

2019 NEW HAMPSHIRE **RESIDENTIAL RENTAL COST SURVEY**



NEW HAMPSHIRE
HOUSING

NEW HAMPSHIRE HOUSING FINANCE AUTHORITY

2019 RESIDENTIAL RENTAL COST SURVEY REPORT ■ JUNE 2019

New Hampshire Housing Finance Authority's mission is to promote, finance and support affordable housing and related services for the people of New Hampshire. Established by statute in 1981 as a self-sustaining public corporation, New Hampshire Housing receives no operating funds from state government.

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New Hampshire Housing thanks the property owners and rental managers who participated in our 2019 survey. The data in this report are referenced throughout the year by state and local officials, businesses, and others with an interest in housing in New Hampshire.

Download this report and various survey data at NHHFA.org

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RESIDENTIAL RENTAL MARKET IN STATE REMAINS TIGHT

Dean J. Christon
Executive Director
New Hampshire
Housing Finance
Authority

After several years of a continuously tight rental market, it has become the norm to note the high demand for apartments, a tight supply, and a low vacancy rate. In fact, the latest data collected by New Hampshire Housing for our 2019 Residential Rental Cost Survey reinforces this view of New Hampshire's rental and overall housing market.

Our 2019 survey, conducted by the University of New Hampshire Survey Center, polled the owners and managers of more than 23,000 unsubsidized (market rate) rental housing units around the state (15% of the total number of units). It found that for the sixth year in a row, rents have increased. The survey also found that the statewide median gross rent of \$1,347 (including utilities) for two-bedroom units has increased over 20% in the past five years.

New Hampshire's vacancy rate stands at less than 1% for two-bedroom units. In comparison, the U.S. vacancy rate is 7% and in the Northeast it is 5%. (A vacancy rate of 4% to 5% is considered a balanced market for supply and demand.) The overall availability of units statewide is extremely low.

In order to afford the statewide median cost of a typical two-bedroom apartment with utilities, a renter would have to earn 129% of the statewide median renter income, or over \$53,900 a year. The highest rents are located in the southern counties near the state's largest cities and close to employers as well as the Boston job market. This is also where most of the state's rental housing properties are located.

This status reflects another aspect of New Hampshire's housing market: households that continue to rent because there's a scarcity of affordable homes to buy (those priced at \$300,000 or below).

There is recognition within both the public and private sectors of the state that to sustain New Hampshire's healthy economy, additional housing is needed to support our housing needs — about 20,000 more units, according to a recent study. While there has been some increase in the construction of new rental housing in the past few years, many of these units tend to be on the higher end of the market.

A tight rental market offers encouragement and opportunities for developers to create more units.

New Hampshire Housing provided financing for over 700 rental units in the state last fiscal year. These will go online within the next 12 - 18 months. Even so, it is clear that we need to encourage and support the development of more housing opportunities throughout the state.

We are committed to working creatively with public and private partners to continue to support the development of housing to meet the needs of our state's residents and businesses, and its economic well-being.

OVERVIEW OF THE 2019 RENT SURVEY PROCESS

If you own or manage rental property, your participation in our annual survey is needed and appreciated. Please contact KMoran@nhhfa.org. Thank you.

New Hampshire Housing Finance Authority conducts an annual statewide survey of rental housing costs that provides data to the general public and organizations that administer housing programs.

The 2019 NHHFA survey was conducted by the University of New Hampshire Survey Center via telephone and online from March 2019 - May 2019. The Survey Center obtained information on 23,114 market-rate rental housing units across the state. Rental properties polled included those who have participated in past surveys and those identified through advertisements and other means.

The calculation of median rents is based on a total sample of 9,700 units. Median rents were determined by using a portion of the data gathered from those projects with more than 10 units so as to reduce the bias toward larger apartment complexes.

GROSS RENTS are calculated for each property in the survey by taking the (contract) rent charged by the landlord and adding a dollar allowance for those utilities the tenant pays. The addition of allowances for tenant-paid utilities has the effect of standardizing rental costs. These utility allowances are calculated at the time of the rental survey and are based on physical consumption allowances determined by HUD and current energy costs as determined in a separate survey conducted by NHHFA.

MEDIAN GROSS RENTS are presented for various geographic areas and for various unit sizes. The median represents the gross rent at the middle when gross rents are ordered from lowest to highest. Thus 50% of the sample units in each calculation have gross rents below the median, and 50% have gross rents above the median. The median (rather than a mean or average) is used because it is less influenced by extremes in rental costs.

Some median rents are not reported because the sample was not large enough to result in a reliable calculation (generally, when the sample contained 20 or fewer units). Despite the suppression of results for categories with small sample sizes, the data for those units have been included in the calculation of the overall median rents. Categories for which there are insufficient data are notated with ****.

Finally, a chart for each area summarizing the results of the *Residential Rental Cost Survey* from 2009 to the present is included here. The median gross rents for two-bedroom units show general trends. Please note that since the sample set changes each year, changes in rents may be due to both the change in the sample and changes in utility costs used in calculating gross rents.

2020 NEW HAMPSHIRE RENTAL COST SURVEY

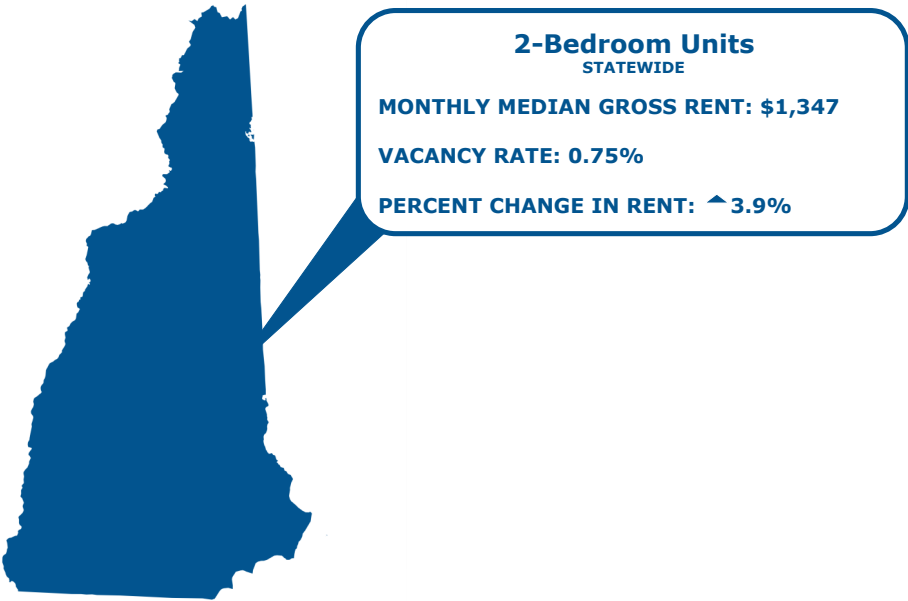
We're looking ahead.

Our 2020 Residential Rental Cost Survey gets underway in January 2020. *All information provided to us in the survey is aggregated and kept confidential.*

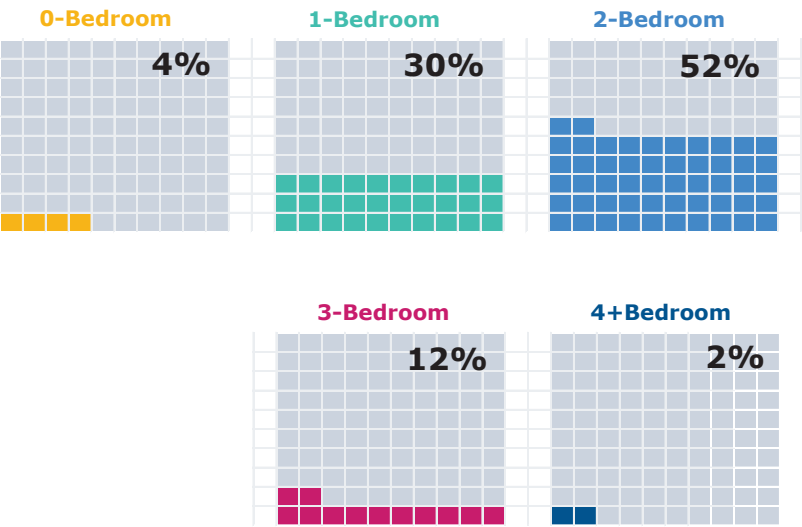
If you own or manage one or more units of rental housing, please contact us and take the survey. Because we appreciate that it takes time to complete the survey, after you have completed it online or via phone, you may elect to be entered into a **drawing to win gift cards.**

Contact Kathleen Moran, Housing Research Analyst, at KMoran@nhhfa.org.

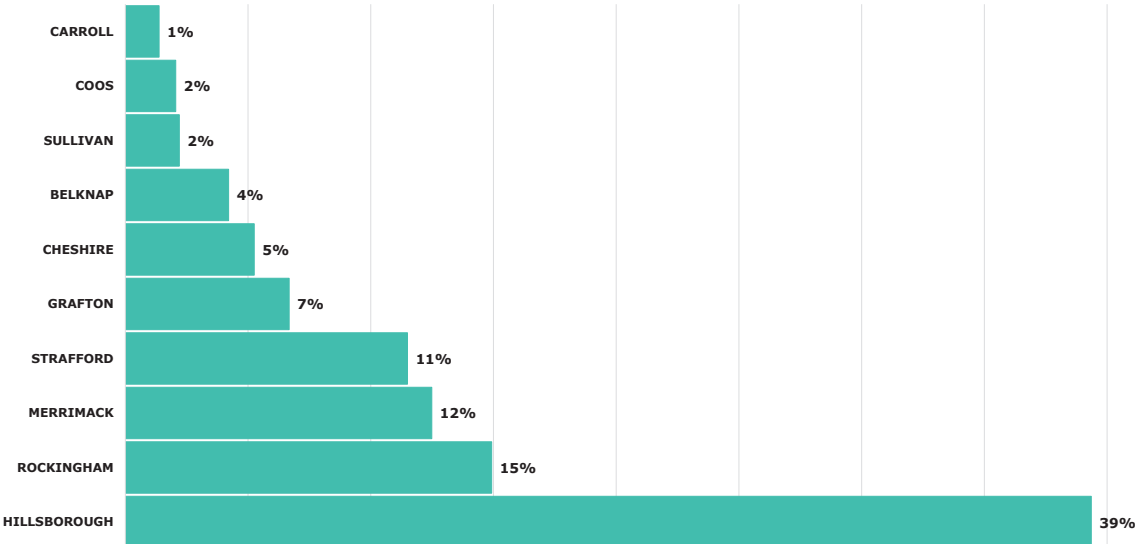
2019 SURVEY RESULTS SUMMARY



**SURVEY
TOTAL SAMPLE
SIZE BY UNITS
(ADJUSTED):
9,700 UNITS**



**SURVEY
SAMPLE SIZE
BY COUNTY**

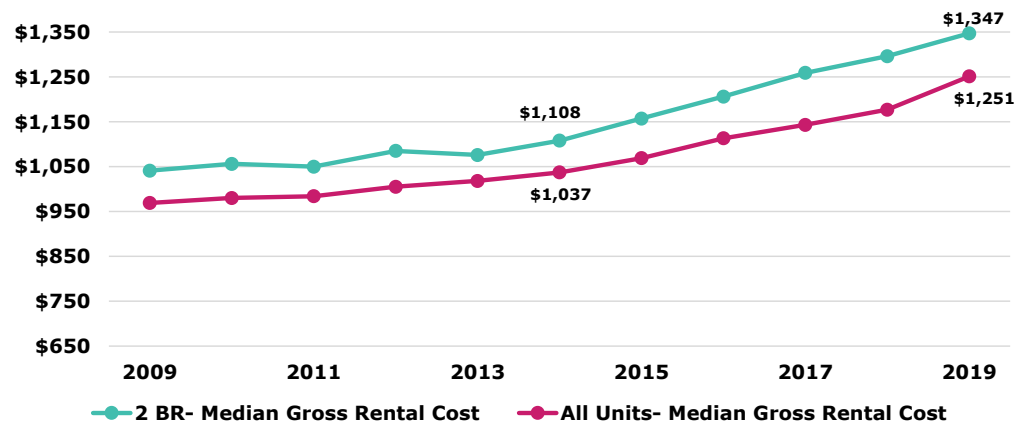


RENTAL COSTS

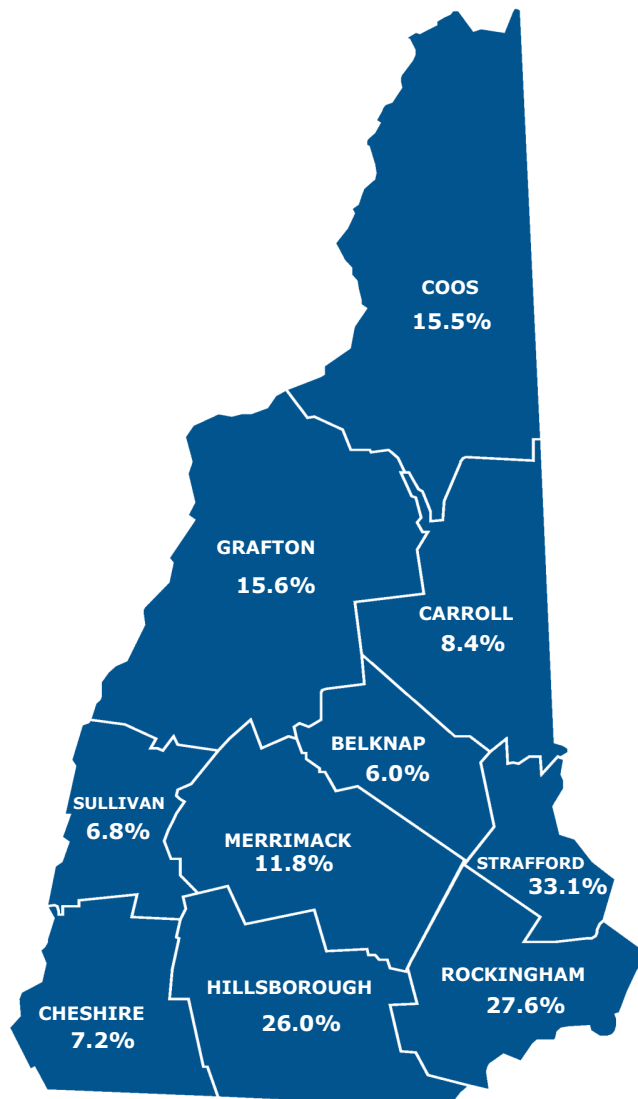
MONTHLY MEDIAN GROSS RENT, 2-BEDROOM & ALL UNITS (STATEWIDE)

Includes utilities

The statewide median gross rent (including utilities) for a 2-bedroom unit has increased over 20% in the past 5 years.



PERCENT CHANGE IN 2-BEDROOM MEDIAN GROSS RENT OVER FIVE YEARS (STATEWIDE), 2014 - 2019

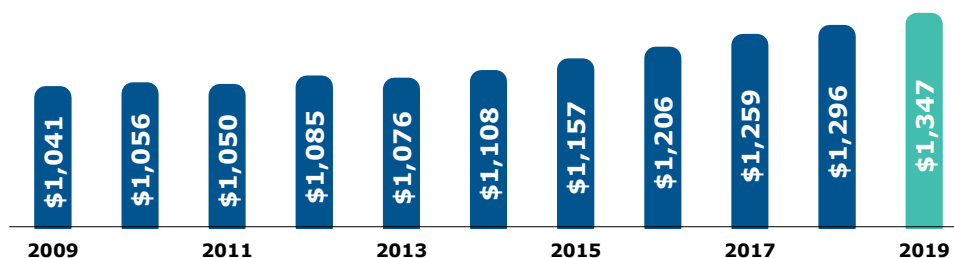


RENTAL COSTS

GROSS RENT BY NUMBER OF BEDROOMS (STATEWIDE)

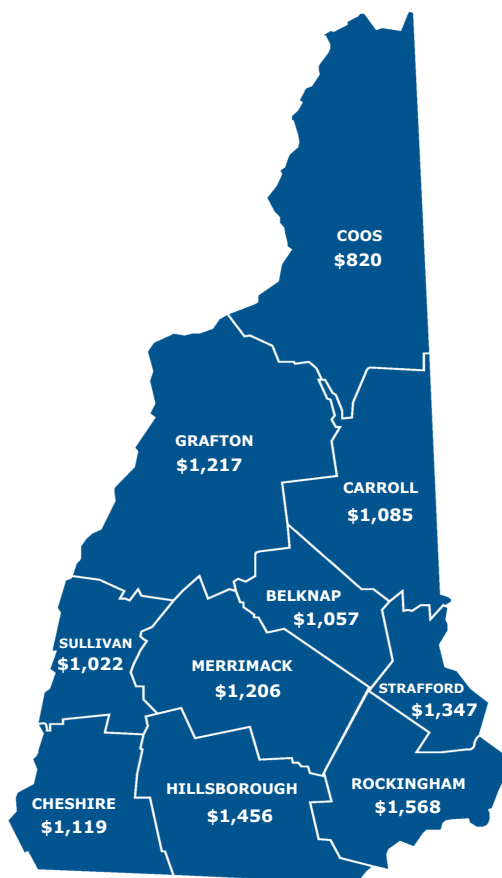
	Sample Size	Rent Range	Median
2019 GROSS RENT			
0-Bedroom	390	\$400 - \$2,254	\$891
1-Bedroom	2,948	\$390 - \$2,804	\$1,055
2-Bedroom	5,002	\$300 - \$4,063	\$1,347
3-Bedroom	1,137	\$650 - \$4,832	\$1,466
4+ Bedrooms	223	\$864 - \$3,548	\$1,700
All Bedrooms	9,700	\$300 - \$4,832	\$1,251

MEDIAN MONTHLY GROSS RENT FOR 2-BEDROOM UNITS, 2009 - 2019 (STATEWIDE)



MEDIAN MONTHLY GROSS RENTAL COST FOR 2-BEDROOM UNITS (BY COUNTY)

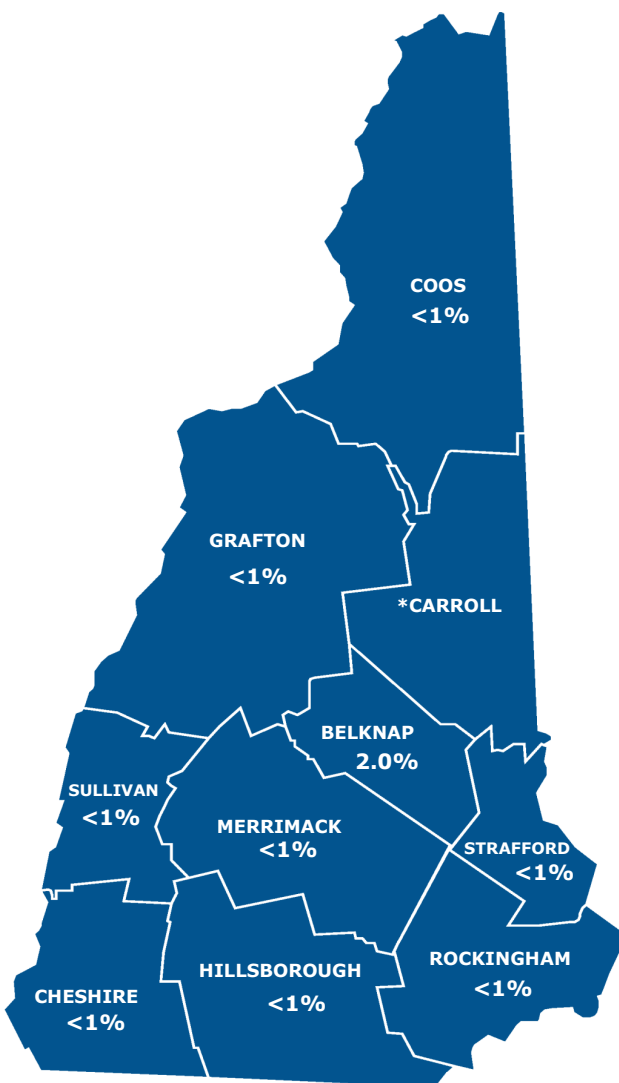
The statewide median gross rent for a 2-bedroom unit in 2019 was \$1,347; 78% of the rental units surveyed are in the southern tier (Hillsborough, Rockingham, Merrimack, and Strafford counties) and they have the highest median gross rents. The rental costs seen here in Grafton County are driven by the market in the Hanover/Lebanon area.



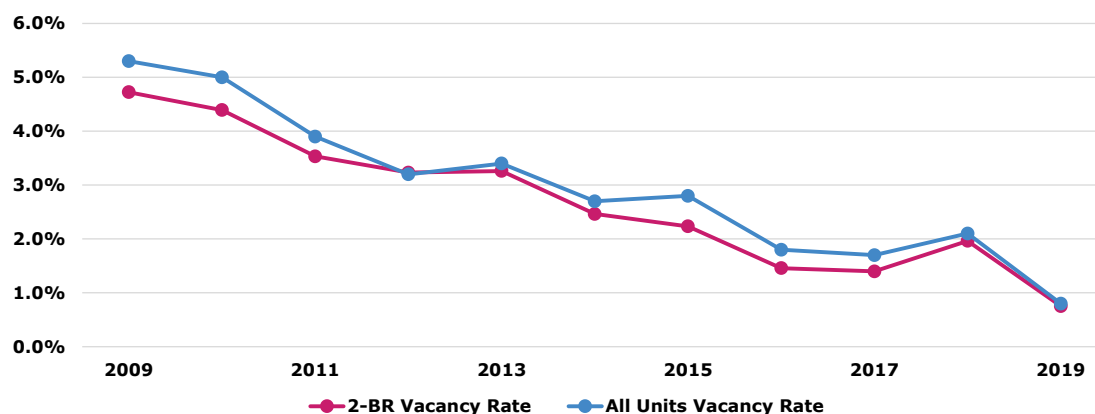
VACANCY RATES

VACANCIES BY COUNTY (PERCENT OF 2-BEDROOM UNITS)

** Calculations based on smaller sample sizes are viewed as providing highly volatile results and are not typically released.*



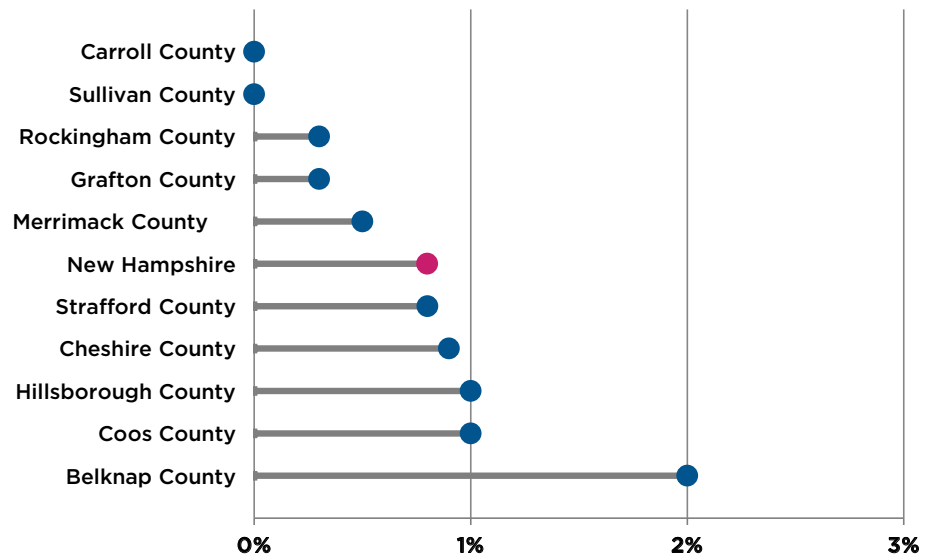
STATEWIDE VACANCY RATE, 2-BEDROOM & ALL UNITS, 2009 - 2019



VACANCY RATES

VACANCY RATE BY COUNTY FOR 2-BEDROOM UNITS

The 2019 rental housing vacancy rate has decreased to under 1% for 2-bedroom and all units. New Hampshire's vacancy rate is still below the Northeast region (5%) and the U.S. (7%). (A balanced rental market has a 4 - 5% vacancy rate.)



VACANCY RATE FOR 2-BEDROOM UNITS, STATEWIDE & COUNTY 2009 - 2019

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Statewide	4.7%	4.4%	3.5%	3.2%	3.3%	2.5%	2.2%	1.5%	1.4%	2.0%	0.8%
Belknap County	6.8%	6.4%	8.9%	3.3%	7.5%	5.3%	1.2%	4.9%	4.6%	4.0%	2.0%
Carroll County	7.8%	9.7%	11.3%	5.1%	3.1%	3.6%	3.9%	1.4%	0.0%	*N/A	*N/A
Cheshire County	4.3%	7.4%	6.4%	7.1%	2.5%	3.7%	3.2%	4.5%	1.0%	1.7%	0.9%
Coos County	6.3%	10.6%	15.2%	12.6%	9.5%	7.9%	9.2%	6.9%	10.7%	3.7%	1.0%
Grafton County	6.8%	7.0%	7.6%	7.5%	3.0%	3.9%	2.7%	3.0%	3.0%	3.9%	0.3%
Hillsborough County	4.9%	3.8%	2.2%	2.2%	2.6%	2.1%	2.3%	0.9%	1.2%	1.8%	1.0%
Merrimack County	5.6%	4.9%	4.8%	2.7%	3.3%	2.5%	1.7%	1.2%	1.1%	2.5%	0.5%
Rockingham County	3.2%	3.0%	2.7%	3.2%	3.4%	2.1%	1.9%	1.0%	1.1%	1.0%	0.3%
Strafford County	4.5%	5.7%	3.3%	3.6%	4.9%	2.1%	2.3%	1.4%	1.2%	2.6%	0.8%
Sullivan County	5.9%	6.4%	5.7%	7.4%	7.3%	5.8%	2.7%	6.4%	2.2%	0.9%	0.0%

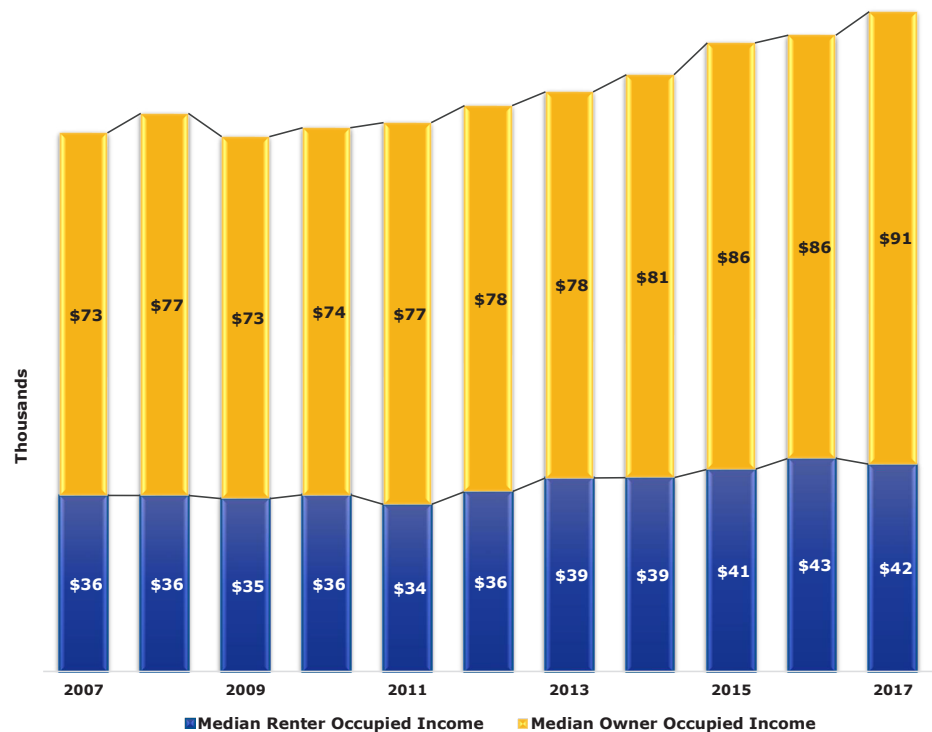
* Calculations based on smaller sample sizes are viewed as providing highly volatile results and are not typically released.

AFFORDABILITY & INCOME

OWNER AND RENTER MEDIAN HOUSEHOLD INCOME

Source: U.S. Census Bureau,
American Community Survey
(2007-2017), 1 Year Estimates

The median renter-occupied household income has been consistent for the past three years, while owner incomes have grown.



HOUSEHOLD INCOME REQUIRED TO AFFORD A 2-BEDROOM APARTMENT

In New Hampshire, 42% of rental households are paying 30% or more of their household income on rent. Lower-income families are likely to be paying an even higher percentage of their household income towards rent.

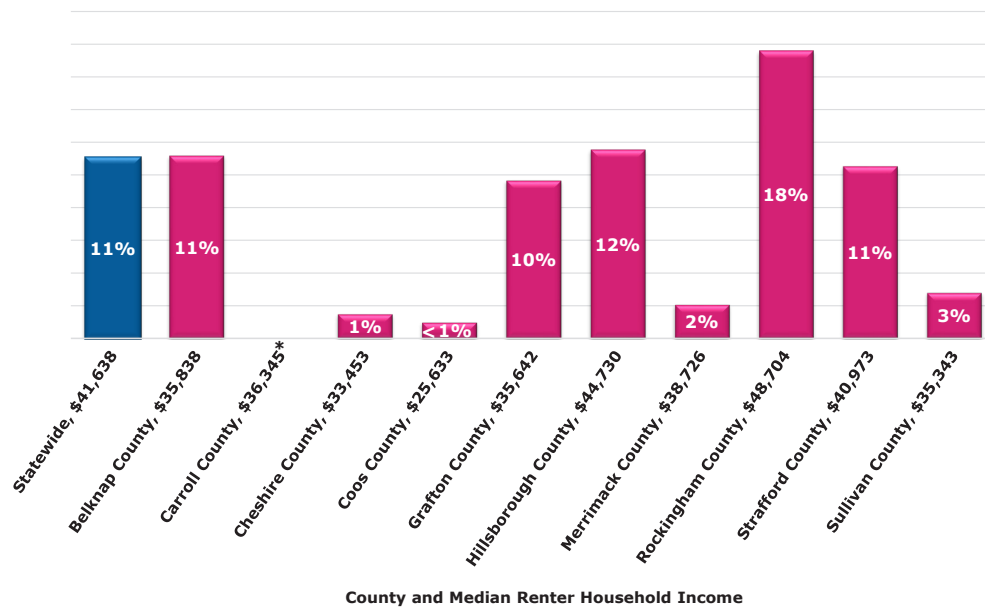
	Median 2-BR Rent	Household Income Required	% of 2019 Renter Household Median Income
Statewide	\$1,347	\$53,900	129%
Belknap County	\$1,057	\$42,300	118%
Carroll County	\$1,085	\$43,400	119%
Cheshire County	\$1,119	\$44,800	134%
Coos County	\$820	\$32,800	128%
Grafton County	\$1,217	\$48,700	137%
Hillsborough County	\$1,456	\$58,200	130%
Merrimack County	\$1,206	\$48,200	124%
Rockingham County	\$1,568	\$62,700	129%
Strafford County	\$1,347	\$53,900	132%
Sullivan County	\$1,022	\$40,900	116%

AFFORDABILITY & INCOME

PERCENT OF 2-BEDROOM UNITS AFFORDABLE TO MEDIAN INCOME RENTER HOUSEHOLDS

*U.S. Census Bureau 2012-2016
American Community Survey,
Median Income for Renter
Households by County*

In general, higher income counties have access to more affordable units. However, even in the highest income county (Rockingham), only 18% of the units would be affordable to half of the renter households.

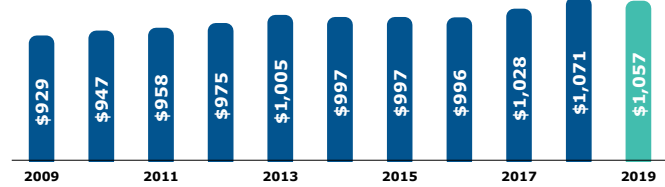


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RENTAL COSTS - BY NH COUNTY

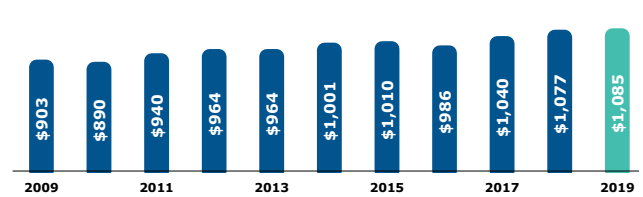
	Sample Size	Rent Range	Median
BELKNAP COUNTY			
0-Bedroom	26	\$565 - \$1,101	\$750
1-Bedroom	111	\$597 - \$1,260	\$906
2-Bedroom	172	\$737 - \$1,610	\$1,057
3-Bedroom	85	\$822 - \$2,400	\$1,391
4+ Bedrooms	14	\$1,430 - \$3,464	****
All Bedrooms	408	\$565 - \$3,464	\$1,037

Median Monthly Gross Rent for Two-Bedroom Units



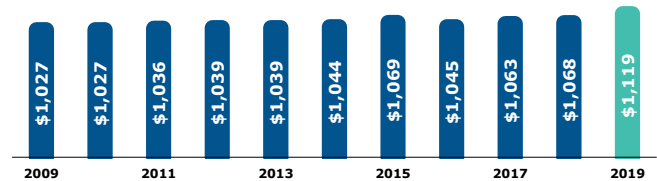
	Sample Size	Rent Range	Median
CARROLL COUNTY			
0-Bedroom	6	\$612 - \$963	****
1-Bedroom	42	\$541 - \$1,113	\$836
2-Bedroom	54	\$822 - \$1,453	\$1,085
3-Bedroom	27	\$941 - \$1,932	\$1,465
4+ Bedrooms	4	\$1,376 - \$2,007	****
All Bedrooms	133	\$541 - \$2,007	\$1,046

Median Monthly Gross Rent for Two-Bedroom Units



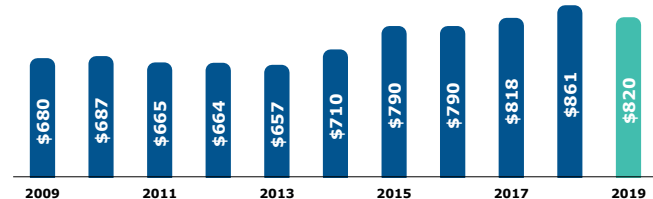
	Sample Size	Rent Range	Median
CHESHIRE COUNTY			
0-Bedroom	16	\$525 - \$986	****
1-Bedroom	171	\$639 - \$1,770	\$860
2-Bedroom	260	\$621 - \$1,652	\$1,119
3-Bedroom	41	\$1,066 - \$2,200	\$1,398
4+ Bedrooms	21	\$875 - \$2,702	\$1,871
All Bedrooms	509	\$525 - \$2,702	\$1,075

Median Monthly Gross Rent for Two-Bedroom Units



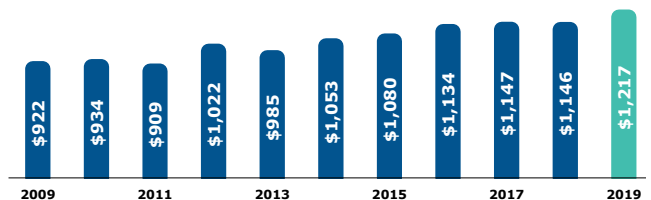
	Sample Size	Rent Range	Median
COOS COUNTY			
0-Bedroom	2	\$677 - \$677	****
1-Bedroom	57	\$493 - \$950	\$725
2-Bedroom	92	\$597 - \$1,556	\$820
3-Bedroom	45	\$832 - \$1,725	\$944
4+ Bedrooms	3	\$1,099 - \$1,665	****
All Bedrooms	199	\$493 - \$1,725	\$821

Two-Bedroom Units



	Sample Size	Rent Range	Median
GRAFTON COUNTY			
0-Bedroom	67	\$400 - \$1,696	\$672
1-Bedroom	242	\$390 - \$2,085	\$934
2-Bedroom	279	\$300 - \$2,207	\$1,217
3-Bedroom	47	\$926 - \$3,081	\$1,478
4+ Bedrooms	12	\$1,210 - \$2,102	****
All Bedrooms	647	\$300 - \$3,081	\$1,081

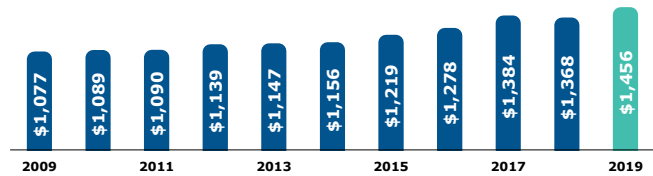
Median Monthly Gross Rent for Two-Bedroom Units



RENTAL COSTS - BY NH COUNTY

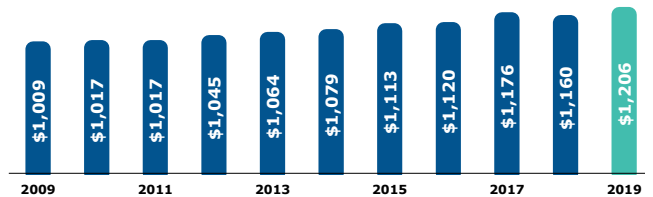
	Sample Size	Rent Range	Median
HILLSBOROUGH COUNTY			
0-Bedroom	152	\$433 - \$1,622	\$941
1-Bedroom	1,154	\$536 - \$1,875	\$1,144
2-Bedroom	2,001	\$575 - \$3,296	\$1,456
3-Bedroom	443	\$907 - \$2,646	\$1,507
4+ Bedrooms	67	\$899 - \$3,151	\$1,805
All Bedrooms	3,817	\$433 - \$3,296	\$1,372

Median Monthly Gross Rent for Two-Bedroom Units



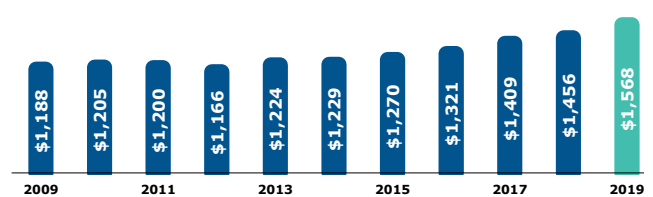
	Sample Size	Rent Range	Median
MERRIMACK COUNTY			
0-Bedroom	44	\$650 - \$1,720	\$905
1-Bedroom	367	\$600 - \$1,950	\$1,061
2-Bedroom	643	\$772 - \$1,822	\$1,206
3-Bedroom	136	\$650 - \$1,969	\$1,341
4+ Bedrooms	21	\$1,091 - \$2,874	\$1,594
All Bedrooms	1,211	\$600 - \$2,874	\$1,179

Median Monthly Gross Rent for Two-Bedroom Units



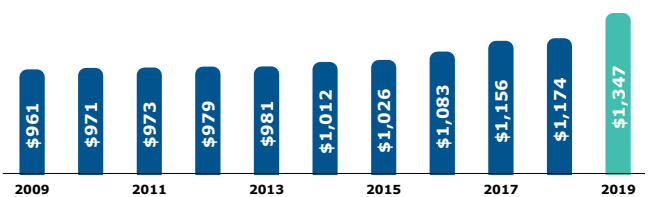
	Sample Size	Rent Range	Median
ROCKINGHAM COUNTY			
0-Bedroom	50	\$652 - \$2,254	\$1,101
1-Bedroom	433	\$787 - \$2,804	\$1,170
2-Bedroom	811	\$900 - \$4,063	\$1,568
3-Bedroom	142	\$837 - \$4,832	\$1,877
4+ Bedrooms	12	\$1,801 - \$3,253	****
All Bedrooms	1,448	\$652 - \$4,832	\$1,467

Median Monthly Gross Rent for Two-Bedroom Units



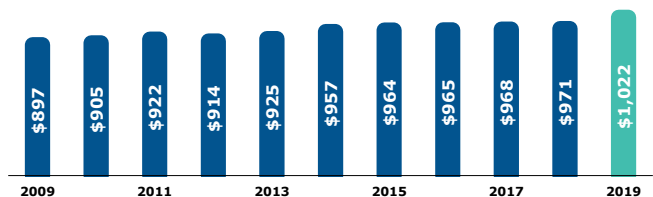
	Sample Size	Rent Range	Median
STRAFFORD COUNTY			
0-Bedroom	19	\$665 - \$2,001	****
1-Bedroom	306	\$547 - \$2,567	\$967
2-Bedroom	590	\$705 - \$2,500	\$1,347
3-Bedroom	139	\$787 - \$2,914	\$1,573
4+ Bedrooms	61	\$864 - \$3,548	\$1,774
All Bedrooms	1,115	\$547 - \$3,548	\$1,259

Median Monthly Gross Rent for Two-Bedroom Units



	Sample Size	Rent Range	Median
SULLIVAN COUNTY			
0-Bedroom	8	\$450 - \$840	****
1-Bedroom	65	\$650 - \$1,103	\$785
2-Bedroom	100	\$781 - \$1,534	\$1,022
3-Bedroom	32	\$863 - \$2,939	\$1,284
4+ Bedrooms	8	\$1,049 - \$1,789	****
All Bedrooms	213	\$450 - \$2,939	\$972

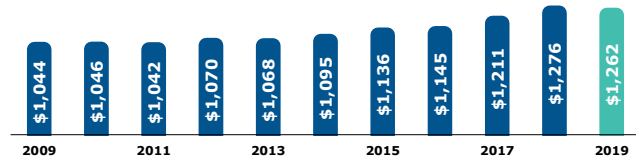
Median Monthly Gross Rent for Two-Bedroom Units



RENTAL COSTS - SELECT NH CITIES

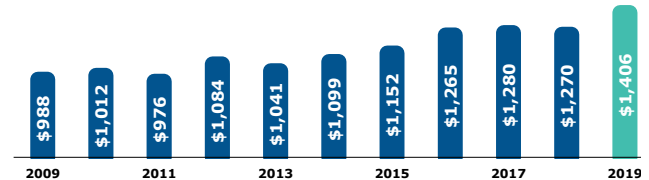
	Sample Size	Rent Range	Median
CITY OF CONCORD			
0-Bedroom	24	\$726 - \$1,005	\$914
1-Bedroom	261	\$600 - \$1,775	\$1,046
2-Bedroom	417	\$934 - \$1,792	\$1,262
3-Bedroom	62	\$1,103 - \$1,912	\$1,504
4+ Bedrooms	10	\$1,091 - \$1,700	****
All Bedrooms	774	\$600 - \$1,912	\$1,189

Median Monthly Gross Rent for Two-Bedroom Units



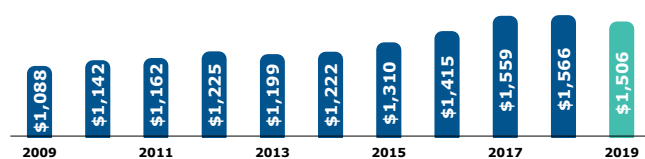
	Sample Size	Rent Range	Median
CITY OF MANCHESTER			
0-Bedroom	113	\$433 - \$1,586	\$941
1-Bedroom	677	\$536 - \$1,779	\$1,060
2-Bedroom	924	\$575 - \$2,275	\$1,406
3-Bedroom	192	\$907 - \$2,646	\$1,352
4+ Bedrooms	34	\$899 - \$2,877	\$1,454
All Bedrooms	1940	\$433 - \$2,877	\$1,257

Median Monthly Gross Rent for Two-Bedroom Units



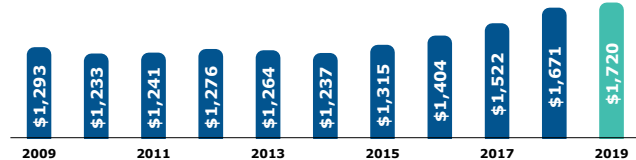
	Sample	Rent Range	Median
CITY OF NASHUA			
0-Bedroom	21	\$660 - \$1,534	\$1,126
1-Bedroom	349	\$585 - \$1,875	\$1,330
2-Bedroom	744	\$760 - \$2,074	\$1,506
3-Bedroom	142	\$1,070 - \$2,473	\$1,690
4+ Bedrooms	26	\$1,223 - \$2,697	\$2,057
All Bedrooms	1282	\$585 - \$2,697	\$1,473

Median Monthly Gross Rent for Two-Bedroom Units



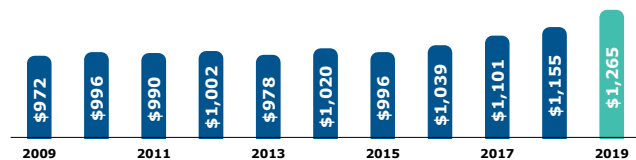
	Sample	Rent Range	Median
CITY OF PORTSMOUTH			
0-Bedroom	11	\$741 - \$2,254	****
1-Bedroom	65	\$1,037 - \$2,804	\$1,260
2-Bedroom	153	\$1,250 - \$4,063	\$1,720
3-Bedroom	45	\$1,485 - \$4,832	\$1,877
4+ Bedrooms	3	\$2,082 - \$3,253	****
All Bedrooms	277	\$741 - \$4,832	\$1,720

Median Monthly Gross Rent for Two-Bedroom Units



	Sample	Rent Range	Median
CITY OF ROCHESTER			
0-Bedroom	4	\$665 - \$809	****
1-Bedroom	99	\$649 - \$2,200	\$950
2-Bedroom	198	\$871 - \$2,500	\$1,265
3-Bedroom	47	\$833 - \$2,489	\$1,466
4+ Bedrooms	8	\$1,315 - \$2,552	****
All Bedrooms	356	\$649 - \$2,552	\$1,200

Median Monthly Gross Rent for Two-Bedroom Units



RENTAL COSTS - HUD HMFA

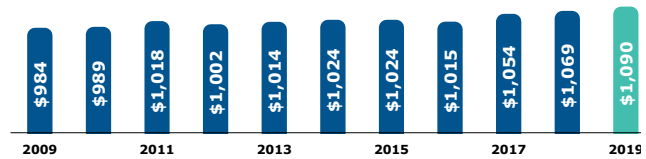
Metropolitan Statistical Areas

HMFA (HUD Metropolitan Fair Market Rent Area) designations were established by the U.S. Department of Housing and Urban Development as a result of information gathered from the 2010 Census.

	Sample Size	Rent Range	Median
HILLSBOROUGH COUNTY, NH (PART) HMFA			
0-Bedroom	6	\$722 - \$1,622	****
1-Bedroom	60	\$637 - \$1,623	\$873
2-Bedroom	91	\$921 - \$3,296	\$1,090
3-Bedroom	41	\$947 - \$1,970	\$1,236
4+ Bedrooms	2	\$1,580 - \$2,004	****
All Bedrooms	200	\$637 - \$3,296	\$1,079

Includes Antrim, Bennington, Deering, Franconia, Greenfield, Hancock, Hillsborough, Lyndeborough, New Boston, Peterborough, Sharon, Temple, Windsor

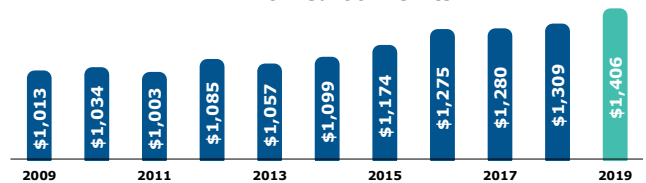
Median Monthly Gross Rent for Two-Bedroom Units



	Sample Size	Rent Range	Median
MANCHESTER, NH HMFA			
0-Bedroom	115	\$433 - \$1,586	\$941
1-Bedroom	689	\$536 - \$1,779	\$1,060
2-Bedroom	968	\$575 - \$2,275	\$1,406
3-Bedroom	202	\$907 - \$2,646	\$1,352
4+ Bedrooms	35	\$899 - \$3,151	\$1,454
All Bedrooms	2009	\$433 - \$3,151	\$1,257

Includes Bedford, Goffstown, Manchester, Weare

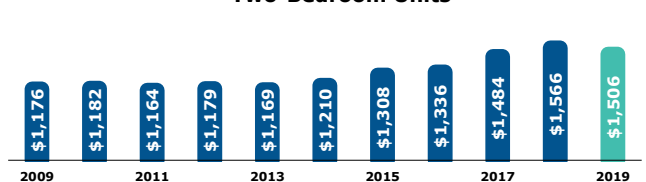
Median Monthly Gross Rent for Two-Bedroom Units



	Sample Size	Rent Range	Median
NASHUA, NH HMFA			
0-Bedroom	31	\$551 - \$1,534	\$997
1-Bedroom	405	\$585 - \$1,875	\$1,264
2-Bedroom	942	\$760 - \$2,638	\$1,506
3-Bedroom	200	\$936 - \$2,604	\$1,715
4+ Bedrooms	30	\$1,223 - \$2,697	\$2,057
All Bedrooms	1608	\$551 - \$2,697	\$1,473

Includes Amherst, Brookline, Greenville, Hollis, Hudson, Litchfield, Mason, Merrimack, Milford, Mont Vernon, Nashua, New Ipswich, Pelham, Wilton

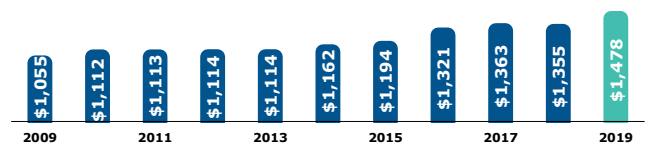
Median Monthly Gross Rent for Two-Bedroom Units



	Sample Size	Rent Range	Median
PORTSMOUTH-ROCHESTER, NH HMFA			
0-Bedroom	52	\$652 - \$2,254	\$951
1-Bedroom	496	\$547 - \$2,804	\$1,055
2-Bedroom	998	\$705 - \$4,063	\$1,478
3-Bedroom	214	\$787 - \$4,832	\$1,580
4+ Bedrooms	69	\$864 - \$3,548	\$1,865
All Bedrooms	1829	\$547 - \$4,832	\$1,371

Includes Barrington, Brentwood, Dover, Durham, East Kingston, Epping, Exeter, Farmington, Greenland, Hampton, Hampton Falls, Kensington, Lee, Madbury, Middleton, Milton, New Castle, New Durham, Newfields, Newington, Newmarket, North Hampton, Portsmouth, Rochester, Rollinsford, Rye, Somersworth, Strafford, Stratham

Median Monthly Gross Rent for Two-Bedroom Units

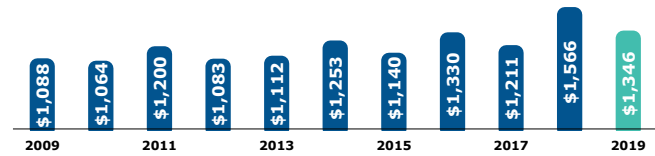


RENTAL COSTS - HUD HMFA

	Sample Size	Rent Range	Median
WESTERN ROCKINGHAM COUNTY, NH HMFA			
0-Bedroom	1	\$801 - \$801	****
1-Bedroom	7	\$910 - \$1,195	****
2-Bedroom	40	\$1,022 - \$2,481	\$1,346
3-Bedroom	6	\$1,344 - \$1,898	****
4+ Bedrooms	0	\$0 - \$0	****
All Bedrooms	54	\$801 - \$2,481	\$1,326

Includes Auburn, Candia, Deerfield, Londonderry, Northwood, Nottingham

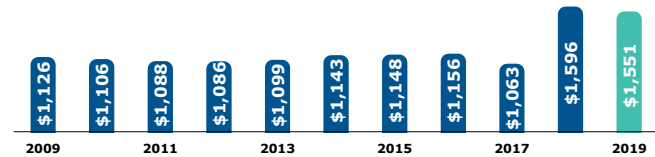
Median Monthly Gross Rent for Two-Bedroom Units



	Sample Size	Rent Range	Median
BOSTON-CAMBRIDGE-QUINCY, MA-NH HMFA			
0-Bedroom	0	\$0 - \$0	****
1-Bedroom	18	\$972 - \$1,410	****
2-Bedroom	45	\$1,091 - \$1,701	\$1,551
3-Bedroom	11	\$1,347 - \$2,351	****
4+ Bedrooms	2	\$2,032 - \$2,071	****
All Bedrooms	76	\$972 - \$2,351	\$1,443

Includes Seabrook, South Hampton

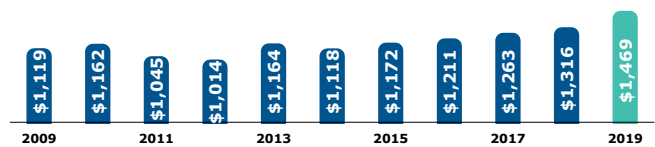
Median Monthly Gross Rent for Two-Bedroom Units



	Sample Size	Rent Range	Median
LAWRENCE, MA-NH HMFA			
0-Bedroom	16	\$851 - \$1,664	****
1-Bedroom	218	\$787 - \$1,899	\$1,070
2-Bedroom	318	\$920 - \$2,343	\$1,469
3-Bedroom	50	\$837 - \$2,586	\$2,057
4+ Bedrooms	2	\$1,801 - \$2,193	****
All Bedrooms	604	\$787 - \$2,586	\$1,261

Includes Atkinson, Chester, Danville, Derry, Fremont, Hampstead, Kingston, Newton, Plaistow, Raymond, Salem, Sandown, Windham

Median Monthly Gross Rent for Two-Bedroom Units



* Calculations based on smaller sample sizes are viewed as providing inconstant and highly volatile results and are not typically released.

NHHFA HOUSING RESEARCH, PUBLICATIONS AND RESOURCES

NHHFA's Policy, Planning and Communications Group focuses on researching, surveying and identifying the state's housing needs and conditions. It also provides technical assistance and information to local governments and the public on housing-related matters. Additionally, it administers grant programs to support non-profits engaged in affordable housing activities.



HOUSING-RELATED STUDIES AND REPORTS

NHHFA published *A New Hampshire Homeowner's Guide to Accessory Dwelling Units* in 2018 and an ADU guide for local officials in 2017. These guides provide assistance in implementing the Accessory Dwelling Units statute (RSA 674:71-73). The intent of the law is to expand affordable housing options in New Hampshire communities by encouraging the efficient use of existing housing stock and infrastructure.

HOUSING ADVOCACY AND GRANTS

Given the importance of this work, in 2018 NHHFA increased the funds available to support local housing advocacy and public education activities. NHHFA also is focusing on engaging partners such as local and regional chambers of commerce and economic development organizations. The state's network of workforce housing coalitions, along with Housing Action NH, are key to raising awareness about the need for a diverse and affordable range of housing in our communities. NHHFA provides grants to support the efforts of these coalitions: Vital Communities (Upper Valley); the Workforce Housing Coalition of the Greater Seacoast; and the Mt. Washington Valley Housing Coalition.

MUNICIPAL TECHNICAL ASSISTANCE GRANT PROGRAM

To provide towns and cities with assistance to address locally identified planning needs, NHHFA partners with Plan NH to administer the Municipal Technical Assistance Grant Program. Municipalities may apply for grants of up to \$20,000. A cash match of 25% of the grant amount is required to participate in the program. Additionally, NHHFA staff provide direct technical assistance to municipalities upon request.

HOUSING CONFERENCE SERIES

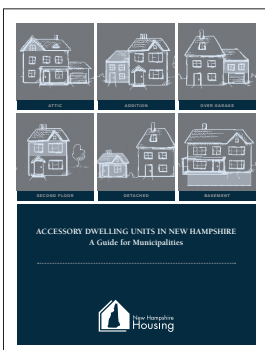
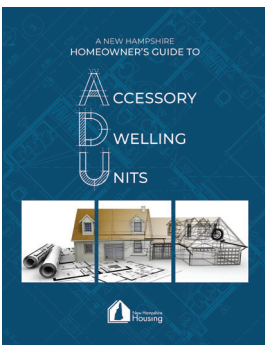
NHHFA hosts a series of conferences each year for the financial, real estate, lending, development, nonprofit, and other housing-related sectors, as well as public officials and business leaders. These events encourage discussion about ways to address the Granite State's affordable housing and economic development needs. In 2019, NHHFA will present the Homeownership Conference (March 19), Multi-Family Rental Housing Development Conference (June 6), and Housing and the Economy Conference (October 10).

ANNUAL PUBLICATIONS

- Annual Report
- Financial Statements and Independent Auditor's Report
- Strategic / Program Plan
- Residential Rental Cost Survey (and Utility Allowance Survey)
- HUD Required Consolidated Plan / Action Plan
- State Biennial Housing Plan (every 2 years)
- Housing Market Report (March - July - November)

STUDIES AND GUIDES

- New Hampshire's Housing Challenge and Projected Housing Needs: Dimensions and Policy Options (to be published in 2019)
- A New Hampshire Homeowner's Guide to Accessory Dwelling Units (2018)
- Accessory Dwelling Units in New Hampshire: A Guide for Municipalities (2017)
- Affordable Rental Housing Developments: Characteristics of Residents of New Hampshire Low Income Housing Tax Credit Apartments (2017)
- Analysis of Impediments to Fair Housing (2004 & 2015)
- Housing Needs in NH (NH Center for Public Policy Studies) (2014)
- Housing Solutions Handbook (updated 2019)
- Community Planning Grant Case Studies (2014)
- Information Briefs: A Planning Resource for Municipalities (2014)
- Fair Housing for Regional and Municipal Planners (2014)
- Housing and School Enrollment Studies (2004-2012)





NEW HAMPSHIRE
HOUSING

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*As a self-supporting public corporation created by the state legislature,
New Hampshire Housing Finance Authority promotes, finances,
and supports affordable housing.*

New Hampshire housing market, economic and demographic
data are available at NHHFA.org

