ESTIMATES AND TRENDS IN NEW HAMPSHIRE’S HOUSING SUPPLY

Update: 2021

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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
RSA 78-A:25 directs the Office of Planning and Development (OPD) 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

• The 2021 estimates (coming this summer) will be the first to use the 2020 census population and dwelling unit counts in the formula
Dwelling Unit Method

- HU2020: Number of housing units at 2020 Census
- HU2021: Number of housing units permitted by each municipality
  - Permits are issued in 2020, and resulting new housing units are classified as “built” in 2021
- OCC: 2020 Occupancy rate
- PPH: 2020 Population per household
- Example:

\[
\frac{((HU2020 + HU2021) \times OCC) \times PPH}{PPH} = HHPOP2021
\]

\[
\left( \frac{4,309 + 46}{4,355} \times 0.576 \right) \times 2.38 = 6,047
\]
Sample Dwelling Unit Survey

- Permits issued during Calendar Year 2020
- Assume constructed by July 1, 2021
- As of this report, we now publish the multi-family numbers as 2 family, 3-4 family, and 5+ family
Results

- Slight decrease in total units constructed from preceding year
- Previous low point was in 2011; high point before that was in 2004; more than twice the current amount

![Net Annual Increase in Housing Units in New Hampshire, 2001-2020]

- Number of Housing Units:
  - 2001: 9,263
  - 2002: 4,483
  - 2003: 4,446
  - 2004: 2,101
Permits issued – State totals

- 2020 – Permits issued for 4,446 dwelling units:
  - Single-family: 2,631 (59.2%)
  - Multi-family: 1,635 (36.8%)
    - 2 units: 233
    - 3-4 units: 127
    - 5+ units: 966
    - Conversions: 309
  - Manufactured housing: 180 (4.0%)
- 2019 – Single-family 50.4%, Multi-family 47.3%, Manufactured 2.3%
- 2010 – Single-family 66.4%, Multi-family 31.8%, Manufactured 1.8%
Differences by county

• Most single-family units permitted:
  • Rockingham (742), Hillsborough (595), Merrimack (272), Strafford (209)

• Most multi-family units permitted:
  • Hillsborough (414), Rockingham (398), Grafton (385), Strafford (154)

• One county (Grafton) issued permits for more multi-family than single-family housing

• Four counties (Belknap, Cheshire, Grafton, Merrimack) issued more permits for multi-family than in previous year
Municipalities

• Most single-family units permitted:
  - Milford (115), Londonderry (92), Salem (67), Merrimack (58), Rochester (55)

• Greatest increase in single-family as percentage of existing stock:
  - Brentwood (44, 3.49%), Milford (115, 3.26%), Candia (41, 2.80%), Danville (30, 2.32%), Lincoln (10, 2.25%), Brookline (39, 2.12%)

• Most multi-family units permitted:
  - Lebanon (345, 8.31%), Hudson (94, 3.13%), Manchester (92, 0.28%), Bedford (91, 5.62%), Dover (86, 1.05%)
**Takeaways**

- Total of 4,446 new units is nearly level with last year’s number (4,483).
- NH Housing Finance Authority cites need for 20,000-30,000 new units to meet demand (March 2020 Housing Report)
- Most housing growth continues to be in the southeast
  - 49% of state’s new housing units are in Hillsborough and Rockingham counties
  - Change in multi-family proportions is highly dependent on number of individual projects
- This new report breaks out multi-family into subcategories
Accessing the Data

• Report:

• Data:
Thank you!

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• NH State Data Center:
  • https://www.nh.gov/osi/data-center
  • Stay tuned: new website/URL coming soon
Regional Housing Needs Assessment

- Project website, which includes public survey about housing needs in your region:
  - https://www.nharpc.org/rhna/