



State Policies To Address
NH's Housing Crisis

NHSFFP Candidate Forum

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Housing Data

- Affordable Housing is now the number one issue for Granite Staters (5 times more than any other issue, UNH Survey Center, June 2024)
- 75% of NH voters agree more affordable housing needed (Saint Anselm College, Center for Ethics poll 2024)
- 61% of NH voters agree more multifamily housing needed (Saint Anselm College, Center for Ethics poll 2024)
- 59% of NH voters want more affordable housing options in their own neighborhood (Saint Anselm College, Center for Ethics poll 2024)

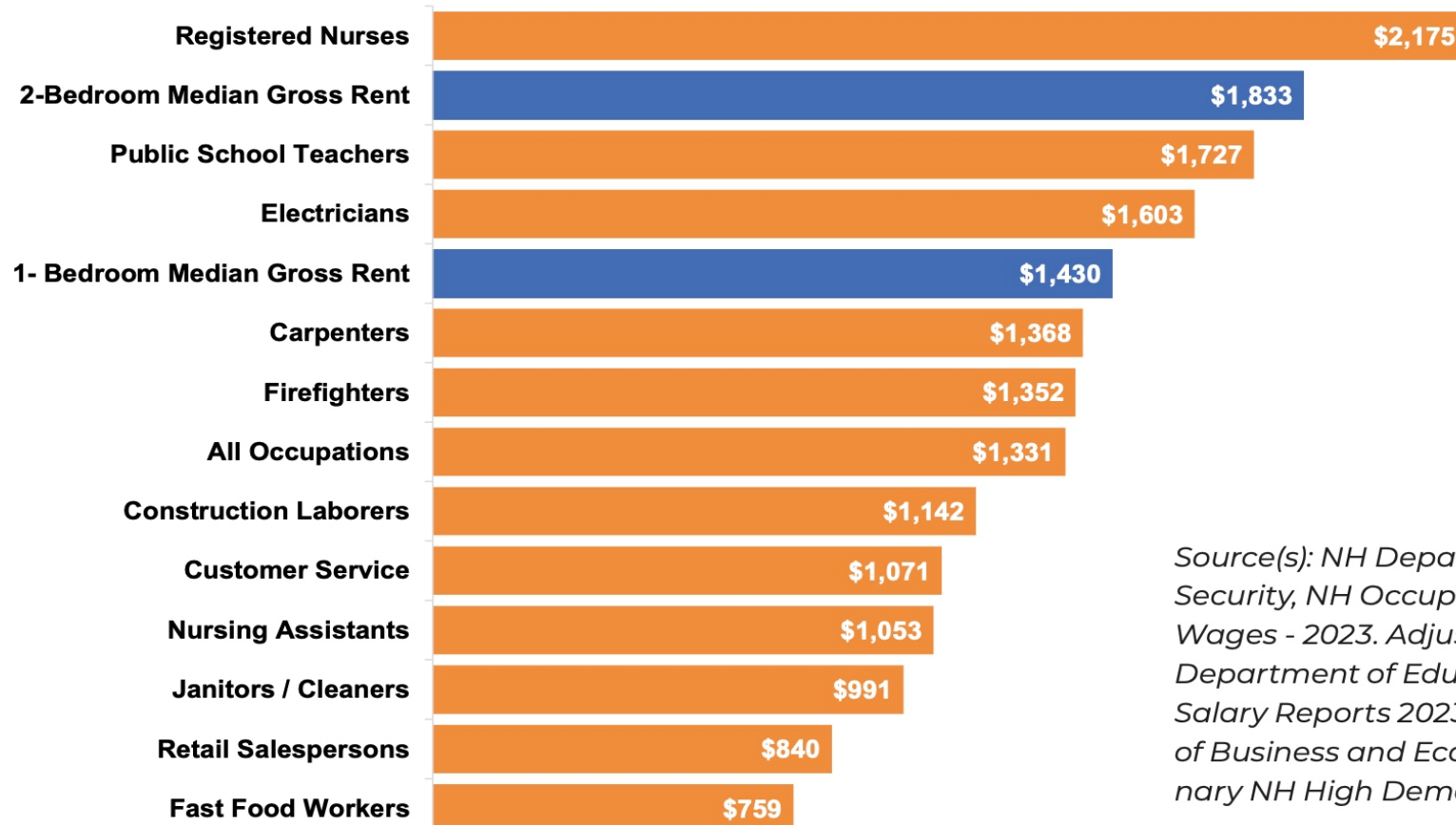


Housing Data

- Housing Salary to afford 2-bedroom in NH is now \$73,300
- Housing Needs Assessment: 88,395 units by 2040, including 23,670 rental units
- 13% of rental units considered affordable
- PIT 2023: 2,441 Total Homeless; 2,103 sheltered individuals, 338 unsheltered
- Dept of Ed Homeless 2022: 3,378 total (Manchester 766) (Nashua 336)
- Median Rent: \$1,833 (36% increase since 2019)



Housing Data – High Demand Workforce Versus Median Rent



Source(s): NH Department of Employment Security, NH Occupational Employment & Wages - 2023. Adjusted to 2024 dollars. NH Department of Education Administration Salary Reports 2023-2024; NH Department of Business and Economic Affairs, Preliminary NH High Demand Occupations (2022).



Affordable Housing/Housing Stability Policy Milestones

- 2008 NH Workforce Housing Law
- 2009 Defeat Workforce Housing Law Challenge and Extend Affordability
Opportunities for Workforce Housing (up to 99 years)
- 2010 Defeat Workforce Housing Law Challenge
- 2010, 2015, 2018 Defeated Increased Rental Deposits
- 2012, 2023, 2024 Defeat End of Lease Evictions
- 2013 Bedbugs Bill
- 2013 Rooming House Tenancy Rights
- 2016 Accessory Dwelling Unit Law [NH RSA 674:71-72](#)



Affordable Housing/Housing Stability Policy Milestones

- 2019, 2024 Lead Remediation Fund (\$3 million/\$1 million)
- 2019 Dedicated Funding Source Established for the Affordable Housing Fund
- 2019 Supportive Housing Medicaid Benefit
 - [CMS Approval](#) 2022
 - NH DHHS Roll Out 2024
- 2019 Housing Appeals Board [NH RSA 679](#)
- 2019 RETT Relief for Investor Transitions
- 2020, 2021, 2022 Defeated 7 bills to repeal or weaken the Housing Appeals Board
- 2020 Pandemic Related Relief: NH Housing Relief, Shelter Modification Program
- 2020 Council on Housing Stability



Affordable Housing/Housing Stability Policy Milestones

- 2022 Community Toolbox Laws
- 2022 InvestNH Housing Program (\$100 million)
 - Increased affordability period to 10 years 2023
- 2023 Housing Champions Municipal Designation and Grant [Program](#)
- 2023 Housing and Homeless Services Budget (\$50.25 million SFYs 2024-2025)
- 2023 NH Zoning Atlas (St. Anselm College's Center for Ethics)
- 2024 Manufactured Housing Law
- 2024 Homeless Services Supplemental Appropriation (\$2.5 million)
- 2024 Tenant Protections for Domestic Violence Survivors/Rental Application Fees
- 2024 HB 1400 – HOMEnibus/Reasonable Parking Standards



Looking Ahead - Production

- NH Affordable Housing Fund
 - RETT formula
 - Robust appropriation
- Housing Champion Program
 - Infrastructure Funding



Looking Ahead – Addressing Regulatory Barriers

- **Reasonable** municipal regulation (parking, lot sizing, etc.)
- Improving ADU law
- Duplex/Triplex/Fourplex
- Incentives through Housing Champion program
- Reasonable timelines for permitting approvals
- Housing for people with disabilities (Study Committee)
- Technical Assistance



Looking Ahead – Rehousing NH’s Unhoused

- **Sustainable** funding for homeless service providers
 - NH DHHS Bureau of Homeless Services
 - Homeless Service Contracts
 - Eviction Prevention Funding
- Incentives for voucher acceptance
- Supportive Housing – Sustainable Operational Funding
- Yes in God’s Backyard bill
- Street outreach teams
- Supportive Housing Medicaid Benefit Roll Out
 - Technical Assistance



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