The Role of Municipalities in Adapting to Changing Demographics

NH Office of Energy & Planning
21st Annual Spring Planning & Zoning Conference
May 2, 2015

George Reagan, Administrator, Housing Awareness Program
New Hampshire Housing
Despite or because of the recession, the median rent continues to increase.
The low vacancy rate and rising rents represent a lack of supply....
Today’s median income of $64,230 is higher than the peak median income in 2008, but when adjusted for inflation New Hampshire workers have not recovered the buying power that was lost during the recession.
And More Senior Renters

Renter Households

New Hampshire

<table>
<thead>
<tr>
<th>Age Group</th>
<th>History 2010 Base Year</th>
<th>2025</th>
</tr>
</thead>
<tbody>
<tr>
<td>Under Age 65</td>
<td>124,598</td>
<td>120,739</td>
</tr>
<tr>
<td>65 &amp; Older</td>
<td>26,059</td>
<td>46,053</td>
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</tbody>
</table>

And More Senior Renters
An Increase in Older Home Owners

Owner Households

New Hampshire

Under Age 65

- History 2010 Base Year: 282,165
- 2025: 266,452

65 & Older

- History 2010 Base Year: 86,151
- 2025: 157,430

An Increase in Older Home Owners
NH Renters Paying 30% or more of Income on Housing by Age Group

- Renter Households Age 15 to 24 years: 8,329
- Renter Households Age 25 to 34 years: 14,071
- Renter Households Age 35 to 64 years: 30,811
- Renter Households Age 65 years and over: 11,472

...but the fastest growing (most intense) need.
1st time home buyers are challenged, delaying entry into the ownership market.

Millenials preference for renting in a vibrant downtown over homeownership
NH Community Planning Grant Program

**Round 1**
21 grants, $535,450 awarded

Regulatory Reform Grantees
- Dover
- Dunbarton
- Enfield
- Goffstown
- Hampton
- Hampton Falls
- Hooksett
- Keene
- Laconia
- Lebanon
- Manchester
- Peterborough
- Portsmouth
- Salisbury
- Seabrook

Regulatory Review Grantees
- Amherst
- Farmington
- Greenfield
- Milford
- Rindge
- Temple

**Round 2**
20 grants, $474,736 awarded

Regulatory Reform Grantees
- Alton
- Amherst
- Bedford
- Bow
- Claremont
- Concord
- Deerfield
- Dover
- Farmington
- Greenfield
- Lancaster
- Lebanon
- Litchfield
- Milford
- Pelham
- Rindge
- Salisbury
- Sanbornton
- Seabrook
- Springfield

Awards in Both Rounds 1 & 2

**Supplemental Round**
5 grants, $ awarded

Claremont
Deerfield
Dover
Lebanon
Milford

**Case Studies**
- Alton
- Bedford
- Claremont
- Dover
- Keene
- Laconia
- Lancaster
- Lebanon
- Pelham
- Peterborough
- Salisbury
- Seabrook
SALISBURY, NH

Population: 1,400
“Distinctly Rural”

Single family residences and small business

PROJECT GOALS:

- More housing choice
  - Accessory Dwelling Units
  - Multi-family zoning
- The “Cross Roads”
  - Expanded Mixed-Use Village District
LANCASTER, NH

Population: 3,500

North Country Thoroughfare

Downtown mix of uses in three distinct areas

PROJECT GOALS:

- Promote aesthetically pleasing development
- Form-Based Code for a small downtown
Mismatch With the Inventory—Small Households, Large Units—Downsizing to What?

Bedroom Count in Owner Occupied Units

NH Households by Household Size

Victims of our own success?
New Hampshire’s population growth is slowing down
Job quality has decreased
Elders will be increasingly larger share of owners and renters
Young home buyers are challenged
Recent trend away from ownership and towards rental
Different problems in different regions
General public, town officials and business are not aware of issues affecting NH’s housing. Local regulations are retrospective.

Fewer new households, and fewer families
Overpayment problems for low income renters
Elder overpayment, service needs, aging and mismatched housing stock
Hampered move-up market and pressure on rental market
Multi-family production shortages
One size solutions won’t apply.

Town officials not comfortable changing existing regulations.
Dichotomy in NH

- 2 out of 5 housing units in NH are more than 40 years old.
- Half of the housing units in the West and North Country are more than 40 years old.
NH Seniors Overpaying For Housing, 2009

- Owners With a Mortgage: 54% paying 30% or more, 26% paying 50% or more
- Owners Without a Mortgage: 31% paying 30% or more, 12% paying 50% or more
- Renters: 54% paying 30% or more, 31% paying 50% or more