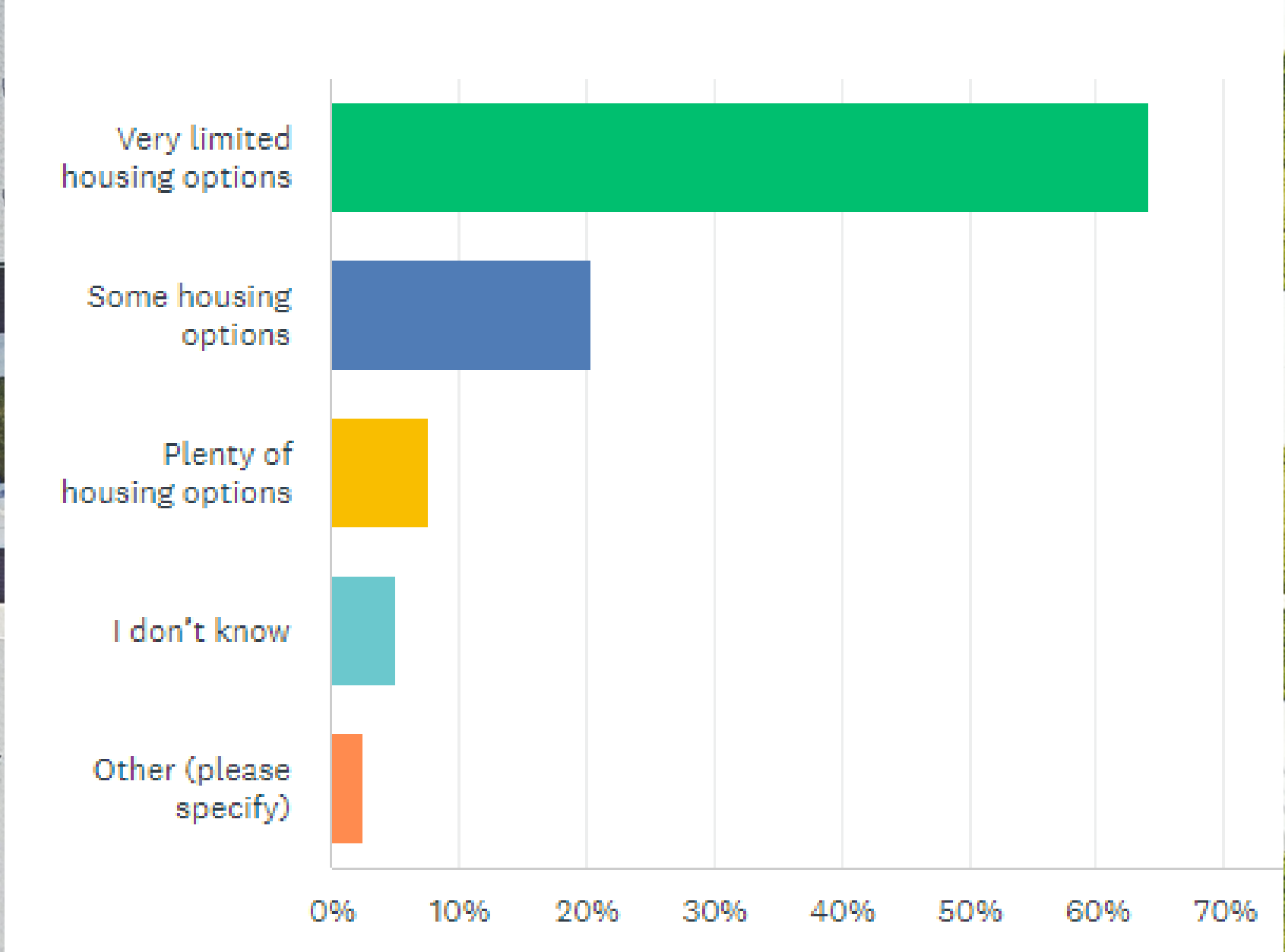
Employer Survey

79 RESPONSES

SNHPC sent a direct email to the point of contact for all businesses in the region registered with the NH Secretary of State

COST AND AVAILABILITY SEEN AS THE GREATEST FACTORS HINDERING THEIR ABILITY TO ATTRACT AND RETAIN WORKERS

BUSINESS INSIGHTS ON THE AVAILABILITY OF HOUSING OPTIONS IN THE AREA WHERE THEIR BUSINESS IS LOCATED?





Upcoming Focus Group Meetings

PLANNERS FOCUS GROUP- MARCH 23RD

- **Community perceptions of housing**
- **Master Plan consideration of housing goals**
- **Local and regional factors affecting opportunities and limitations**
- **Consideration of community priorities for housing production**
- **Identify unique approaches in addressing local or even regional housing goals.**



Upcoming Focus Group Meetings

ADDITIONAL MUNICIPAL FOCUS GROUPS IN APRIL

- City of Manchester
- Bedford, Goffstown, Hooksett, Londonderry, Windham
- Auburn, Candia, Chester, Deerfield, Francestown, New Boston, Weare



RHNA Newsletter Signups

15 SUBSCRIBERS FROM SNHPCHOUSING.ORG

15 SUBSCRIBERS FROM EMPLOYER SURVEY

87 SUBSCRIBERS FROM THE PUBLIC SURVEY

SIGN UP AT:
SNHPChousing.org

Outreach Efforts

PRESS RELEASE

15 Local/Regional media outlets + State Resources

FACEBOOK

Frequent posts in Newsfeed

2 Boosted posts (English and Spanish Survey)

14 Community Groups

COMMUNITY EMAILS

Outreach to local/ regional organizations such as NeighborWorks Southern New Hampshire



Outreach Efforts cont.

POSTCARDS

Printed and sent to Town Planners

MUNICIPAL EMAILS

Communication to town planners and officials

PRESENTATIONS

Project overview presentations for MPO, TAC, Manchester Housing Commission, State Committee on Aging





Next Steps

- **FOCUS GROUP MEETINGS**
- **CLOSE SURVEY (AFTER REACHING TARGET)**
- **STAFF TO WRITE DRAFT REPORT NARRATIVE**
- **AWAITING CENSUS INFO FOR DATA ANALYSIS**
- **WORKING WITH CONSULTANTS ON DEMOGRAPHICS AND PROJECTIONS (APRIL)**
- **REPORT BACK ONCE WE'VE COMPILED INPUT FROM PUBLIC AND STAKEHOLDERS**

Questions



TAMMY ZAMOYSKI
Regional Planner
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SNHPChousing.org

Central Southern CEDR Meeting
March 23, 2022
3:00-4:00 PM

Join Zoom Meeting
<https://us06web.zoom.us/j/82894069347?pwd=b0U3d2FialFsb3FHb3JjYzkyRG54UT09>

Meeting ID: 828 9406 9347
Passcode: 155472

- 1) Welcome & Introductions
 - i) New Stakeholders/ Guests
- 2) Commissioner Caswell – BEA Update
 - i) \$100 million housing program
 - ii) Commuter Rail Discussion – Legislative
 - iii) Workforce Development activities
- 3) Stakeholder Open Discussion/Updates
- 4) Future Meeting Schedule –
 - April 13 – Regular Monthly CEDR Meeting
 - April 27 – Presentation from Office of Workforce Opportunities
 - May 11 – Regular Monthly CEDR Meeting
 - May 25 – Presentation from F.E.M.A.
 - June 8 – Regular Monthly CEDR Meeting
 - June 22 – Presentation from Office of Planning & Development (Housing)

Zoom Meeting

View

Unmute Stop Video

Participants 16 Chat Share Screen Record Reactions Leave

Type here to search

3:06 PM 3/23/2022

You are viewing Noah D. Hodgetts' screen View Options

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AutoSave 58.400 As Amended By Senate Summary.docx - Saved to S Drive Search (Alt+Q) Hodgetts, Noah

File Home Insert Draw Design Layout References Mailings Review View Developer Help

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

30-400 was passed up the Senate last Thursday, March 23rd by a vote of 20-1 and will move to the House where it will be heard by the House Municipal and County Government Committee.

SECTIONS OF THE BILL

- 1. Voluntary Training:** The bill provides for more robust – but still voluntary – training, including self-study materials and corresponding tests for local planning and zoning officials to be provided by the NH Office of Planning and Development.
- 2. Publication of Application Fees:** Municipalities would be required to publish in one place all fees that are associated with development permit applications.
- 3. Workforce Housing Development Incentives:** Municipalities are not required to provide incentives for senior housing, but some do. The bill would require a municipality that provides those incentives also to provide them for workforce housing development.
- 4. Enabling Mandatory Inclusionary Zoning:** The bill would enable municipalities to require affordability as part of a housing development, provided the requirements don't reduce the economic viability of a development.
- 5. Findings of Fact:** Requires land use boards to make written findings of facts for all decisions. Courts can improve decision making on local land use appeals through documented findings of fact. Local land use boards that don't develop findings of fact are risking their decisions in the hopes of getting a sympathetic judge. Findings of fact are good practice, and they send a signal to an applicant that the board has made a good decision.
- 6. Reasonable Timeline for ZBA Decisions:** Establishes a time limit of 90 days for ZBA's to make a decision upon receipt of an application for action. Boards of Adjustment are supposed to be reasonable in the exercise of their powers.

Page 1 of 2 305 words Focus 100%

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You are viewing Noah D. Hodgetts' screen

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03/23/2022

7. **Elderly Housing is not Workforce Housing:** clarifies the original intention of the workforce housing law to exclude "housing for older persons" which is age restricted.

8 & 9. **Planning Board Time for Decision:** The existing 65-day clock works well for planning boards, but the process for a planning board to seek an extension of this from the local governing body (board of selectmen) is rarely used and is cumbersome. This amendment streamlines the statute and the process for a planning board to extend its review beyond 65 days and is consistent with actual practice by planning boards. The bill doesn't change the planning board's ability to take more than 65 days on an application if it is lacking sufficient information to render a final decision. As is currently the practice, if the applicant refuses the board's request for additional time, the planning board can deny the application.

10 & 11. **Court Docket Priority:** This bill requires trial courts to issue final decisions on appeals of local land use board decisions within 360 days of the appeal being filed (clock begins when court has received the certified record), and the supreme court within 90 days of the oral argument for an appeal.

12. **Posting of Bond for Appeal:** This codifies the court's existing authority to require at its discretion a bond to be posted by someone challenging a local decision and to award attorney's fees. Some local approvals are appealed by people who don't have a legitimate claim or likelihood of success and who only want to delay the process in the hope that the developer will go away or be unable to bear the cost of a lawsuit.

13 & 14. **Enabling Tax Increment Finance Districts:** Enables municipalities to use TIF districts to finance workforce housing developments but prohibits the use of eminent domain for housing in TIF districts.

15. **RSA 79-L Community Revitalization Tax Relief Incentive:** increases the maximum period of tax relief for housing development from 4 to 8 years for workforce housing or upper-story housing development.

16. **Housing Chameleon Certification:** Creates a Housing Chameleon Certification program administered

NH BEA

Sylvia von Aulock - SN...

Julie Glosner, NH SBDC

Noah D. Hodgetts

Chuck- Grtr. Nashua ...

Mike Tardiff

George Reagan

Jay Minkarah, Nashua R...

Mikael.M.Pyrtel, NH B...

Commissioner Taylor Ca...

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3:30 PM 3/23/2022

Summary of General Public Survey Results

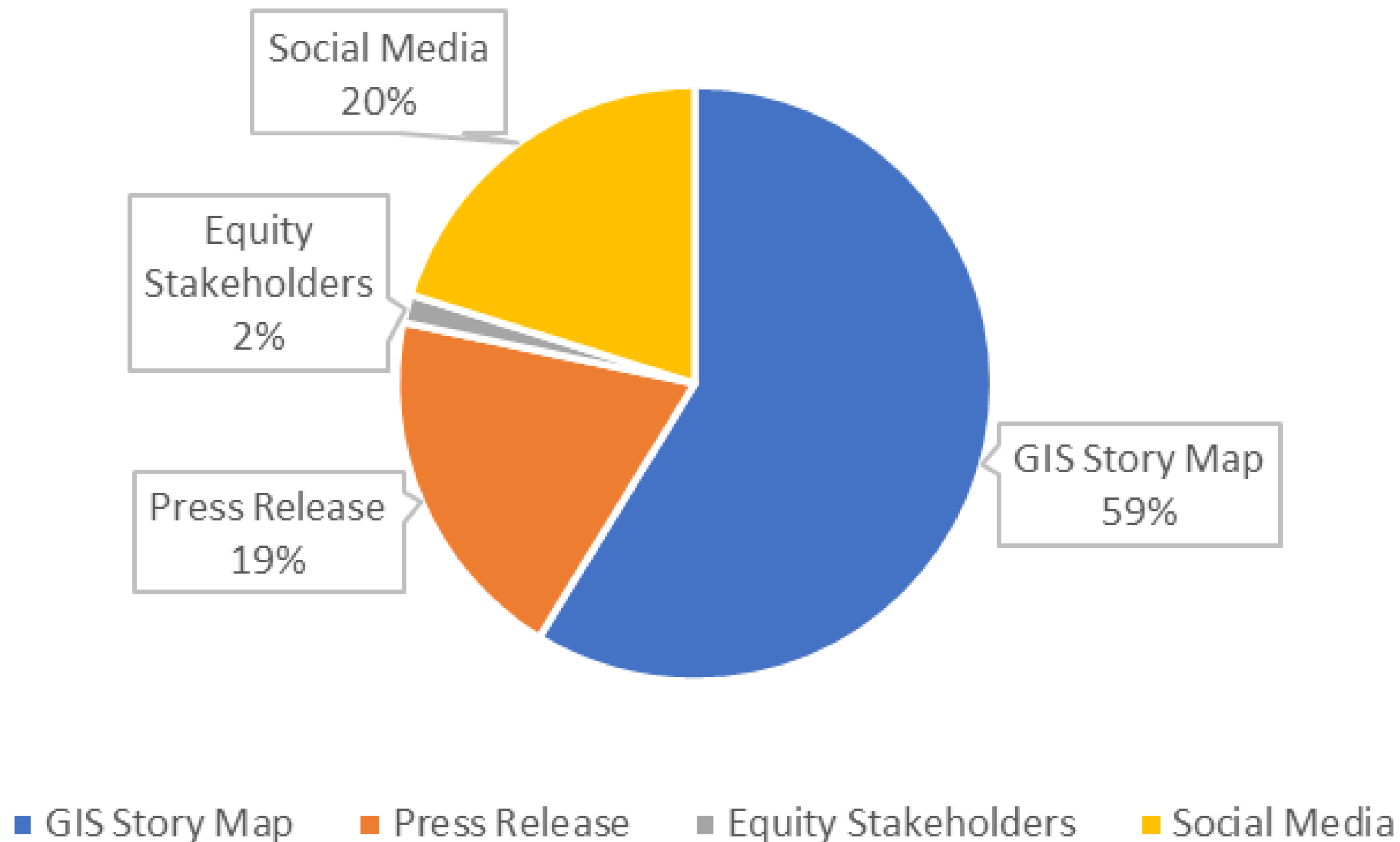
Regional Housing Needs Assessment

for the Southern New Hampshire Planning Commission

Presentation for MPO 7/26/22

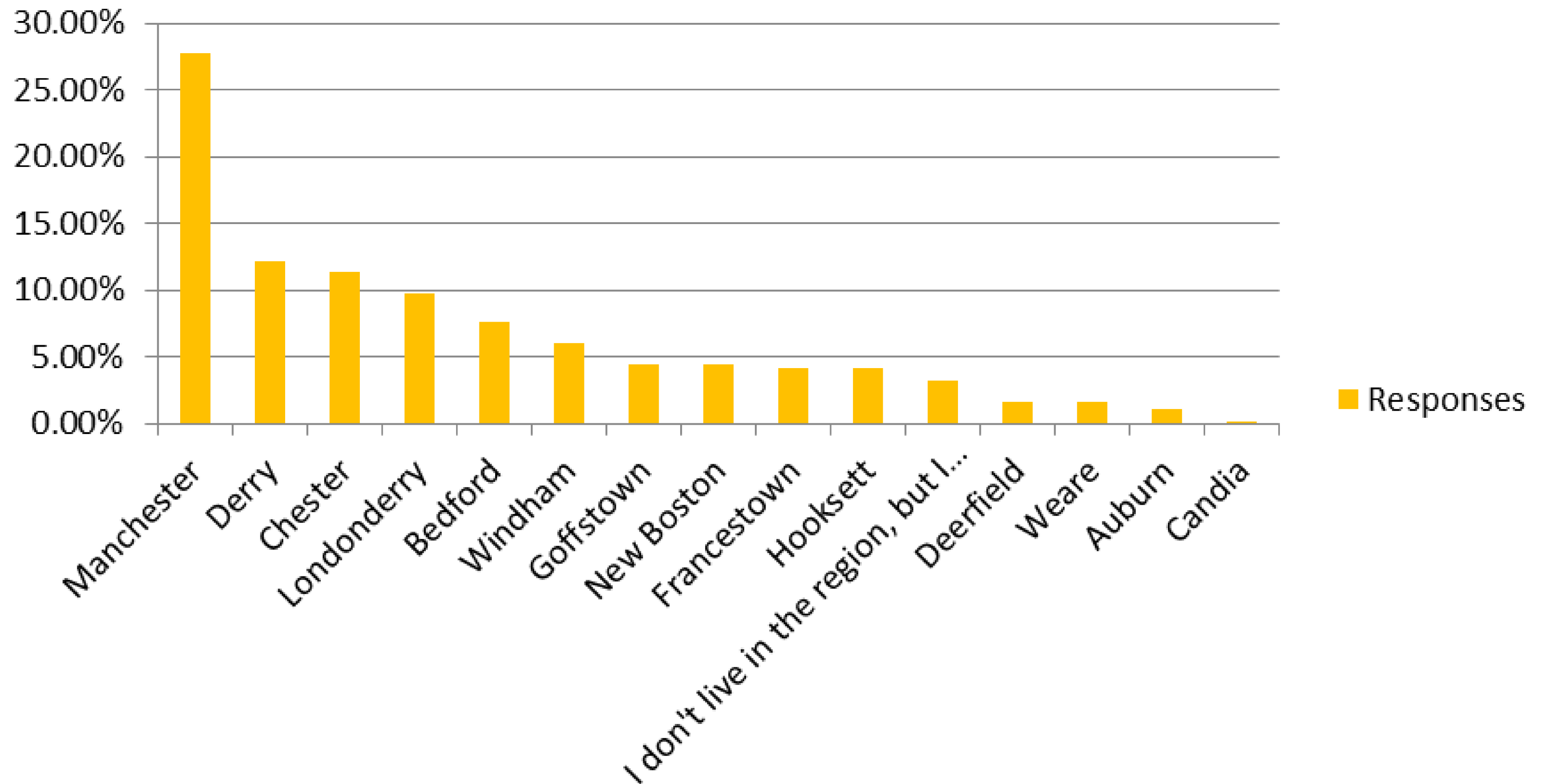


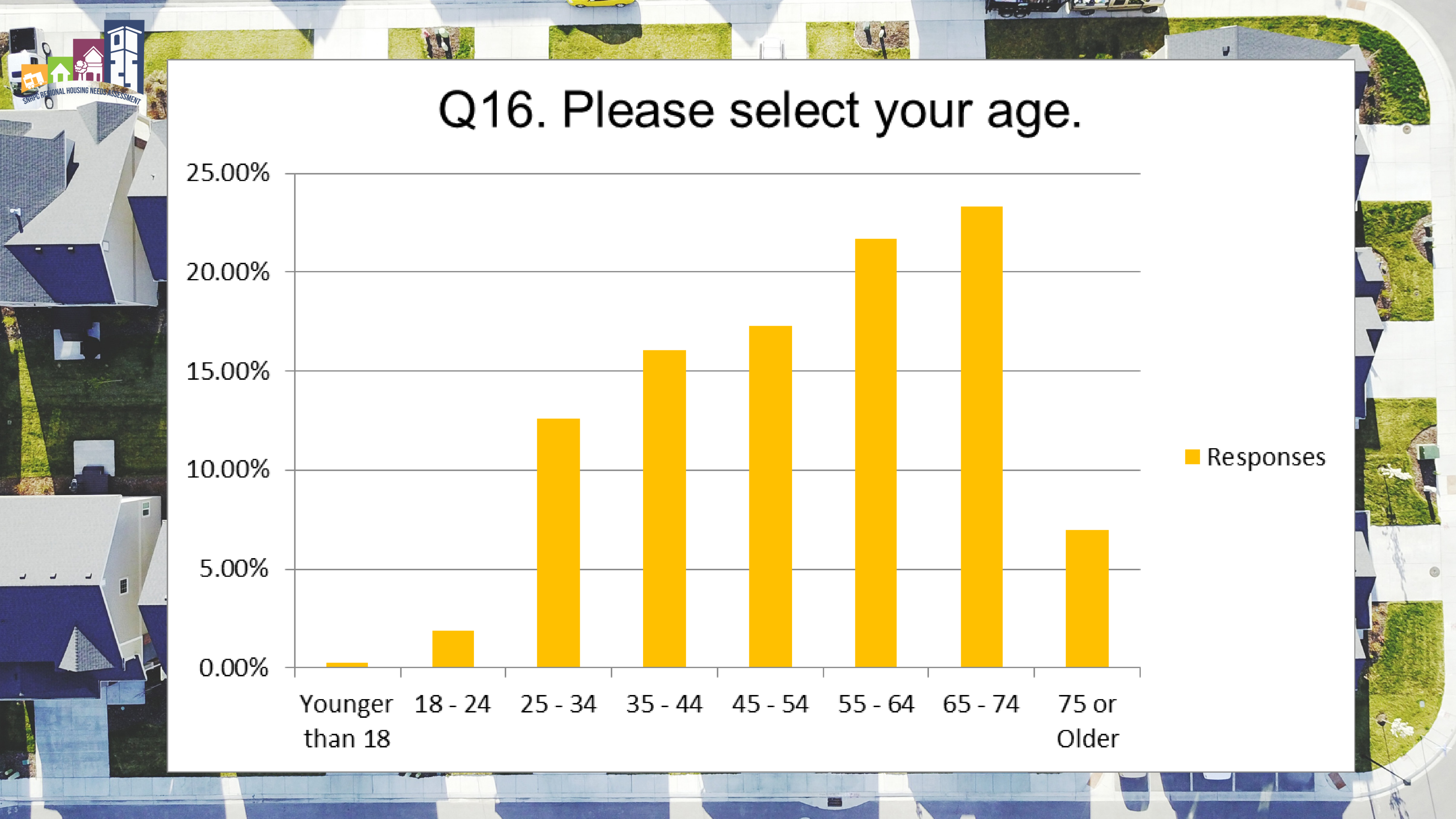
Survey Responses by Sampling Link



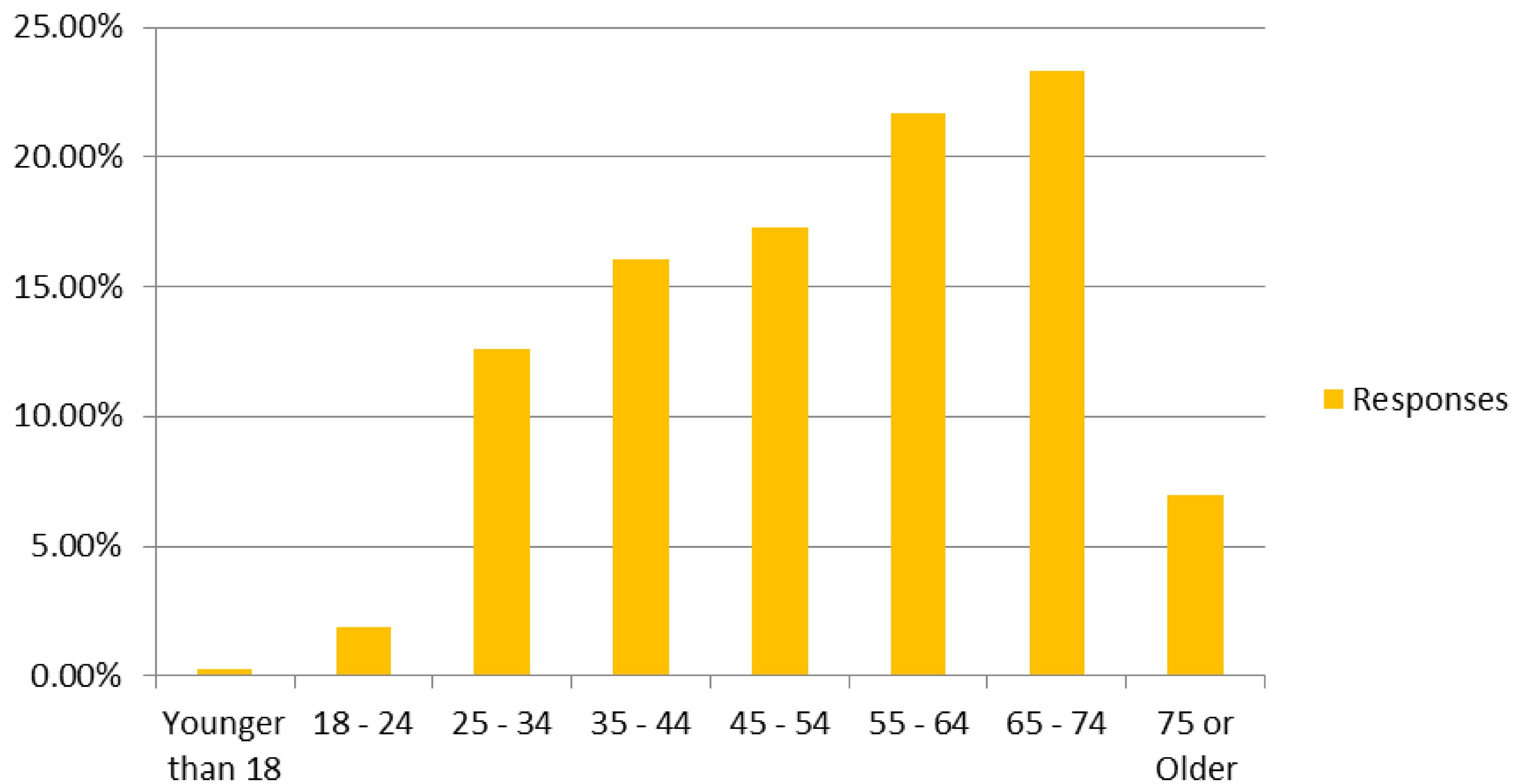


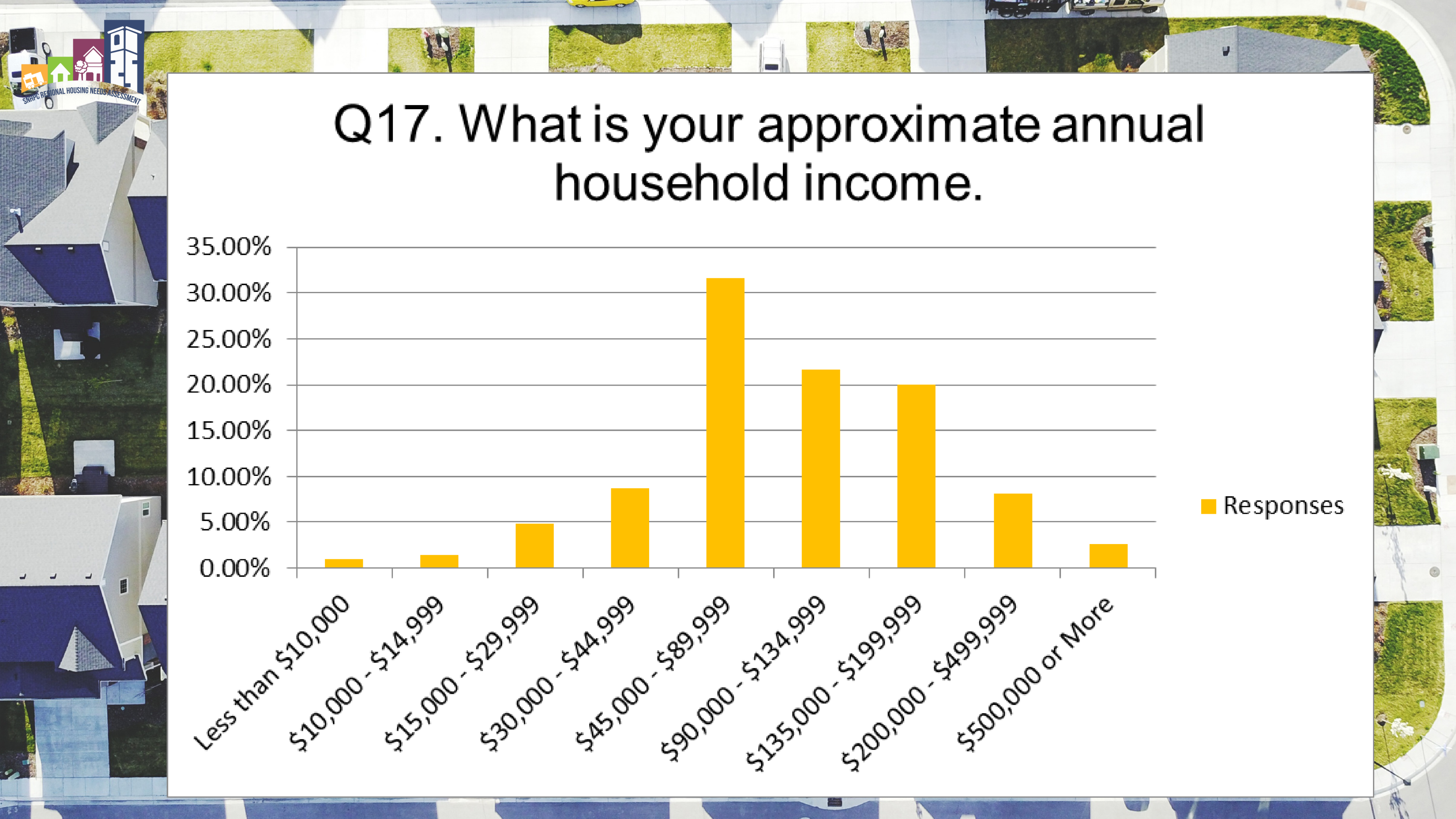
Q14. Please select the Town you live in.



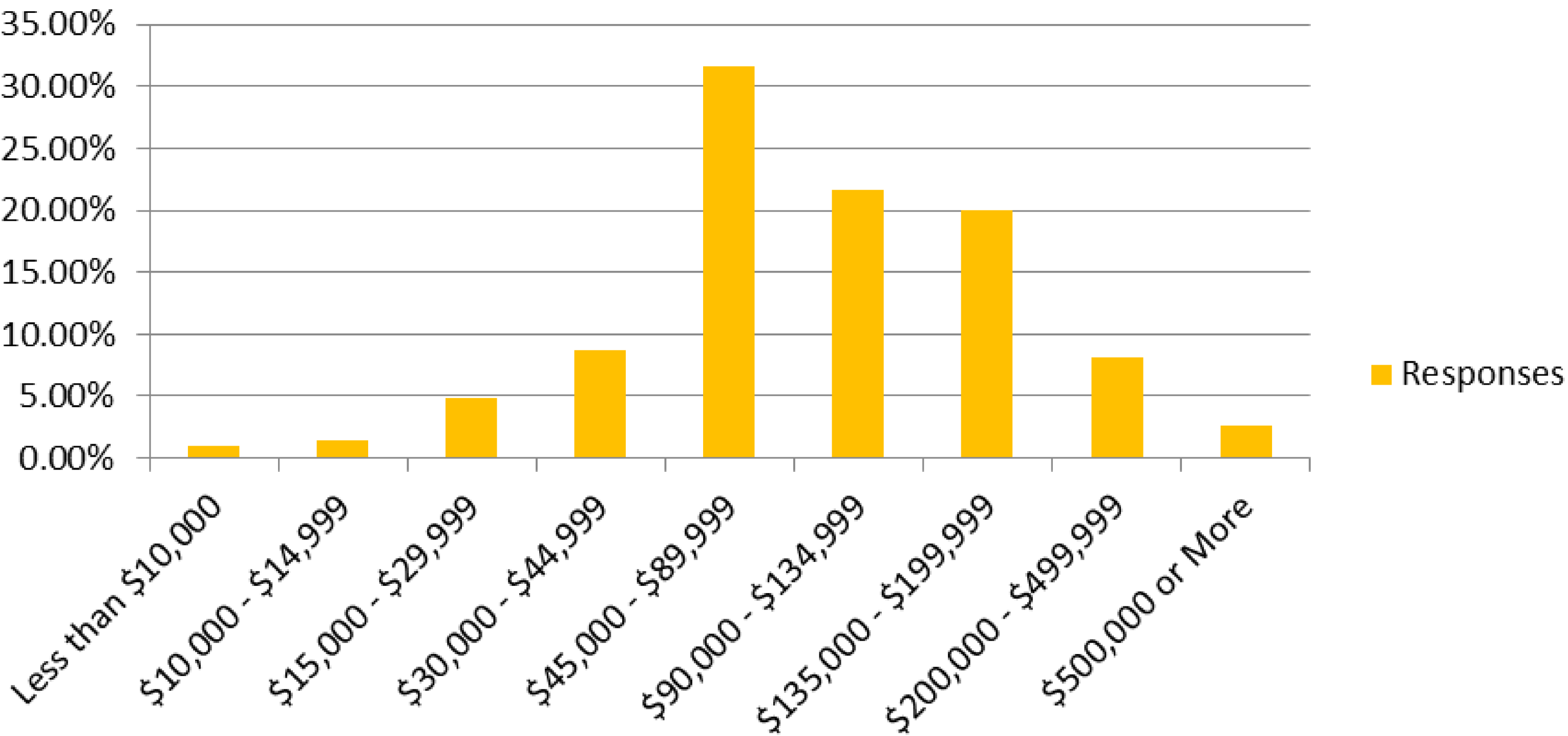


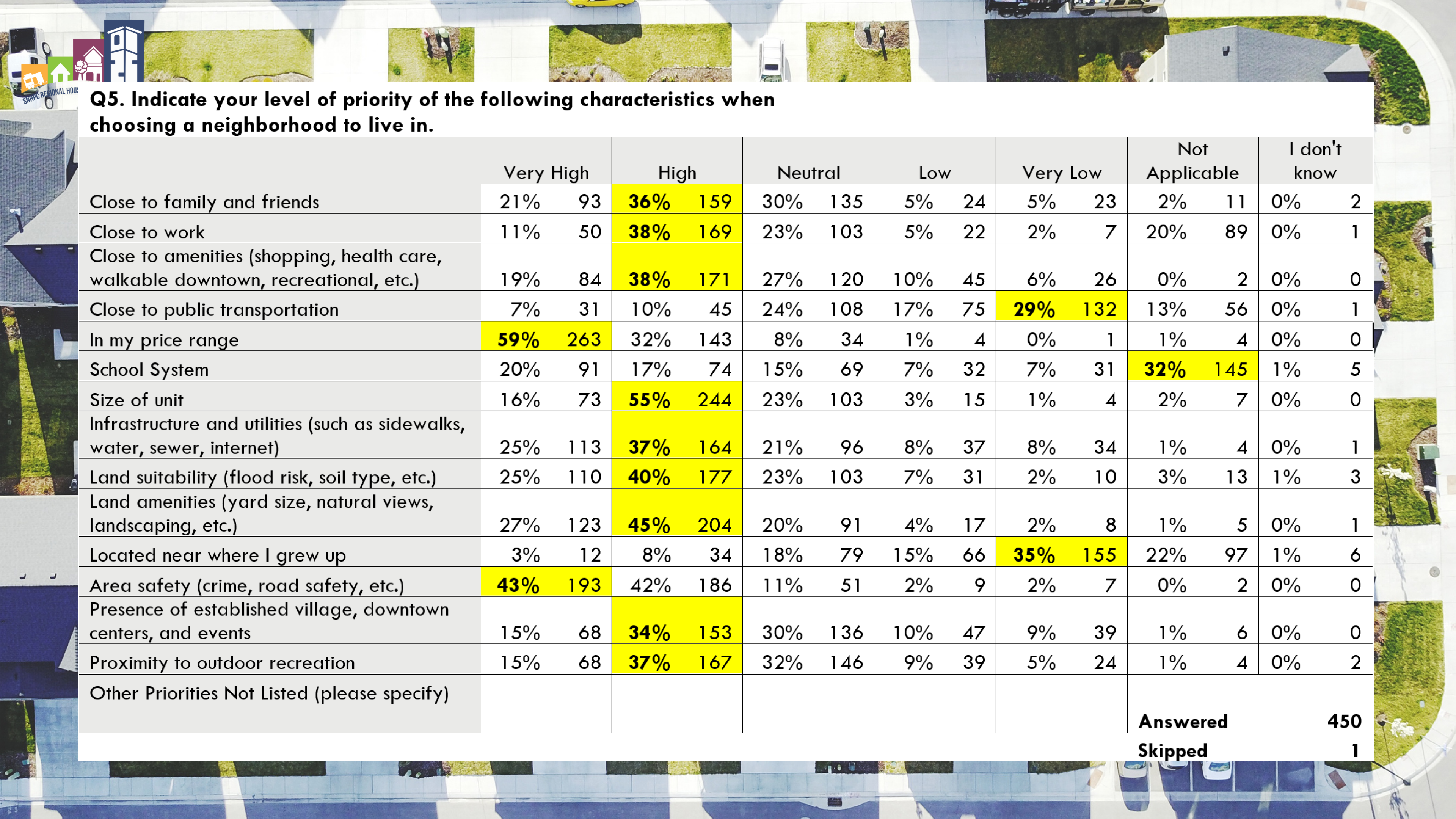
Q16. Please select your age.





Q17. What is your approximate annual household income.





Q5. Indicate your level of priority of the following characteristics when choosing a neighborhood to live in.

	Very High		High		Neutral		Low		Very Low		Not Applicable		I don't know	
Close to family and friends	21%	93	36%	159	30%	135	5%	24	5%	23	2%	11	0%	2
Close to work	11%	50	38%	169	23%	103	5%	22	2%	7	20%	89	0%	1
Close to amenities (shopping, health care, walkable downtown, recreational, etc.)	19%	84	38%	171	27%	120	10%	45	6%	26	0%	2	0%	0
Close to public transportation	7%	31	10%	45	24%	108	17%	75	29%	132	13%	56	0%	1
In my price range	59%	263	32%	143	8%	34	1%	4	0%	1	1%	4	0%	0
School System	20%	91	17%	74	15%	69	7%	32	7%	31	32%	145	1%	5
Size of unit	16%	73	55%	244	23%	103	3%	15	1%	4	2%	7	0%	0
Infrastructure and utilities (such as sidewalks, water, sewer, internet)	25%	113	37%	164	21%	96	8%	37	8%	34	1%	4	0%	1
Land suitability (flood risk, soil type, etc.)	25%	110	40%	177	23%	103	7%	31	2%	10	3%	13	1%	3
Land amenities (yard size, natural views, landscaping, etc.)	27%	123	45%	204	20%	91	4%	17	2%	8	1%	5	0%	1
Located near where I grew up	3%	12	8%	34	18%	79	15%	66	35%	155	22%	97	1%	6
Area safety (crime, road safety, etc.)	43%	193	42%	186	11%	51	2%	9	2%	7	0%	2	0%	0
Presence of established village, downtown centers, and events	15%	68	34%	153	30%	136	10%	47	9%	39	1%	6	0%	0
Proximity to outdoor recreation	15%	68	37%	167	32%	146	9%	39	5%	24	1%	4	0%	2
Other Priorities Not Listed (please specify)														
Answered													450	
Skipped													1	



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

	Strongly Agree		Agree		Neutral		Disagree		Strongly Disagree		Not Applic able		I don't know		Total
High end housing	7%	32	11%	50	17%	77	29%	128	33%	149	0%	2	2%	7	445
Moderate-income housing	36%	161	46%	207	10%	44	3%	15	4%	17	0%	0	1%	4	448
Low-income housing	39%	173	25%	114	11%	51	8%	36	15%	67	0%	2	1%	5	448
Rental housing	36%	162	27%	122	13%	56	9%	40	13%	60	1%	4	1%	3	447
Senior housing	31%	138	31%	137	19%	85	7%	33	9%	38	1%	3	3%	13	447
Housing for people with physical disabilities	29%	129	36%	160	21%	96	4%	19	4%	20	1%	3	5%	22	449
Housing with supportive services (such as mental wellness care, job training, dormitory, etc.)	22%	97	22%	98	25%	114	11%	51	12%	52	1%	5	7%	31	448
												Answered			450
												Skipped			1



What desires/goals do you have for housing in the future?

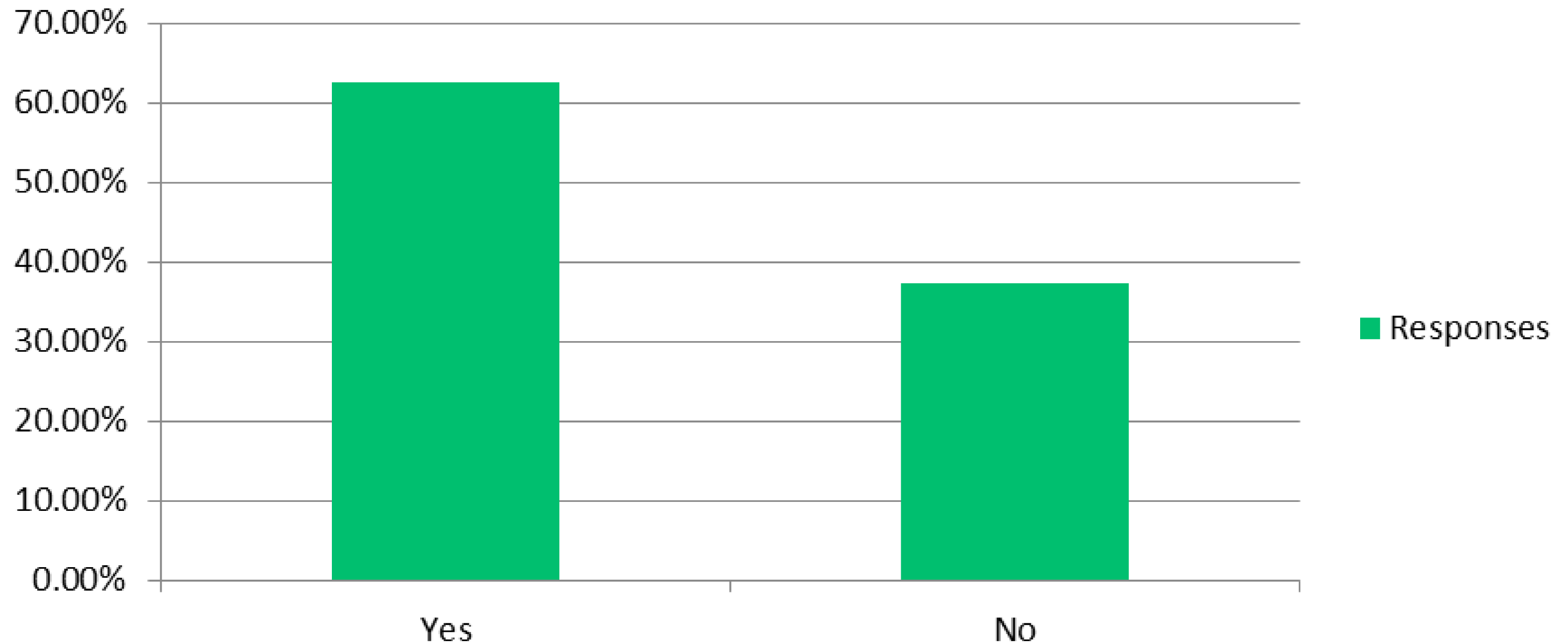
- Small or downsize (21%)
- Affordable or efficient (13%)
 - Bigger or land (9%)
 - Home ownership (9%)
- Unknown or none (8%)
 - Stay (6%)
- Having a choice or more choices (5%)
 - Retire or migrate (5%)
- Senior housing (5%)
- Walkable/amenities (4%)
- Home improvements (4%)
 - Safety (4%)
- Independence (3%)
 - Services (3%)
- 2nd home or vacation home (2%)

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

Answer Choices	Responses	
My household cost is less than 30% of our household's total income	45.33%	204
My household cost is between 30%-50% of our household's total income	35.78%	161
My household cost is greater than 50% of our household's total income	12.22%	55
I don't know	5.11%	23
I do not pay for my housing	1.56%	7
Answered		450
Skipped		1



Q10. Do you believe that a housing supply shortage impacts your ability to attract or keep workers?



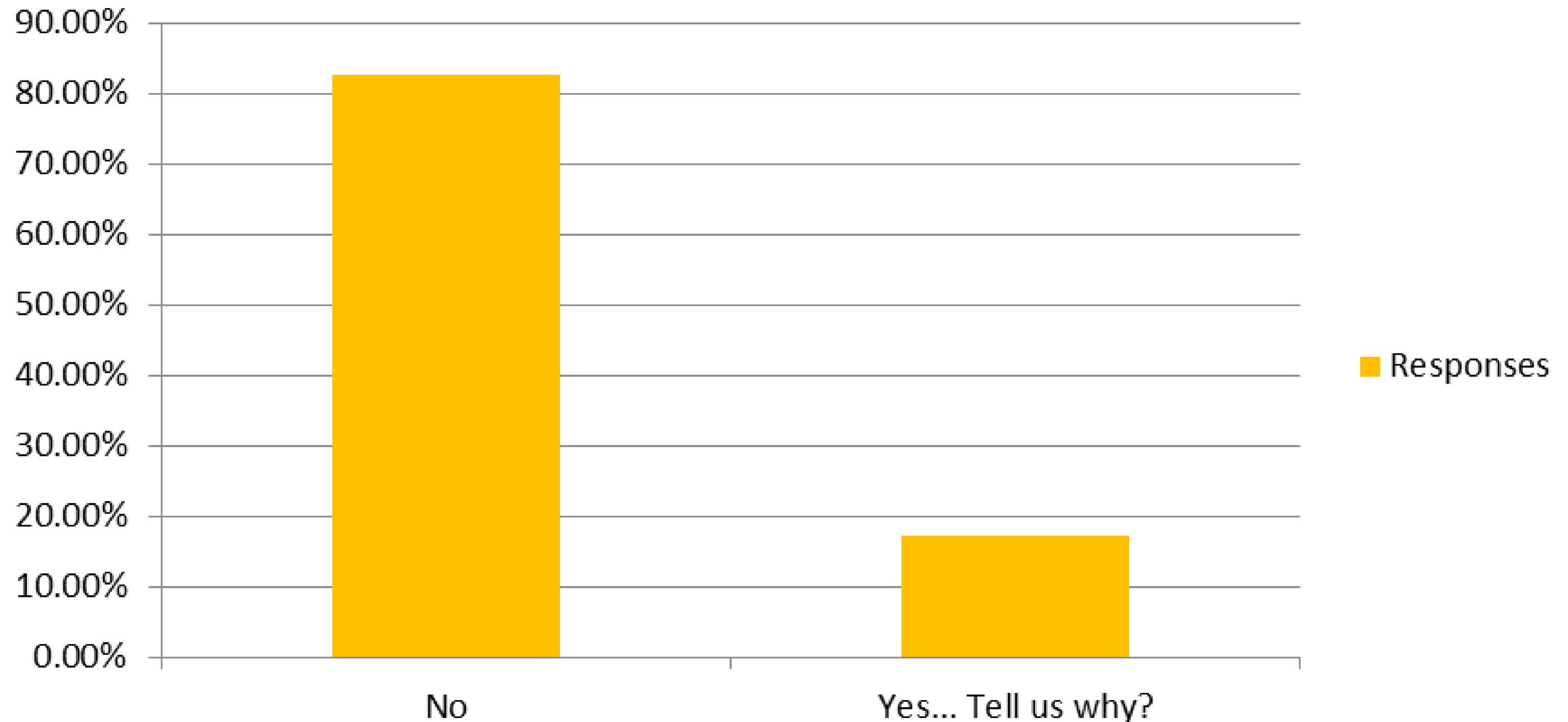
	High Impact		Medium Impact		Low Impact		No Impact	
Availability of housing (for rent or purchase)	44%	35	22%	17	15%	12	19%	15
Cost of housing (rent or mortgage)	54%	42	22%	17	9%	7	15%	12
Quality of housing	29%	22	21%	16	26%	20	24%	18
Proximity of housing to workplace	20%	15	28%	21	33%	25	20%	15
Proximity of housing to public transportation	13%	10	13%	10	25%	19	48%	36
Proximity of housing to amenities (e.g. parks, open space, schools)	13%	10	13%	10	24%	18	49%	37
Other (please specify)								
					Answered		80	
					Skipped		4	



	1		2		3		4		5		6		7		8		This challenge does not apply to my community	
	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count		
Cost of housing or rent	46%	185	24%	97	10%	40	3%	12	3%	12	3%	12	2%	7	2%	10	6%	26
Cost of repair, maintenance, or ADA accessibility needs	2%	9	8%	35	19%	81	18%	77	13%	56	13%	56	9%	38	2%	7	15%	61
Flooding	1%	6	3%	12	4%	17	5%	20	11%	47	10%	42	11%	48	20%	84	35%	146
Homelessness	7%	28	9%	38	15%	63	9%	36	8%	35	9%	37	10%	42	7%	29	26%	110
Neighborhood safety	6%	25	10%	41	16%	63	16%	65	15%	59	8%	33	10%	41	5%	19	14%	58
Availability of housing options (different types)	30%	121	27%	112	10%	39	10%	39	7%	28	4%	16	3%	12	1%	4	9%	37
Housing discrimination	3%	12	5%	22	10%	43	12%	52	12%	50	13%	56	12%	49	7%	29	26%	110
Presence of unkept (or vacant) homes and properties	4%	15	6%	26	8%	35	14%	60	15%	62	16%	66	10%	43	6%	26	21%	87
Answered																	448	
Skipped																	3	



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



Questions



TAMMY ZAMOYSKI

Regional Planner

tzamoyski@snhpc.org

SNHPChousing.org

RE: Discussion of RHNA employer survey sharing with SC-CEDR

James Vayo <jvayo@snhpc.org>

Thu 3/24/2022 9:02 AM

To: Tammy Zamoyski <tzamoyski@snhpc.org>; Sylvia von Aulock <svonaulock@snhpc.org>

Cc: Cameron Prolman <cprolman@snhpc.org>

Great! Thanks for sharing, Tammy.

Sylvia, there are more open-ended responses to other questions that provide insight into desired solutions and priorities for businesses if you are looking to further elaborate.

In addition, in my work with the BBB Coalition, SNHPC conducted a survey of businesses in Manchester (71 responses) to identify the top barriers to employment. While housing was not a focus of that survey, responses did raise the theme of housing. Here are the housing related quotes to questions asked (note, none of the questions prompted about housing):

Are there other major/frequent barriers your company has observed that are not listed above?

- The major issue that we've run into in attempting to attract a full-time worker to Southern New Hampshire is a lack of affordable housing. We are a small nonprofit and offer flexibility with the work schedule, but wages are modest as public health clinical workers. A lack of affordable housing keeps people from being able to settle in the area and take a job that is a salaried position 4 day a week work schedule at about 45,000 a year.*

Of the barriers mentioned above, which present the most significant challenges to workforce retention and recruitment for your company?

- Affordable housing- many cannot afford to live in the city.*
- Housing, trouble attracting individuals who aren't already local.*

What other workforce retention and recruitment priorities have we missed? Share any thoughts you may have about addressing workforce needs...

- Housing. I know you are aware of it, but we need more affordable housing for workforce growth and retention. Our employees need to be paid more than we can afford, largely because of the high cost of housing.*

Possibly BEA would be interested in seeing that data... Here is a link to the survey results, feel free to review:

https://docs.google.com/forms/d/18pp5HuXUxgIXqEor20FeOmYYU71C5cO0m6U4JW9_iEM/edit?usp=sharing

Regards,

James Vayo

603-669-4664 x 307

From: Tammy Zamoyski <tzamoyski@snhpc.org>

Sent: Thursday, March 24, 2022 8:37 AM

To: James Vayo <jvayo@snhpc.org>; Sylvia von Aulock <svonaulock@snhpc.org>

Cc: Cameron Prolman <cprolman@snhpc.org>

Subject: Re: Discussion of RHNA employer survey sharing with SC-CEDR

Thank you Sylvia- I'll be sure to include this in our narrative. FYI I'm cleaning up the last page or two of notes from yesterday's focus group this morning.

James, here are the slides I put together for Sylvia yesterday:

https://www.canva.com/design/DAE7Vzw0hPs/BgCo-gRLMtRKI1PVp500pQ/edit?utm_content=DAE7Vzw0hPs&utm_campaign=designshare&utm_medium=link2&utm_source=sharebutton



[SvA RHNA Employer Survey – Presentation by Southern NH Planning Commission](#)

www.canva.com

From: James Vayo <jvayo@snhpc.org>
Sent: Thursday, March 24, 2022 7:47 AM
To: Sylvia von Aulock <svonaulock@snhpc.org>
Cc: Tammy Zamoyski <tzamoyski@snhpc.org>; Cameron Prolman <cprolman@snhpc.org>
Subject: Re: Discussion of RHNA employer survey sharing with SC-CEDR

Can I take a look at the presentation Tammy put together?

On Mar 24, 2022 7:15 AM, Sylvia von Aulock <svonaulock@snhpc.org> wrote:

At our SC-CEDR meeting yesterday, I shared Tammy's short but sweet presentation of the employers survey results with the group. The Commissioner, Taylor Caswell was present. I've attached the agenda with the screen shot of participants. Thought it would make for a good visual and story as part of our outreach.

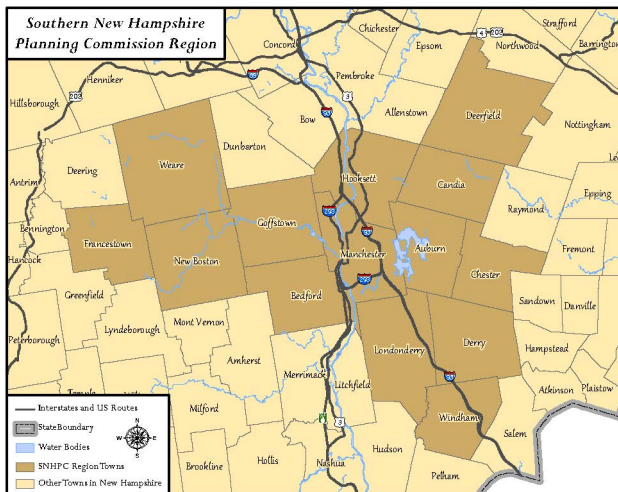
I also shared with the MRACOA group that the social services survey would be out soon and to stay tuned. I may be presenting to a "support group" of service providers that includes Service Link and Easter Seals and other agencies. Amber Macallan will get back to me on that.

Thanks, Sylvia

Sylvia von Aulock
Executive Director

Southern NH Planning Commission - Celebrating Over Five Decades of Planning Services

438 Dubuque St.
Manchester, NH 03102
603-669-4664



REGIONAL HOUSING NEEDS ASSESSMENT: **WHAT WE HEARD**

Executive Committee
February 2nd, 2023

Sylvia von Aulock, Executive Director
Tammy Zamoyski, Regional Planner

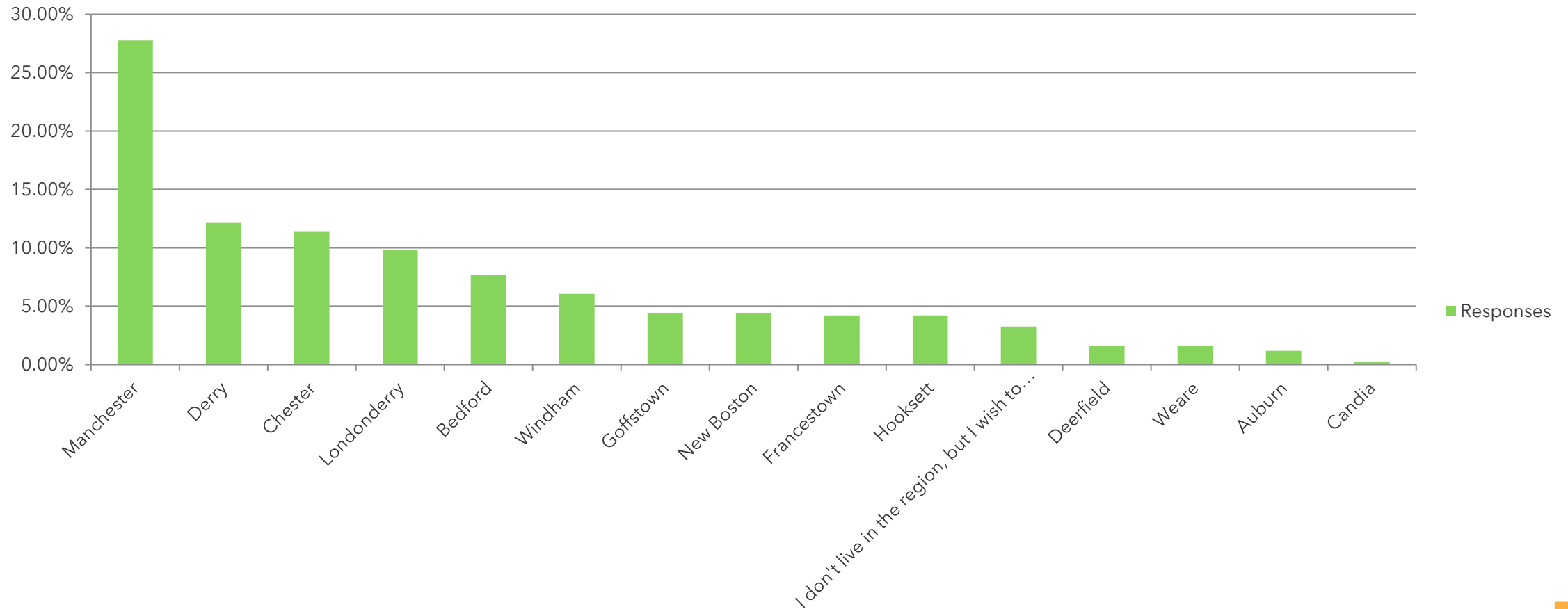


OUTREACH OVERVIEW



- General Public Survey
- Employer Survey
- Community Focus Group Meetings
- Developer's Lunch (Saint Anselm College's Center for Ethics in Society)
- Social Service Provider Survey (RPCs + NH Council on Housing Stability)

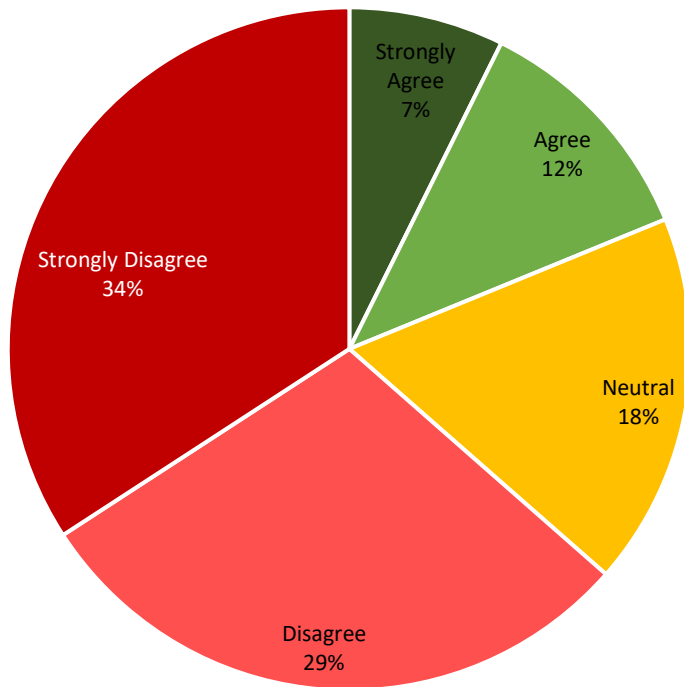
GENERAL PUBLIC SURVEY RESPONSES BY TOWN (451 TOTAL)



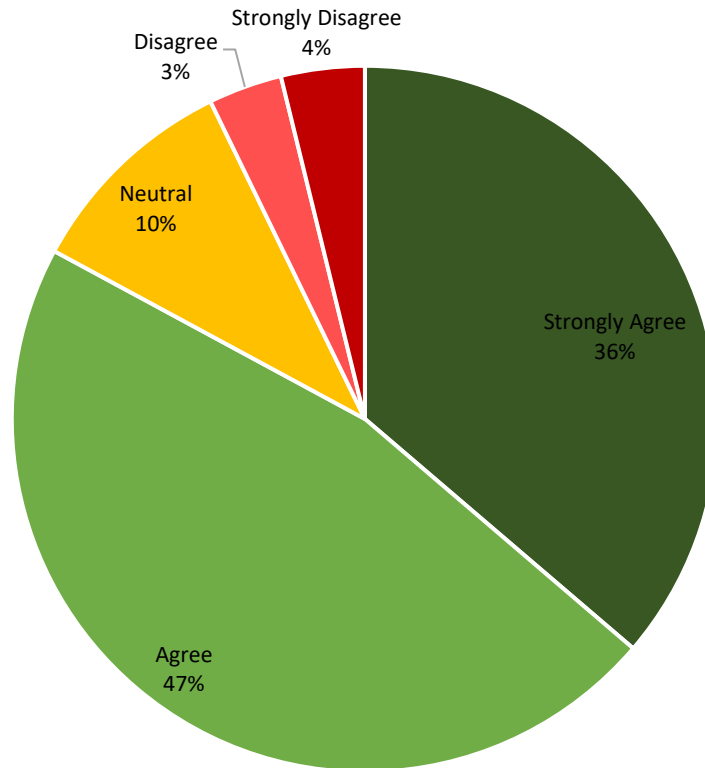
HOUSING DIVERSITY DESIRED

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

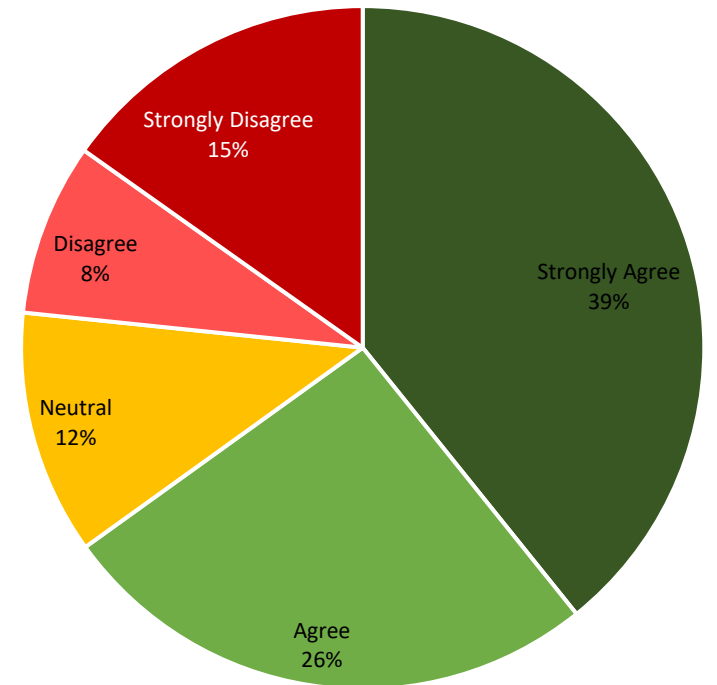
High End Housing



Moderate Income Housing



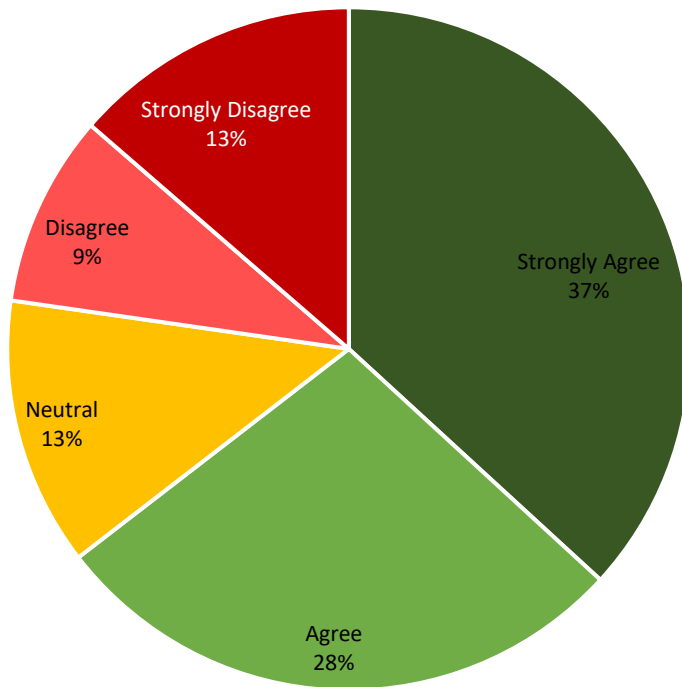
Low Income Housing



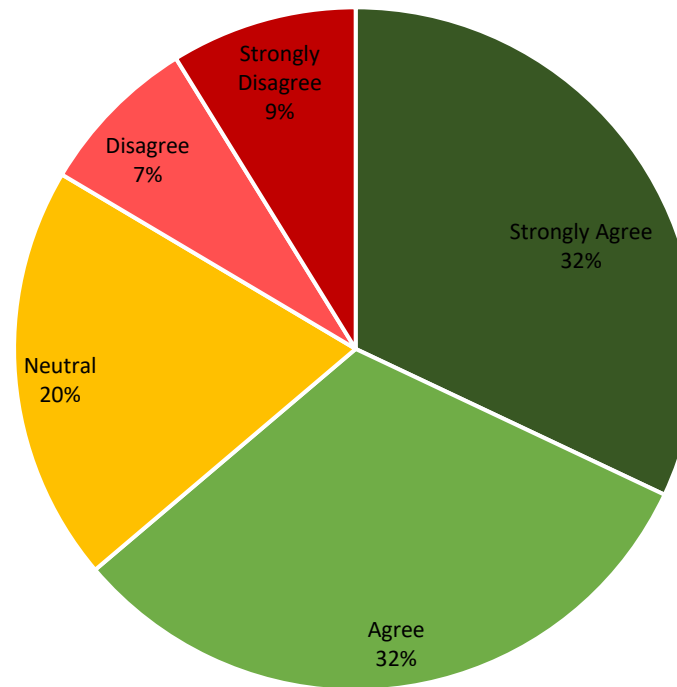
HOUSING DIVERSITY DESIRED

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

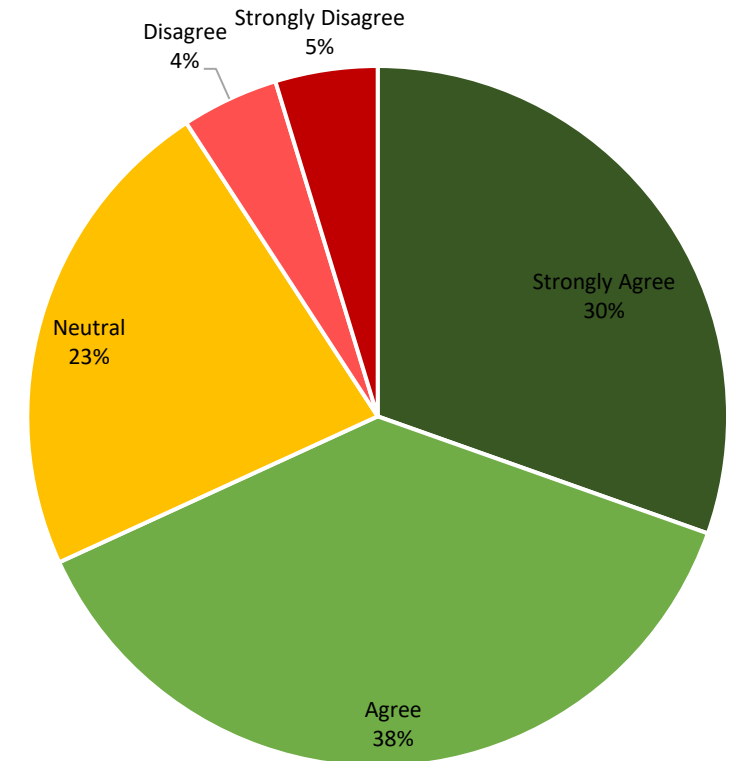
Rental Housing



Senior Housing



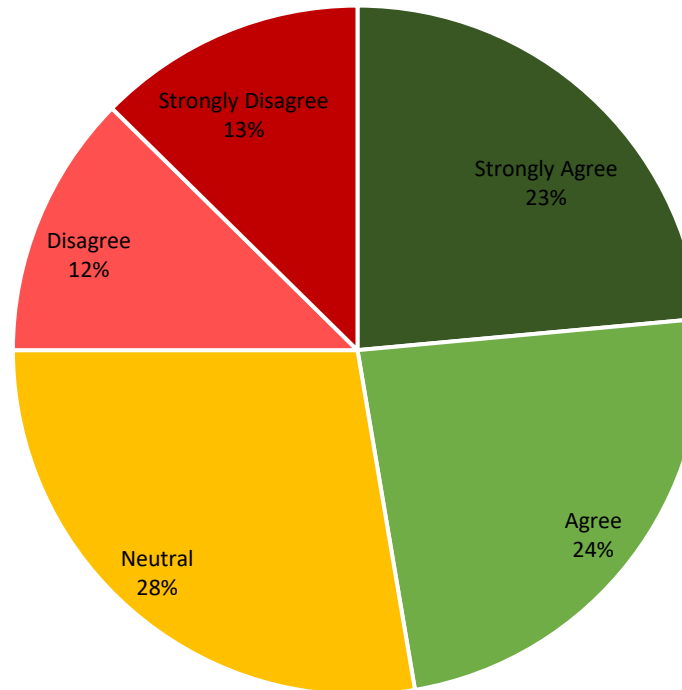
Housing for People with Physical Disabilities



HOUSING DIVERSITY DESIRED

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

Housing with supportive services (such as mental wellness care, job training, dormitory, etc.)



“

Applied to lower income housing in the area, was only one in Hooksett that had availability and been here for over 3 years now.

”

“

Had to move up for my job and couldn't find a liveable place to buy within our budget. Took a place “just for now” and have been stuck here for 2 years paying almost half my salary and can't find anyplace cheaper. Developers need to stop buying rental houses so that people can actually afford houses of their own.

”

“

I left an abusive relationship with my kids and had nowhere to live. We are staying in a small hotel room until we can find housing, which is proving to be virtually impossible.

”

MEETING THE NEED OF CHANGING DEMOGRAPHICS

	Minors per Household			
	1980	2020	Change 1980-2020	
Auburn	1.02	0.65	-0.37	-36%
Bedford	1.12	0.71	-0.41	-36%
Candia	1.05	0.46	-0.60	-57%
Chester	1.02	0.61	-0.40	-40%
Deerfield	1.00	0.59	-0.41	-41%
Derry	0.89	0.52	-0.37	-41%
Francestown	0.71	0.45	-0.26	-37%
Goffstown	0.93	0.54	-0.39	-42%
Hooksett	0.83	0.50	-0.33	-40%
Londonderry	1.08	0.59	-0.48	-45%
Manchester	0.68	0.44	-0.24	-36%
New Boston	1.05	0.71	-0.34	-32%
Weare	0.93	0.60	-0.33	-36%
Windham	1.20	0.79	-0.41	-35%
SNHPC	0.81	0.53	-0.28	-35%
NH	0.80	0.46	-0.34	-42%

Decennial Census. Minors living in group quarters included in total.

Source: IPUMS National Historical Geographic Information System; US Census Bureau.

		2020 Persons per Household			
	Households	1	2	3	4 or More
Auburn	1,920	11%	42%	21%	27%
Bedford	7,910	17%	32%	21%	29%
Candia	1,480	22%	42%	11%	25%
Chester	1,740	10%	37%	19%	34%
Deerfield	1,650	13%	41%	17%	29%
Derry	12,710	22%	36%	20%	22%
Francestown	620	21%	43%	15%	21%
Goffstown	6,290	23%	41%	16%	20%
Hooksett	5,160	19%	35%	23%	23%
Londonderry	9,570	18%	34%	19%	28%
Manchester	47,240	34%	34%	16%	17%
New Boston	2,120	12%	43%	12%	33%
Weare	3,280	17%	40%	16%	27%
Windham	5,020	13%	31%	20%	37%
SNHPC	106,710	25%	35%	18%	22%
NH	539,120	27%	38%	15%	20%

5-Year American Community Survey

Source: US Census Bureau

“

I am living with an abusive partner. I have to remain in this situation because I can't find housing I can afford AND in an area I would feel safe being on my own.

”

“

I want to be able to move to a smaller place (i have a 2 bedroom but only need a 1 bedroom) and I would like to get an animal companion -I really need one for mental health reasons but my apartment doesn't allow pets

”

“

Looking for a smaller home that is around (1400 sq ft) so upkeep and costs is manageable on retirement income.

”

DEVELOPER'S LUNCH

- Barriers to “missing middle” housing:
 - lengthy timeline for getting approvals at the local level (foregoing revenue in the process)
 - capacity of planning and zoning boards
 - opposition to multifamily units by residents
- Market conditions favor larger-scale projects

SOCIAL SERVICE WORKER SURVEY

78%

“ demand for housing units greatly exceeds supply”

74%

“ the number of people facing housing challenges has increased”

HOUSING BURDENED

What the data show:

What we heard:

48%

Feel they are
“housing burdened”

	2020	
	% of Households Paying 30% or More of Their Income on Housing Costs	
	All Households	Households Making \$75,000 or More
Auburn	27%	19%
Bedford	23%	8%
Candia	33%	9%
Chester	22%	11%
Deerfield	24%	7%
Derry	32%	9%
Francestown	18%	6%
Goffstown	25%	4%
Hooksett	28%	7%
Londonderry	25%	7%
Manchester	38%	4%
New Boston	22%	9%
Weare	28%	15%
Windham	26%	11%
SNHPC	31%	7%
NH	31%	7%
5-Year American Community Survey		
Source: US Census Bureau		

RENTAL AFFORDABILITY

Median Rent (2022)

\$1,510

	Is the Median Rent Affordable?					
	Entry Level	Cost Difference	Median	Cost Difference	Experienced	Cost Difference
Assemblers & Fabricators	No	-\$710	No	-\$480	No	-\$300
Cashiers	No	-\$920	No	-\$850	No	-\$750
Childcare Workers	No	-\$1,010	No	-\$890	No	-\$780
Construction Laborers	No	-\$590	No	-\$410	No	-\$230
Electricians	No	-\$440	Yes	\$130	Yes	\$440
Engineers	Yes	\$250	Yes	\$1,050	Yes	\$1,650
Fast Food & Counter Workers	No	-\$930	No	-\$830	No	-\$740
Heavy & Tractor-Trailer Truck Drivers	No	-\$350	No	-\$160	Yes	\$120
Home Health & Personal Care Aides	No	-\$790	No	-\$700	No	-\$620
Janitors & Cleaners, Except Maids & Housekeeping Cleaners	No	-\$820	No	-\$680	No	-\$500
Office Clerks, General	No	-\$680	No	-\$340	No	-\$160
Police & Sheriff's Patrol Officers	No	-\$90	Yes	\$240	Yes	\$580
Registered Nurses	Yes	\$120	Yes	\$590	Yes	\$880
Retail Salespersons	No	-\$900	No	-\$710	No	-\$480
Waiters & Waitresses	No	-\$1,020	No	-\$800	No	-\$460

Source: Root Policy Research

HOME OWNERSHIP AFFORDABILITY

Median Home Price (2022)

\$387,000

	Is the Median Home Price Affordable?					
	Entry Level	Price Difference	Median	Price Difference	Experienced	Price Difference
Assemblers & Fabricators	No	-\$293,800	No	-\$267,700	No	-\$245,800
Cashiers	No	-\$318,300	No	-\$310,800	No	-\$298,900
Childcare Workers	No	-\$329,200	No	-\$315,400	No	-\$302,700
Construction Laborers	No	-\$280,600	No	-\$258,800	No	-\$238,700
Electricians	No	-\$262,100	No	-\$196,500	No	-\$160,700
Engineers	No	-\$182,500	No	-\$90,000	No	-\$19,900
Fast Food & Counter Workers	No	-\$319,500	No	-\$307,500	No	-\$297,400
Heavy & Tractor-Trailer Truck Drivers	No	-\$252,000	No	-\$230,300	No	-\$197,600
Home Health & Personal Care Aides	No	-\$303,600	No	-\$292,600	No	-\$283,100
Janitors & Cleaners, Except Maids & Housekeeping Cleaners	No	-\$307,300	No	-\$290,800	No	-\$269,100
Office Clerks, General	No	-\$290,500	No	-\$251,000	No	-\$229,700
Police & Sheriff's Patrol Officers	No	-\$221,700	No	-\$183,100	No	-\$144,600
Registered Nurses	No	-\$197,900	No	-\$142,800	No	-\$108,800
Retail Salespersons	No	-\$316,100	No	-\$294,300	No	-\$267,000
Waiters & Waitresses	No	-\$329,700	No	-\$303,900	No	-\$265,000

Source: Root Policy Research

WHAT WE HEARD FROM EMPLOYERS

65%

“Housing near my business is very limited.”

62%

“Housing supply shortages impacts my ability to attract or keep workers”

Community Focus
Group Input:

Housing is needed for visiting professionals who work at places like Parkland Medical Center and Dartmouth Hitchcock.

COMMUNITY FOCUS GROUP



“People from out of state find housing in our region to be economical, although it is not affordable for current residents, let alone volunteers like firefighters.”



“The public is in need of education surrounding low income and workforce housing, as well as debunking myths about density.”



“It is difficult for seniors to “age in place” because they can sell their home for a decent price but can’t afford to buy another place in town.”

RECOMMENDATIONS

LOW HANGING FRUIT

Begin with Community Goals in Mind:

- **Update the Master Plan and ensure community engagement and input guides MP Goals**
- **Conduct a regulation assessment to identify roadblocks.**
- **Ensure the community's MP is in sync with zoning and other land use regulations**



LOW HANGING FRUIT

Allow Flexibility in Regulations.

- **Utilize Conditional Use Permit method for case-by-case considerations**
- **Support reuse and redevelopment for existing abandoned structures.**
- **For in-fill lots allow setbacks that match abutters**



LOW HANGING FRUIT

Consider the Needs of the Community

- **Allow/encourage for employer housing to promote employment and housing opportunities and synchronicity**
- **Encourage walkable and accessible village neighborhoods that are low maintenance - small is the new big**
- **Incentivize or require a percentage of homes follow Universal Design guidelines to ensure accessibility to people of all ages and abilities.**



LOW HANGING FRUIT

Density Is Not A Four-Letter Word

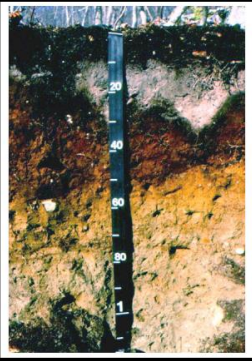
- **Make ADU development easier: already fits in the neighborhood, it doubles the density, and it is a win-win for aging in place**
- **Allow science and innovation to determine necessary water and wastewater infrastructure**
- **Consider soil-based density equation to ensure the land is capable of the development**

<https://sssnne.files.wordpress.com/2013/03/lotsize.pdf>



Soil Based Lot Sizing

Environmental Planning for Onsite Wastewater Treatment in New Hampshire



Marlow fine sandy loam
This soil is the State Soil for New Hampshire. It is classified as a Coarse-loamy, isotic, frigid, Oxyaquic Haplorthod. This soil occurs on over 250,000 acres statewide and has been recognized in 9 of the 10 counties in the state.

This well drained soil formed in friable loamy material overlying very firm, slowly permeable, glacial till. The very firm glacial till is a moderately deep restrictive feature that restricts the soil's ability to absorb wastewater or provide groundwater recharge.

Where this soil occurs on slopes of less than 8 percent, the recommended minimum lot size is 54,500 square feet.

Sponsored by:
Society of Soil Scientists of Northern New England

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LOW HANGING FRUIT

Communicate The Type of Growth Wanted

- Research what other communities in NH are doing,
- Figure out what the community wants
- Create a visual guide for developers to ensure growth is inline with community desires



LOW HANGING FRUIT

Utilize Guidance From the RHNA Toolkit

- Accessory Dwelling Units
- Age-Friendly Neighborhoods
- Cluster Housing
- Community Revitalization Tax Relief (79E)
- Form-Based Codes
- Housing Opportunity Zones
- Inclusionary Zoning
- Infill Development
- Mixed-Use Development
- Planned Unit Developments (PUDS)
- Right-Sized Regulations
- Short-Term Rental Regulations
- (Alternative) Small Housing Types
- Transfer of Development Tights (TDR)
- Village Plan Alternative
- (Alternative) Wastewater Systems
- Workforce Housing Ordinance



TIMELINE



Feb 2 ● SNHPC RHNA Section Update

Mid Feb ● Toolkit debut and SNHPC RHNA Draft Release

Feb 21 ● SNHPC Commission Meeting RHNA review

March 2 ● SNHPC Exec Com RHNA Feedback

March 21 ● RHNA Final Release



THANK YOU

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