Current Estimates and Trends in New Hampshire’s Housing Supply
Update: 2010-2019

Kenneth R. Gallager, Principal Planner
NH Office of Strategic Initiatives, Planning Division
Welcome!

- Webinar presented January 8, 2021
- Please use the chat to ask questions
New Hampshire State Data Center

- NH liaison to U.S. Census Bureau
- Distributes and interprets US Census data
- Supplies state data to the Census
- Conducts annual population estimates
New Hampshire Population Estimates Program

- RSA 78-A:25 directs the Office of Strategic Initiatives (OSI) to “estimate annually the resident population for all cities and towns...as of July 1 of the preceding year”, and to certify to the state treasurer on or before August 19.
- Purpose is to determine the distribution of the state meals and rooms tax to municipalities.
- But the population estimates serve many other purposes.
Components of State Population Estimates

- Previous decennial census
- Change in dwelling units
- Change in group quarters population
Dwelling Unit Method

- **HU2010**: Number of housing units at 2010 Census
- **HU2011-18**: Number of housing units permitted by each municipality
- **OCC**: 2010 Occupancy rate
- **PPH**: 2010 Population per household

Example:

\[
\text{HHPOP2019} = ((\text{HU2010} + \text{HU2011-18}) \times \text{OCC}) \times \text{PPH}
\]

\[
= (4,281 + 141) \times 0.501 \times 2.45
\]

\[
= 4,422 \times 0.501 \times 2.45 = 5,428
\]
Sample Dwelling Unit Survey

- Permits issued during Calendar Year 2019
- Assume constructed by July 1, 2020
Results

- Continued gradual increase in total housing units since 2011

Net Annual Increase in Housing Units in New Hampshire, 2001-2019
Based on Building Permits Issued

Current Estimates and Trends in NH Housing Supply (NH OSI, Jan. 8, 2020)
Permits issued – State totals

- 2019 - Permits issued for 4,483 dwelling units:
  - Single-family: 2,259 (50.4%)
  - Multi-family: 2,121 (47.3%)
  - Manufactured housing: 103 (2.3%)

  Compare to:

- 2010 – Permits issued for 2,328 dwelling units:
  - Single-family: 1,546 (66.4%)
  - Multi-family: 740 (31.8%)
  - Manufactured: 42 (1.8%)
Differences by county

- Most single-family units permitted:
  - Rockingham (579), Hillsborough (537), Merrimack (290), Carroll (200)

- Most multi-family units permitted:
  - Hillsborough (765), Rockingham (696), Strafford (313), Grafton (149)

- Three counties (Rockingham, Hillsborough, and Strafford) issued permits for more multi-family than single-family housing
County Overview
Municipalities

- Most single-family units permitted:
  - Salem (67)
  - As a percentage of existing stock: Hart’s Location (3 units, 4.9%)

- Most multi-family units permitted:
  - Merrimack (358)
  - Salem, Bedford, Dover, Londonderry, Rochester and Portsmouth also issued permits for more than 100 units
  - As a percentage of existing stock: Gilsum (2 units, 50%)
On-line viewer
Takeaways

- Housing growth continues to be focused in the southern and eastern regions of the state
- Much of the growth is in towns/cities that are already larger
- Further research needed into relation between housing growth and towns/cities with innovative land use regulations
- 2020 Census data will reset the formula we use for estimating populations
Accessing the Data

- **Report:**

- **Data:**

- **Viewer:**
  - [https://nhosi.maps.arcgis.com/apps/Styler/index.html?appid=e28326e2b67a49419fec163381b00a81](https://nhosi.maps.arcgis.com/apps/Styler/index.html?appid=e28326e2b67a49419fec163381b00a81)
Questions?

► Contact Ken Gallager, Principal Planner
  ► kenneth.r.gallager@osi.nh.gov
  ► (603) 271-1773

► NH State Data Center: www.nh.gov/osi/data-center