



Amherst, New Hampshire

Introduction

Housing Solutions for New Hampshire Communities

New Hampshire is facing a critical housing supply problem. This is true of housing units in all pricing categories, but is especially true of affordable units. With more than fifteen thousand new residents annually, and new jobs being created, “workforce” housing units in New Hampshire are becoming scarce. Having a range of housing types for all segments of the population should be a primary concern for all New Hampshire communities.

Regardless of future economic conditions in New Hampshire, the need for housing will not disappear. Housing costs continue to rise, and vacancy rates are nearly as low as they can get. Low and moderate income units are especially in short supply. So, for families with lower incomes, the housing options are fewer as well. Providing opportunities to create a range of housing alternatives locally will help the market respond to this supply problem.

Affordable units are defined as housing available to a household earning no more than 80% of the area median income, at a cost that is no more than 30% of their total household income.

Finding solutions to this housing challenge will require collaboration among all levels of government, and a wide range of stakeholders from home builders and realtors to conservation and economic development organizations. The focus of this handbook is on the range of tools and techniques that can be employed at the local level, and highlights a number of successful efforts.