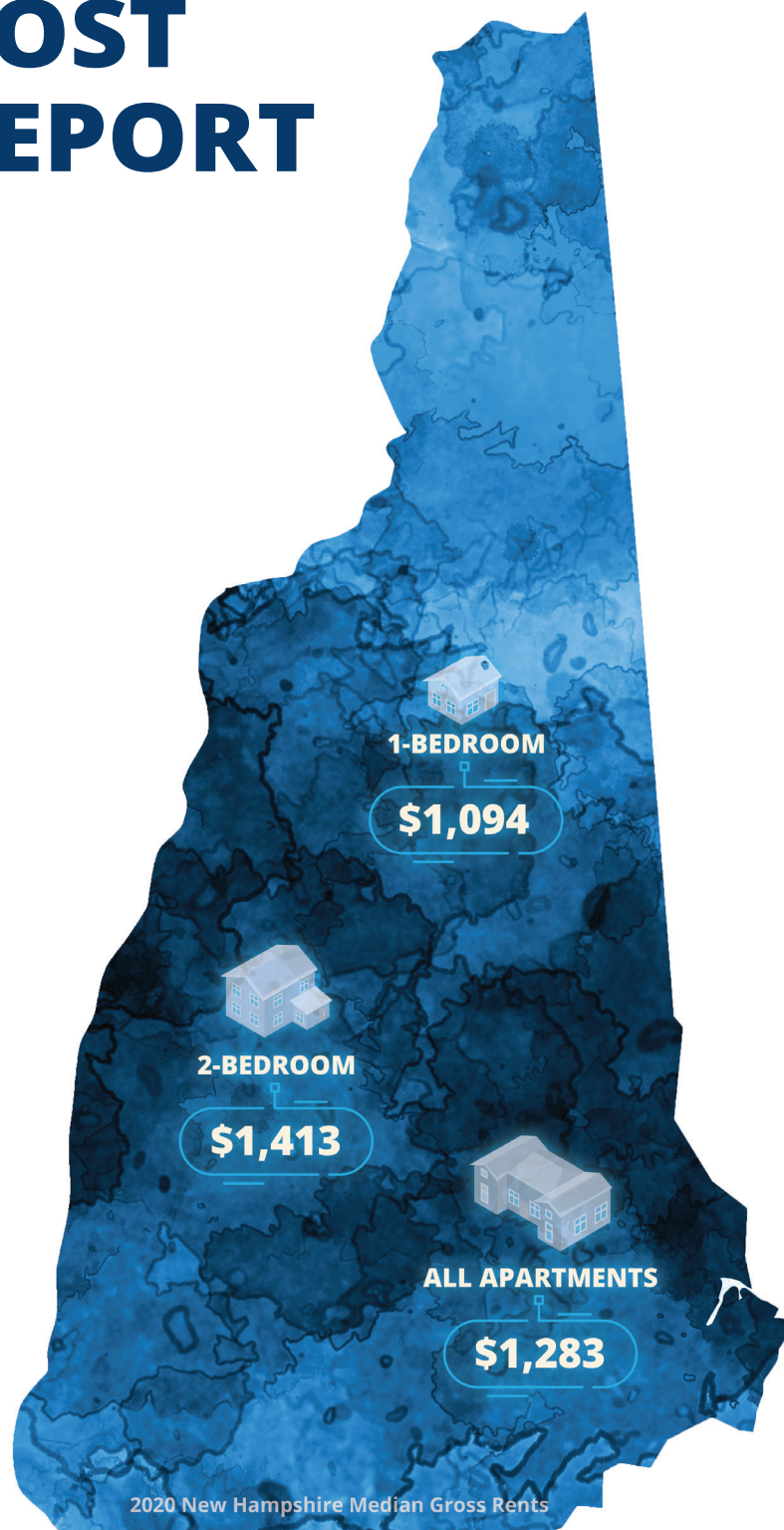


2020 NEW HAMPSHIRE **RESIDENTIAL RENTAL COST SURVEY REPORT**



NEW HAMPSHIRE
HOUSING

NEW HAMPSHIRE HOUSING FINANCE AUTHORITY
2020 RESIDENTIAL RENTAL COST SURVEY REPORT

TABLE OF CONTENTS

Executive Summary3

Overview of the 2020 Rent Survey Process4

Survey Results Summary5

 Statewide Monthly Median Gross Rent (2-bedroom)

 Total Survey Sample Size by Units (adjusted)

 Survey Sample Size by County

Rental Costs, Statewide 6 - 7

 Monthly Median Gross Rent (2-bedroom, all units)

 Percent Change in 2-Bedroom Median Gross Rent (over 5 years)

 Gross Rent by Number of Bedrooms

 Median Monthly Gross Rent for 2-Bedroom Units (over 10 years)

Vacancy Rates.....8

 Statewide Vacancy Rate

 Vacancies by County

 Statewide & County Vacancy Rate

Average Utility Costs9

Affordability & Income 10 - 11

 Owner & Renter Median Household Income

 Household Income Required to Afford 2-Bedroom

 2-Bedroom Units - Affordability by County

 Percent of 2-Bedroom Units Below Affordable Rent (by county)

Rental Costs - By NH County 12 - 13

Rental Costs - Select NH Cities14

Rental Costs - HUD Metro Fair Market Rent Area.....15

Note: We wish to acknowledge the vital participation of property owners and rental managers in our survey. Data in this report are referenced by public officials, businesses, and others with an interest in housing. [Download this report and data at NHHFA.org](#)

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REPORT PREPARED BY

Heather McCann, Director of Housing Research
Kathleen Moran, Housing Research Analyst
Ben Frost, Managing Director | **Policy, Planning & Communications**

Report and press inquiries:

Grace Lessner, Public Information Manager | glessner@nhhfa.org | 603-310-9371
P.O. Box 5087 | Manchester, NH 03108 | 603-472-8623
NHHFA.org | info@nhhfa.org

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

THE 2020 RESIDENTIAL RENTAL MARKET: A POSITIVE NOTE IN A TIME OF UNCERTAINTY

Dean J. Christon
Executive Director
New Hampshire Housing
Finance Authority

*NHHFA is closely
monitoring
the impact of the
coronavirus and
employment on
New Hampshire's
housing market.*

For many years New Hampshire Housing has conducted an annual statewide survey of market-rate apartment rental costs. This year's survey was especially challenging as it was carried out from March - May, amid the sudden emergence and impact of the coronavirus pandemic and Governor Sununu's "stay-at-home" emergency orders.

Our *2020 Residential Rental Cost Survey*, conducted by the University of New Hampshire Survey Center, received responses from the owners and managers of more than 21,600 unsubsidized (market rate) rental housing units around the state (14% of all units statewide). The survey results show that there is still a high demand for apartments, a tight supply, and a low vacancy rate, making it a challenging market for New Hampshire renters.

Rents reflect the demand: this year's statewide median gross rent (including utilities) of \$1,413 for two-bedroom units is up 5% over last year (and up 2% for all units). Rents have increased in each of the past seven years.

Despite the ongoing tightness of the rental market, there is a positive note from the survey: at 1.8%, the vacancy rate for all units is nearly 1% higher than last year (a vacancy rate of 4% to 5% is considered a balanced market for tenants and landlords). In comparison, the U.S. vacancy rate is 6.6% and in the Northeast it is 5.5%.

In the past few years there has been an increase in multi-family building permits, particularly in southern New Hampshire. It is likely that the construction and lease-up of those new units is reflected in the slightly higher vacancy rate this year.

Many of the new units, however, tend to be more expensive. To afford the statewide median cost of a typical two-bedroom apartment with utilities, a New Hampshire renter would have to earn 125% of the estimated statewide median renter income, or over \$56,500 a year.

To sustain New Hampshire's economy, additional housing is needed to support our labor force, as well as those who cannot work because of age or disability. According to a recent study, about 20,000 more housing units are needed to meet current demand and stabilize the market.

Over the past year, New Hampshire Housing committed financing for more than 2,300 rental units. These will be available to renters within 12 - 18 months. Even so, it is clear that we as a state must continue to encourage and support the development of more housing opportunities throughout New Hampshire.

Meanwhile, we will not know for some time how the coronavirus is impacting the rental market. Many workers have been required or encouraged by their employers to work from home during the pandemic. For certain industry sectors, this flexibility could remain after the pandemic, leaving those employees with substantially greater choice in where to live. However, in some industry sectors – retail and hospitality, for example – there is no such flexibility; workers must be on-site and must live within commuting distance. The benefits of remote working are likely to disproportionately favor those with higher-income jobs and not those renters with lower incomes.

The home buying market remains active and competitive, due in large part to very low interest rates. However, many households that could purchase a home continue to rent because of a scarcity of homes for sale. This lack of for-sale inventory continues to add pressure to rental costs in New Hampshire this year, as it has in the past seven years.

OVERVIEW OF THE 2020 RENT SURVEY PROCESS

If you own or manage rental property, your participation is appreciated and needed for this annual survey. Please contact Kathleen Moran at 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 2020 NHHFA survey was conducted by the University of New Hampshire Survey Center via telephone and online from March - May 2020. The Survey Center obtained information on 21,621 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 9,773 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 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.

Finally, a chart for each area summarizing the results of the *Residential Rental Cost Survey* 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.

Additionally, all median gross rents reported include utilities.

2021 NEW HAMPSHIRE RENTAL COST SURVEY

We're thinking ahead.

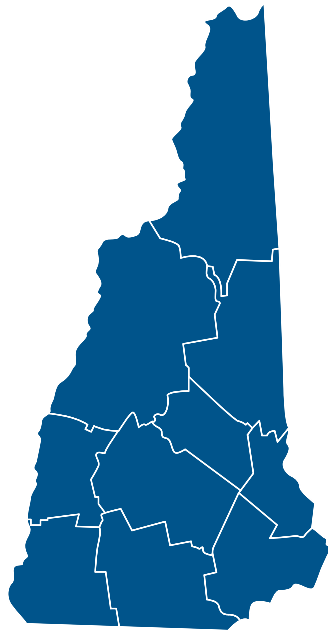
Our 2021 *Residential Rental Cost Survey* gets underway in January.

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, after you have completed the survey online or via phone, you may elect to be entered into a drawing to win gift cards. **To participate, please contact Kathleen Moran, Housing Research Analyst, at kmoran@nhhfa.org.**

2020 SURVEY RESULTS SUMMARY

STATEWIDE
MONTHLY
MEDIAN GROSS
RENT,
2-BEDROOM
UNITS



\$1,413

Monthly median gross rent
2-bedroom units

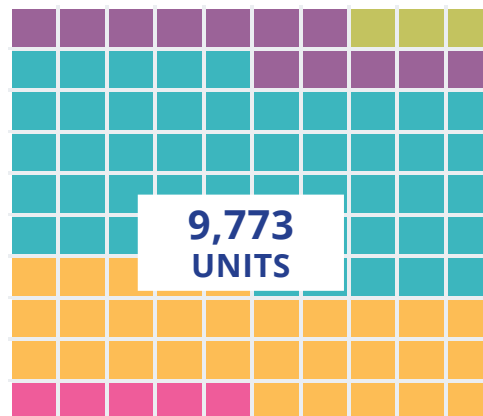
+ 4.9%

Annual change in monthly median
gross rent - 2 bedroom units

1.75%

Vacancy rate for 2-bedroom units

TOTAL SURVEY
SAMPLE SIZE BY
UNITS (ADJUSTED):



4+Bedrooms

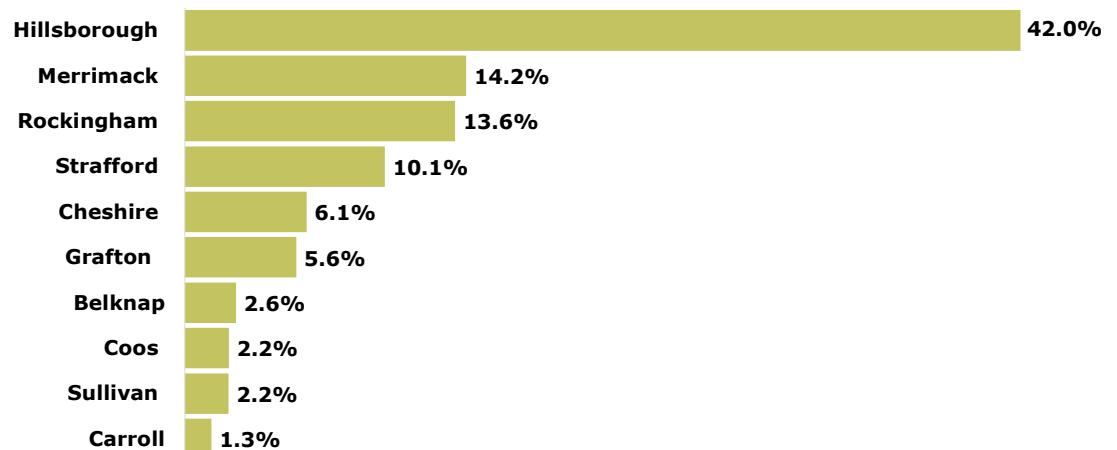
3-Bedroom

2-Bedroom

1-Bedroom

0-Bedroom

SURVEY
SAMPLE SIZE
BY COUNTY

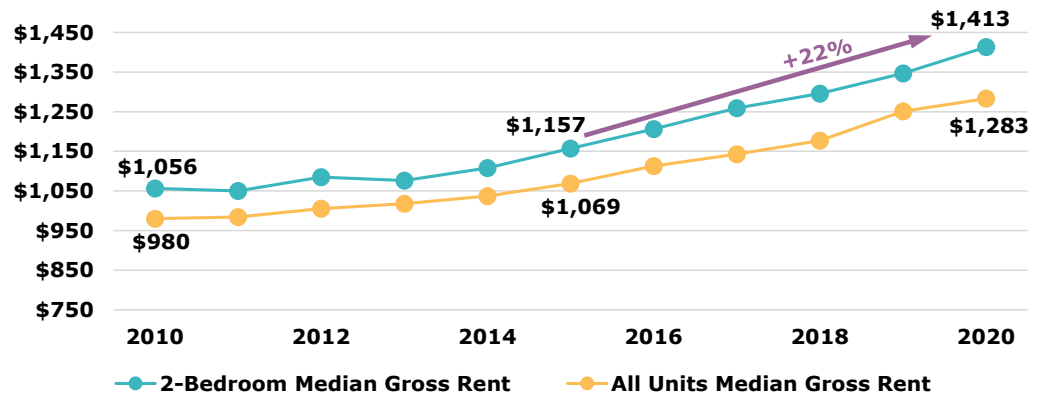


RENTAL COSTS, STATEWIDE

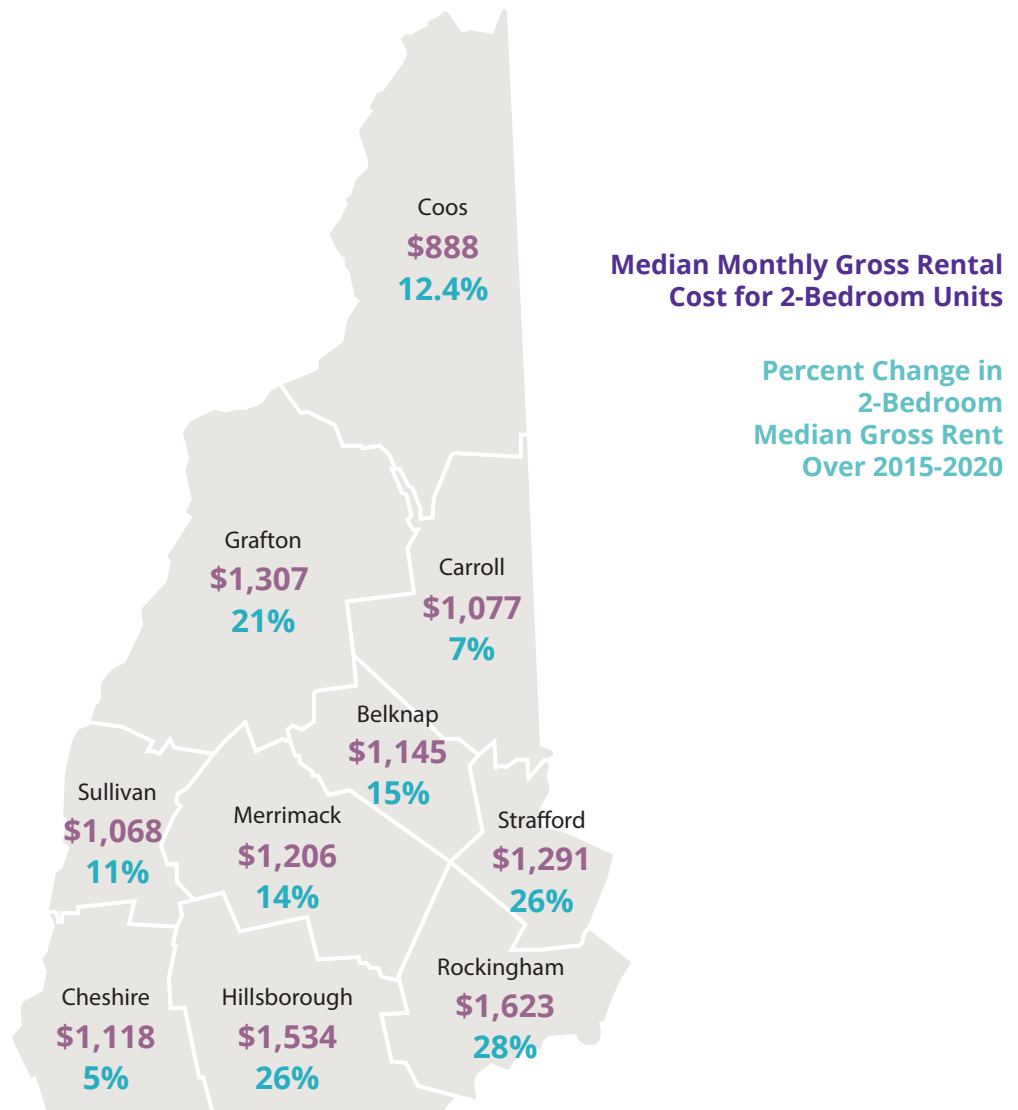
MONTHLY MEDIAN GROSS RENT, 2-BEDROOM & ALL UNITS (STATEWIDE)

Includes utilities

The statewide median gross rent (including utilities) for a 2-bedroom unit has increased over 22% in the past 5 years.



PERCENT CHANGE IN 2-BEDROOM MEDIAN GROSS RENT OVER FIVE YEARS (STATEWIDE, 2015 - 2020)

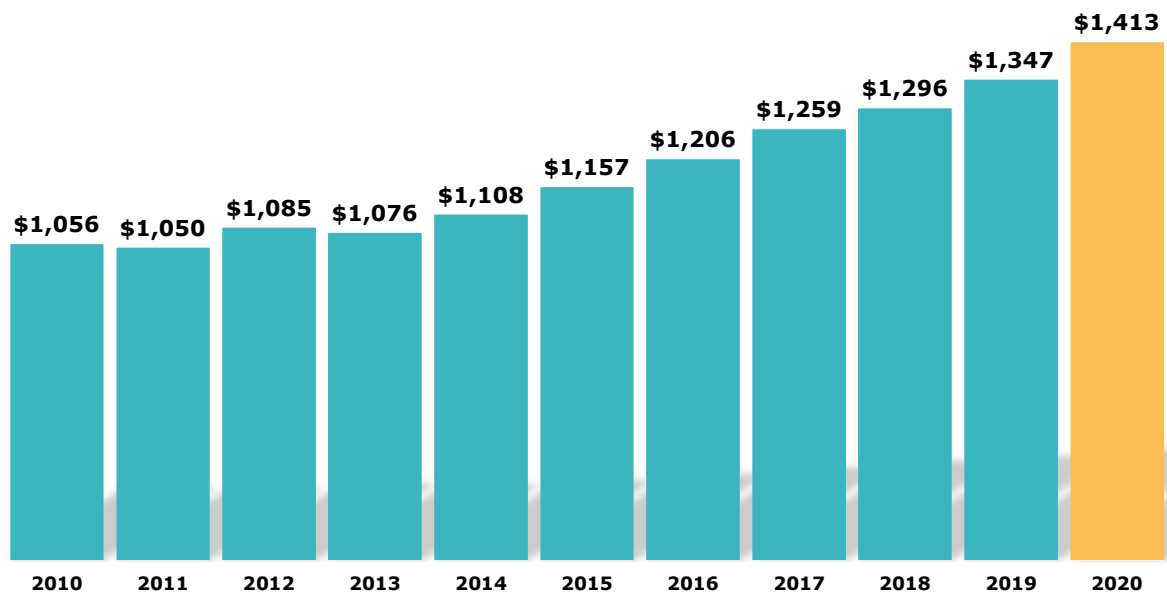


RENTAL COSTS, STATEWIDE

GROSS RENT BY NUMBER OF BEDROOMS (STATEWIDE)

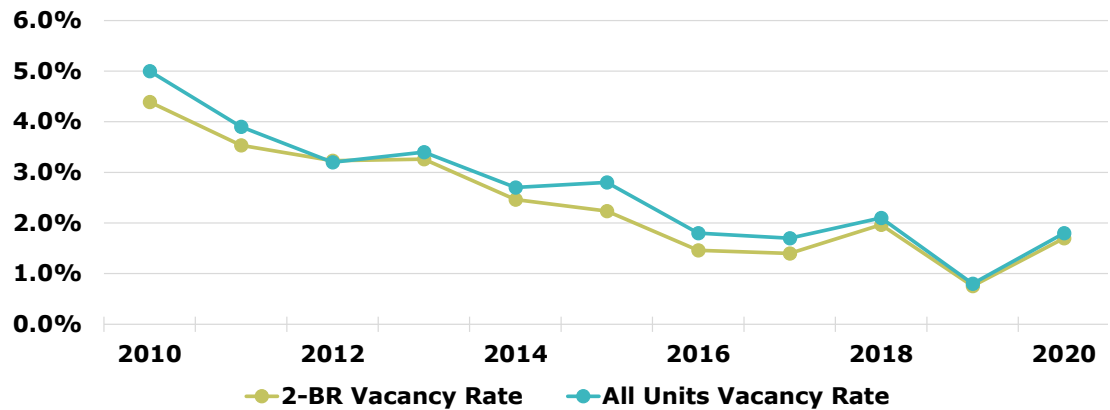
	Sample Size	Rent Range	Median
2020 GROSS RENT			
0-Bedroom	499	\$433 - \$3,842	\$900
1-Bedroom	2,972	\$390 - \$3,954	\$1,094
2-Bedroom	4,851	\$223 - \$4,052	\$1,413
3-Bedroom	1,210	\$461 - \$4,820	\$1,475
4+ Bedrooms	241	\$758 - \$3,863	\$1,580
All Bedrooms	9,773	\$223 - \$4,820	\$1,283

MEDIAN MONTHLY GROSS RENT FOR 2-BEDROOM UNITS, 2010 - 2020 (STATEWIDE)

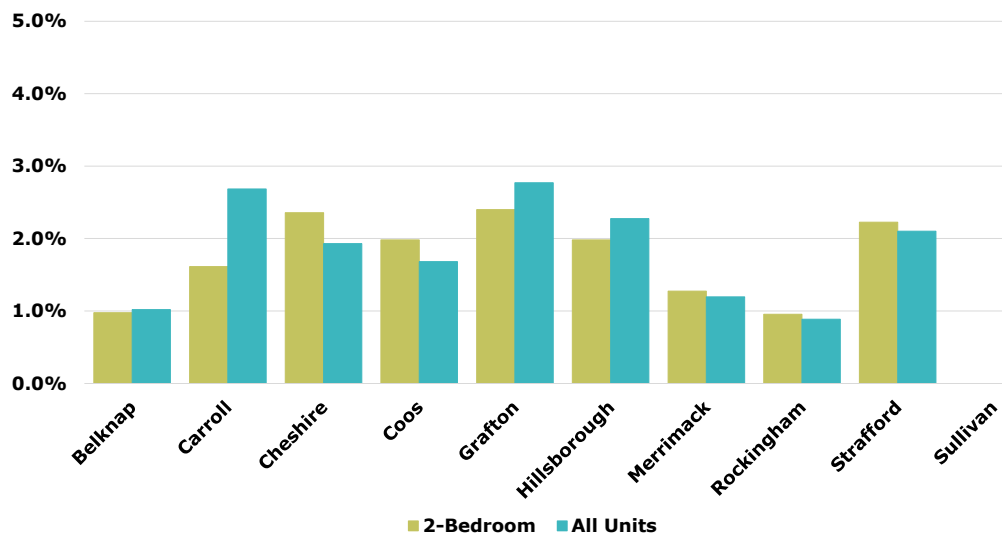


VACANCY RATES

STATEWIDE
VACANCY RATE,
2-BEDROOM &
ALL UNITS
(2010 - 2020)



VACANCIES BY COUNTY
(PERCENT OF
2-BEDROOM UNITS
& ALL UNITS)



VACANCY RATE FOR
ALL UNITS
(STATEWIDE & COUNTY)

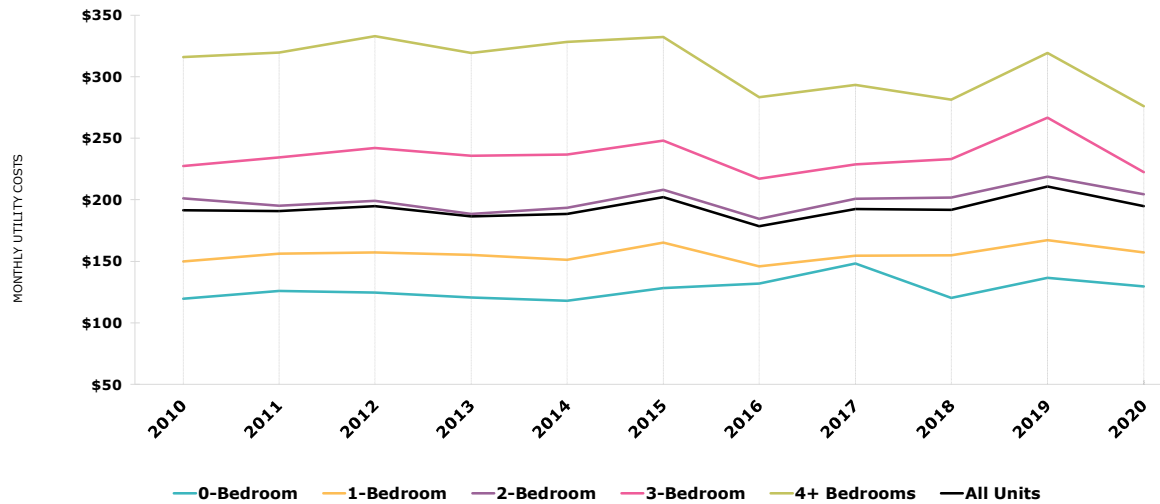
The 2020 rental housing vacancy rate remains under 2% for 2-bedroom and all units. New Hampshire's vacancy rate is still below the Northeast region (5.5%) and the U.S. (6.6%). (A balanced rental market is between 4 - 5% vacancy rate.)

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
STATEWIDE	4.4%	3.5%	3.2%	3.3%	2.5%	2.2%	1.5%	1.4%	2.0%	0.8%	1.8%
Belknap County	6.4%	8.9%	3.3%	7.5%	5.3%	1.2%	4.9%	4.6%	4.0%	2.0%	1.0%
Carroll County	9.7%	11.3%	5.1%	3.1%	3.6%	3.9%	1.4%	0.0%	*N/A	*N/A	2.7%
Cheshire County	7.4%	6.4%	7.1%	2.5%	3.7%	3.2%	4.5%	1.0%	1.7%	0.9%	1.9%
Coos County	10.6%	15.2%	12.6%	9.5%	7.9%	9.2%	6.9%	10.7%	3.7%	1.0%	1.7%
Grafton County	7.0%	7.6%	7.5%	3.0%	3.9%	2.7%	3.0%	3.0%	3.9%	0.3%	2.8%
Hillsborough County	3.8%	2.2%	2.2%	2.6%	2.1%	2.3%	0.9%	1.2%	1.8%	1.0%	2.3%
Merrimack County	4.9%	4.8%	2.7%	3.3%	2.5%	1.7%	1.2%	1.1%	2.5%	0.5%	1.2%
Rockingham County	3.0%	2.7%	3.2%	3.4%	2.1%	1.9%	1.0%	1.1%	1.0%	0.3%	0.9%
Strafford County	5.7%	3.3%	3.6%	4.9%	2.1%	2.3%	1.4%	1.2%	2.6%	0.8%	2.1%
Sullivan County	6.4%	5.7%	7.4%	7.3%	5.8%	2.7%	6.4%	2.2%	0.9%	0.0%	0.0%

AVERAGE UTILITY COSTS

Utilities: Electricity, hot water, heat

CHANGE IN AVERAGE UTILITY COSTS FOR UNITS WHERE TENANT PAYS FOR HEAT



AVERAGE MONTHLY UTILITY COSTS IN RENTAL UNITS WHERE TENANT PAYS FOR HEAT (BY COUNTY)

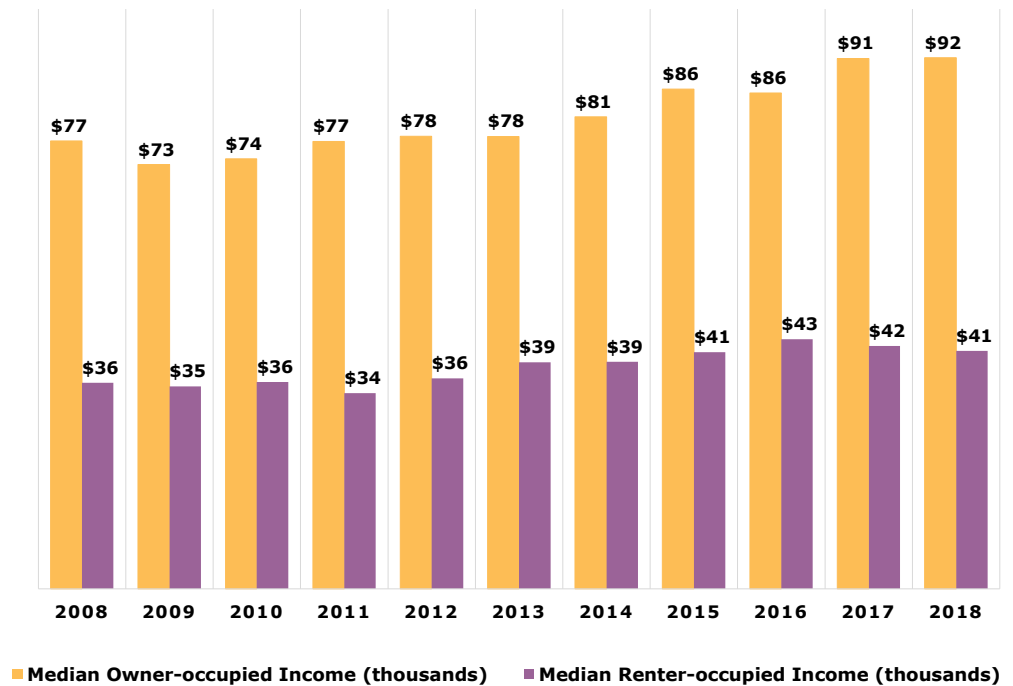
	Bedrooms Per Unit					
	0	1	2	3	4+	All Units
STATEWIDE	\$ 129.65	\$ 157.30	\$ 204.54	\$ 222.24	\$ 276.15	\$ 194.84
Belknap County	\$ 169.85	\$ 164.50	\$ 255.97	\$ 265.13	\$ 464.33	\$ 232.31
Carroll County	\$ 168.00	\$ 208.25	\$ 275.14	\$ 345.00	\$ 367.00	\$ 265.74
Cheshire County	\$ 145.33	\$ 182.77	\$ 224.62	\$ 297.29	\$ 350.82	\$ 230.81
Coos County	\$ 194.00	\$ 218.25	\$ 279.50	\$ 388.00	\$ 442.00	\$ 292.23
Grafton County	\$ 163.44	\$ 199.42	\$ 286.40	\$ 338.40	\$ 372.50	\$ 256.11
Hillsborough County	\$ 125.24	\$ 146.40	\$ 177.25	\$ 197.75	\$ 254.80	\$ 172.51
Merrimack County	\$ 129.89	\$ 168.07	\$ 233.01	\$ 246.60	\$ 304.18	\$ 211.00
Rockingham County	\$ 109.05	\$ 149.35	\$ 208.80	\$ 221.66	\$ 323.36	\$ 197.40
Strafford County	\$ 105.00	\$ 164.11	\$ 238.67	\$ 259.71	\$ 262.03	\$ 226.27
Sullivan County	\$ -	\$ 217.80	\$ 291.44	\$ 323.80	\$ 384.83	\$ 298.52

AFFORDABILITY & INCOME

OWNER AND RENTER MEDIAN HOUSEHOLD INCOME

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

Source: U.S. Census Bureau, American Community Survey (2008-2018), 1 Year Estimates, In 2018 inflation adjusted dollars



HOUSEHOLD INCOME REQUIRED TO AFFORD A 2-BEDROOM APARTMENT

In New Hampshire, 44% 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	2020 Affordability Income	% of 2020 Renter Household Income (Est.) Needed
Belknap County	\$1,145	\$45,800	117%
Carroll County	\$1,066	\$42,600	116%
Cheshire County	\$1,118	\$44,700	121%
Coos County	\$888	\$35,500	118%
Grafton County	\$1,307	\$52,300	134%
Hillsborough County	\$1,534	\$61,400	127%
Merrimack County	\$1,273	\$50,900	121%
Rockingham County	\$1,623	\$64,900	122%
Strafford County	\$1,291	\$51,600	115%
Sullivan County	\$1,068	\$42,700	109%
STATEWIDE	\$1,413	\$56,500	125%

AFFORDABILITY & INCOME

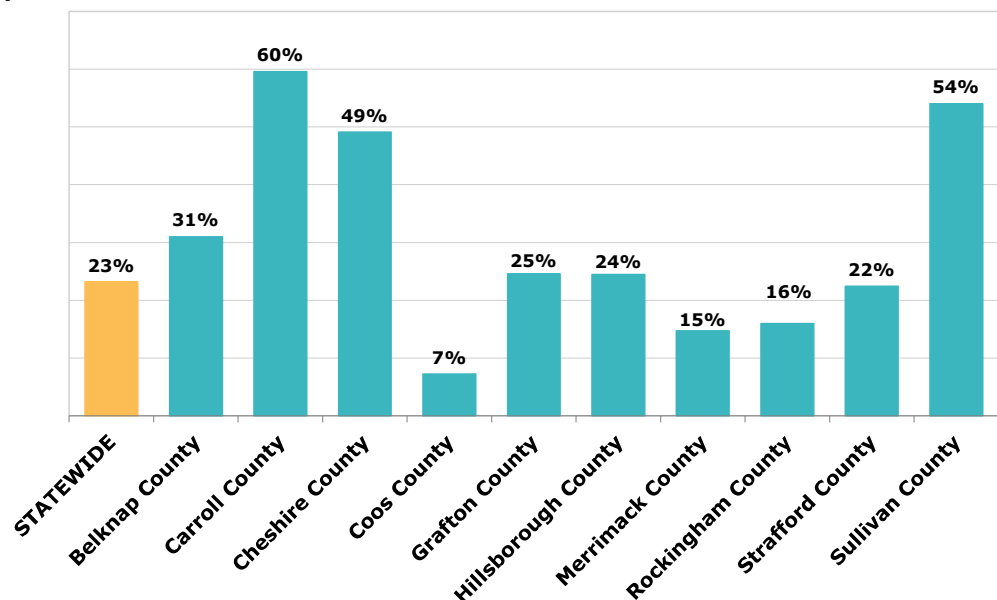
2-BEDROOM UNITS AFFORDABLE TO MEDIAN INCOME RENTER HOUSEHOLDS

In general, higher income counties have access to more affordable units. However, even in the highest income county (Rockingham), only 16% of the units would be affordable to half of the renter households.

Source: U.S. Census Bureau 2014-2018 American Community Survey, rounded by 3% for 2 years Median Income for Renter Households by County

	Estimated 2020 Renter Household Income	Affordable Gross Rent Based on Income	% of 2-Bedroom Units Below Affordable Rent
Belknap County	\$39,002	\$975	31%
Carroll County	\$36,821	\$921	60%
Cheshire County	\$36,988	\$925	49%
Coos County	\$30,141	\$754	7%
Grafton County	\$39,115	\$978	25%
Hillsborough County	\$48,498	\$1,212	24%
Merrimack County	\$42,063	\$1,052	15%
Rockingham County	\$53,178	\$1,329	16%
Strafford County	\$44,805	\$1,120	22%
Sullivan County	\$39,183	\$980	54%
STATEWIDE	\$45,073	\$1,127	23%

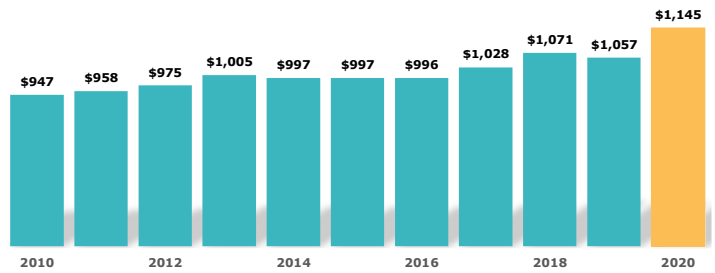
PERCENT OF 2-BEDROOM UNITS BELOW AFFORDABLE RENT



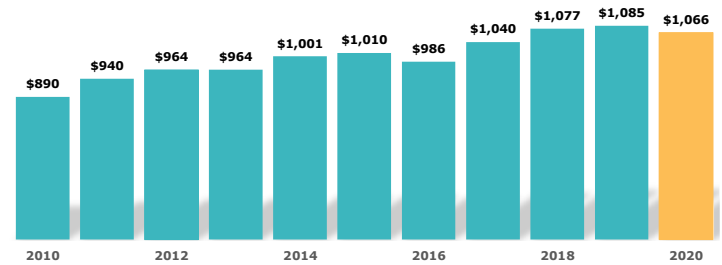
RENTAL COSTS - BY COUNTY

	Sample Size	Rent Range	Median
BELKNAP COUNTY			
0-Bedroom	15	\$601 - \$3,842	****
1-Bedroom	73	\$650 - \$1,447	\$912
2-Bedroom	129	\$600 - \$1,868	\$1,145
3-Bedroom	31	\$991 - \$2,400	\$1,361
4+ Bedrooms	5	\$1,504 - \$3,436	****
All Bedrooms	253	\$600 - \$3,842	\$1,073

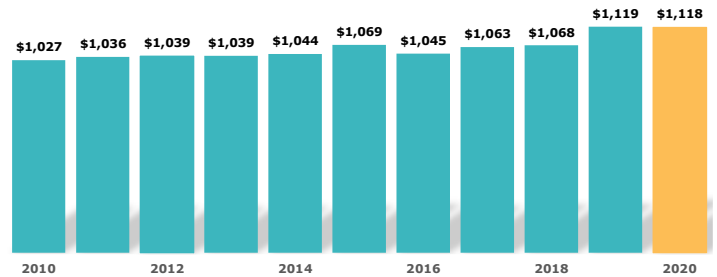
Median Monthly Gross Rent for 2-Bedroom Units



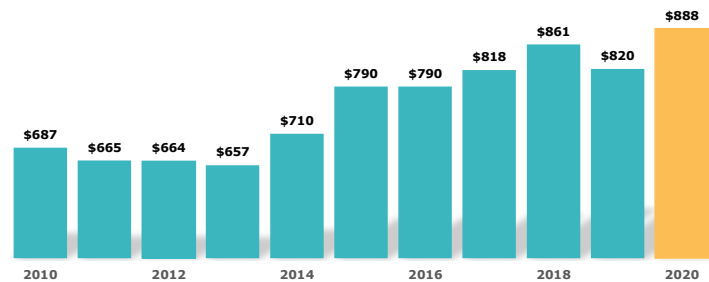
	Sample Size	Rent Range	Median
CARROLL COUNTY			
0-Bedroom	9	\$618 - \$1,350	****
1-Bedroom	43	\$714 - \$1,071	\$857
2-Bedroom	52	\$898 - \$1,525	\$1,066
3-Bedroom	25	\$957 - \$1,998	\$1,262
4+ Bedrooms	2	\$1,467 - \$1,850	****
All Bedrooms	131	\$618 - \$1,998	\$1,009



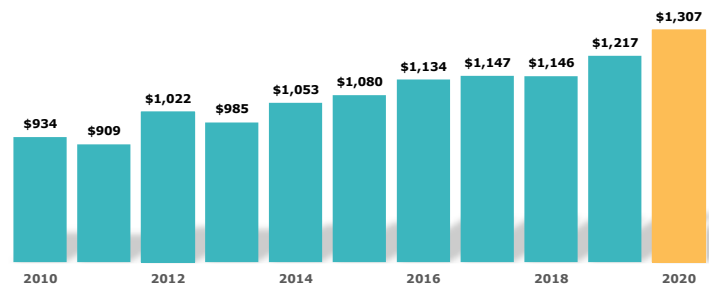
	Sample Size	Rent Range	Median
CHESHIRE COUNTY			
0-Bedroom	35	\$547 - \$1,000	\$750
1-Bedroom	249	\$600 - \$1,667	\$1,001
2-Bedroom	230	\$757 - \$3,973	\$1,118
3-Bedroom	63	\$1,012 - \$3,866	\$1,399
4+ Bedrooms	23	\$1,578 - \$3,854	\$1,833
All Bedrooms	600	\$547 - \$3,973	\$1,087



	Sample Size	Rent Range	Median
COOS COUNTY			
0-Bedroom	3	\$679 - \$844	****
1-Bedroom	55	\$535 - \$982	\$703
2-Bedroom	97	\$473 - \$1,517	\$888
3-Bedroom	55	\$787 - \$1,586	\$975
4+ Bedrooms	8	\$870 - \$1,444	****
All Bedrooms	218	\$473 - \$1,586	\$885



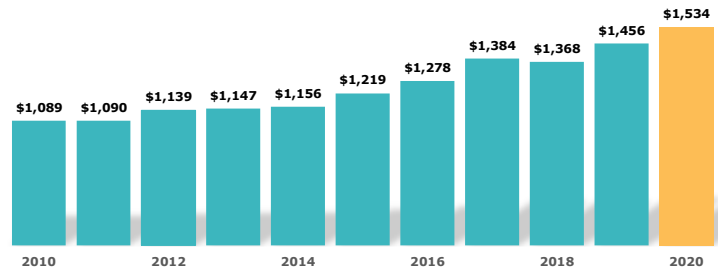
	Sample Size	Rent Range	Median
GRAFTON COUNTY			
0-Bedroom	47	\$600 - \$1,790	\$693
1-Bedroom	214	\$390 - \$2,062	\$937
2-Bedroom	228	\$555 - \$2,066	\$1,307
3-Bedroom	51	\$927 - \$2,298	\$1,620
4+ Bedrooms	9	\$1,204 - \$3,111	****
All Bedrooms	549	\$390 - \$3,111	\$1,098



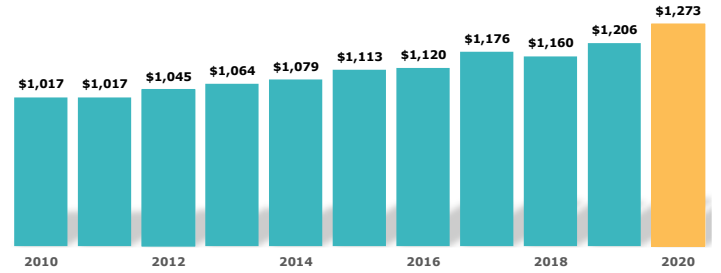
RENTAL COSTS - BY COUNTY

	Sample Size	Rent Range	Median
HILLSBOROUGH COUNTY			
0-Bedroom	208	\$433 - \$2,550	\$986
1-Bedroom	1,228	\$455 - \$2,055	\$1,188
2-Bedroom	2,052	\$223 - \$3,783	\$1,534
3-Bedroom	531	\$461 - \$3,058	\$1,487
4+ Bedrooms	90	\$1,013 - \$3,863	\$1,554
All Bedrooms	4,109	\$223 - \$3,863	\$1,412

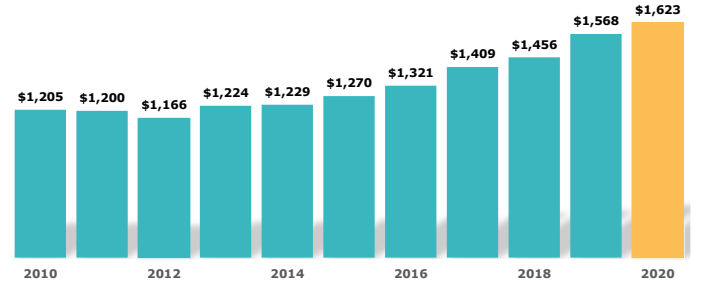
Median Monthly Gross Rent for 2-Bedroom Units



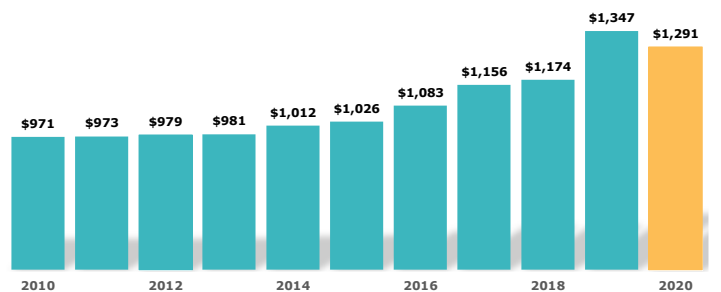
	Sample Size	Rent Range	Median
MERRIMACK COUNTY			
0-Bedroom	55	\$646 - \$1,445	\$961
1-Bedroom	436	\$575 - \$1,875	\$1,067
2-Bedroom	665	\$650 - \$1,896	\$1,273
3-Bedroom	202	\$611 - \$2,601	\$1,273
4+ Bedrooms	26	\$758 - \$2,607	\$1,413
All Bedrooms	1,384	\$575 - \$2,607	\$1,192



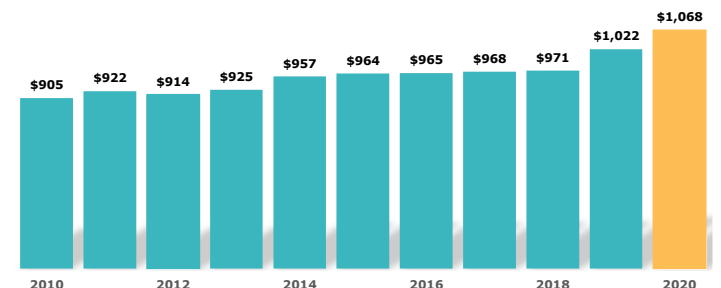
	Sample Size	Rent Range	Median
ROCKINGHAM COUNTY			
0-Bedroom	56	\$546 - \$2,247	\$1,100
1-Bedroom	336	\$794 - \$2,796	\$1,253
2-Bedroom	796	\$381 - \$4,052	\$1,623
3-Bedroom	128	\$1,015 - \$4,820	\$1,791
4+ Bedrooms	14	\$1,899 - \$3,507	****
All Bedrooms	1,330	\$381 - \$4,820	\$1,548



	Sample Size	Rent Range	Median
STRAFFORD COUNTY			
0-Bedroom	66	\$461 - \$1,191	\$786
1-Bedroom	273	\$650 - \$3,954	\$1,090
2-Bedroom	491	\$700 - \$2,267	\$1,291
3-Bedroom	101	\$806 - \$2,908	\$1,543
4+ Bedrooms	53	\$1,111 - \$3,250	\$1,126
All Bedrooms	984	\$461 - \$3,954	\$1,210



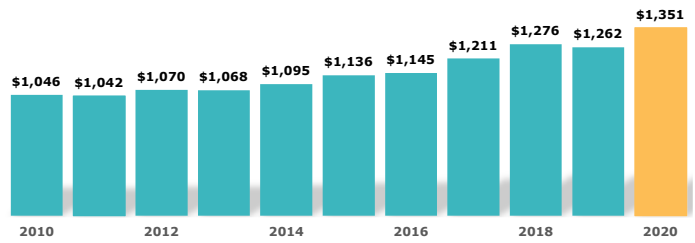
	Sample Size	Rent Range	Median
SULLIVAN COUNTY			
0-Bedroom	5	\$494 - \$765	****
1-Bedroom	65	\$610 - \$1,053	\$841
2-Bedroom	111	\$781 - \$1,507	\$1,068
3-Bedroom	23	\$1,166 - \$1,480	\$1,261
4+ Bedrooms	11	\$1,204 - \$1,744	****
All Bedrooms	215	\$494 - \$1,744	\$1,006



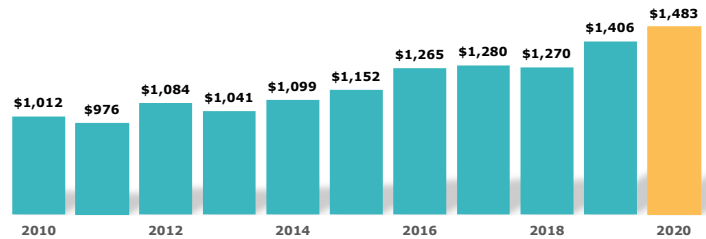
RENTAL COSTS - SELECT CITIES

	Sample Size	Rent Range	Median
CITY OF CONCORD			
0-Bedroom	36	\$845 - \$1,445	\$986
1-Bedroom	285	\$637 - \$1,875	\$1,110
2-Bedroom	350	\$917 - \$1,896	\$1,351
3-Bedroom	78	\$1,085 - \$2,601	\$1,600
4+ Bedrooms	8	\$1,104 - \$2,010	****
All Bedrooms	757	\$637 - \$2,601	\$1,219

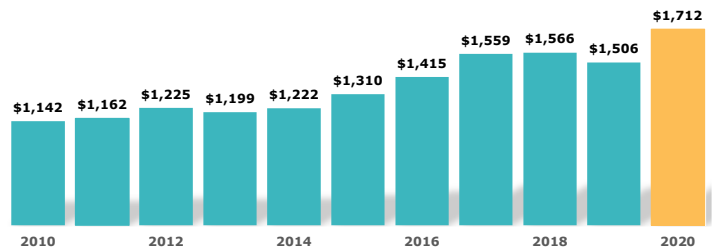
Median Monthly Gross Rent for 2-Bedroom Units



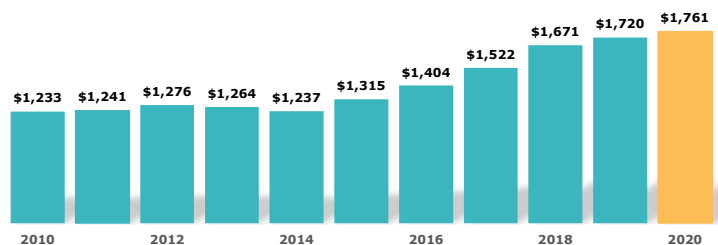
	Sample Size	Rent Range	Median
CITY OF MANCHESTER			
0-Bedroom	152	\$433 - \$2,550	\$1,000
1-Bedroom	643	\$455 - \$1,876	\$1,160
2-Bedroom	913	\$223 - \$2,373	\$1,483
3-Bedroom	292	\$461 - \$3,058	\$1,373
4+ Bedrooms	59	\$1,013 - \$2,047	\$1,500
All Bedrooms	2059	\$223 - \$3,058	\$1,291



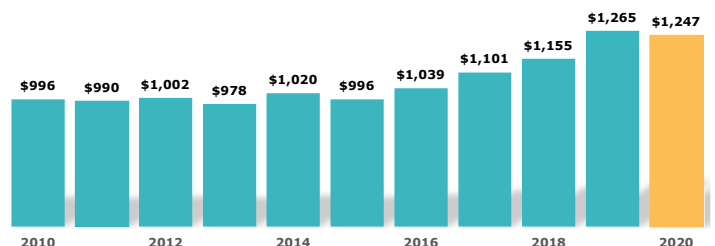
	Sample Size	Rent Range	Median
CITY OF NASHUA			
0-Bedroom	33	\$550 - \$1,500	\$1,170
1-Bedroom	362	\$610 - \$2,055	\$1,422
2-Bedroom	707	\$827 - \$2,156	\$1,712
3-Bedroom	157	\$1,062 - \$2,590	\$1,891
4+ Bedrooms	22	\$1,204 - \$2,817	\$2,043
All Bedrooms	1281	\$550 - \$2,817	\$1,631



	Sample Size	Rent Range	Median
CITY OF PORTSMOUTH			
0-Bedroom	15	\$733 - \$2,247	****
1-Bedroom	60	\$1,044 - \$2,796	\$1,339
2-Bedroom	230	\$1,261 - \$4,052	\$1,761
3-Bedroom	63	\$1,525 - \$4,820	\$1,591
4+ Bedrooms	3	\$2,159 - \$3,104	****
All Bedrooms	371	\$733 - \$4,820	\$1,761



	Sample Size	Rent Range	Median
CITY OF ROCHESTER			
0-Bedroom	40	\$461 - \$1,141	\$786
1-Bedroom	96	\$704 - \$3,954	\$1,005
2-Bedroom	162	\$725 - \$1,691	\$1,247
3-Bedroom	45	\$806 - \$2,483	\$1,498
4+ Bedrooms	8	\$1,292 - \$2,424	****
All Bedrooms	351	\$461 - \$3,954	\$1,156



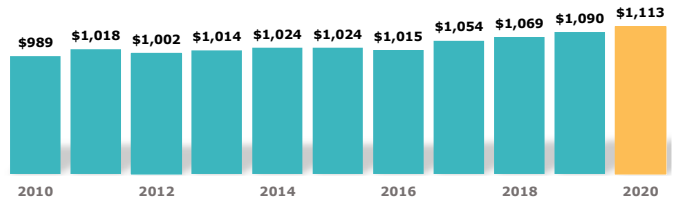
RENTAL COSTS - HUD HMFA

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.

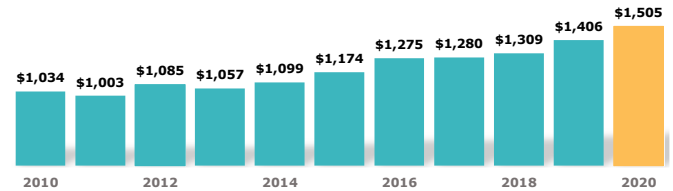
Median Monthly Gross Rent for 2-Bedroom Units

	Sample Size	Rent Range	Median
HILLSBOROUGH COUNTY, NH (PART) HMFA			
0-Bedroom	7	\$700 - \$925	****
1-Bedroom	67	\$644 - \$1,400	\$893
2-Bedroom	55	\$966 - \$2,097	\$1,113
3-Bedroom	23	\$1,169 - \$2,019	\$1,437
4+ Bedrooms	1	\$2,252 - \$2,252	****
All Bedrooms	153	\$644 - \$2,252	\$1,096



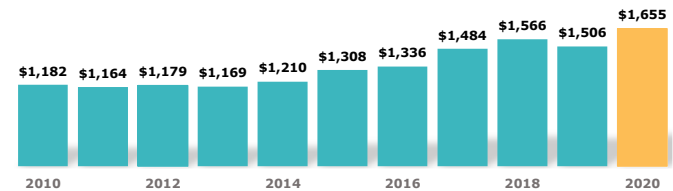
Includes Antrim, Bennington, Deering, Francestown, Greenfield, Hancock, Hillsborough, Lyndeborough, New Boston, Peterborough, Sharon, Temple, Windsor

	Sample Size	Rent Range	Median
MANCHESTER, NH HMFA			
0-Bedroom	154	\$433 - \$2,550	\$996
1-Bedroom	675	\$455 - \$1,876	\$1,160
2-Bedroom	1060	\$223 - \$3,783	\$1,505
3-Bedroom	300	\$461 - \$3,058	\$1,373
4+ Bedrooms	60	\$1,013 - \$3,500	\$1,500
All Bedrooms	2249	\$223 - \$3,783	\$1,322



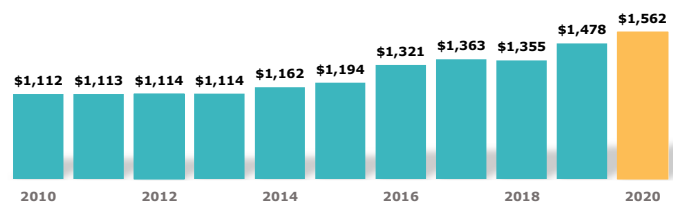
Includes Bedford, Goffstown, Manchester, Weare

	Sample Size	Rent Range	Median
NASHUA, NH HMFA			
0-Bedroom	47	\$550 - \$1,539	\$900
1-Bedroom	486	\$610 - \$2,055	\$1,285
2-Bedroom	937	\$827 - \$2,733	\$1,655
3-Bedroom	208	\$994 - \$2,680	\$1,825
4+ Bedrooms	29	\$1,204 - \$3,863	\$2,064
All Bedrooms	1707	\$550 - \$3,863	\$1,544



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

	Sample Size	Rent Range	Median
PORTSMOUTH-ROCHESTER, NH HMFA			
0-Bedroom	104	\$461 - \$2,247	\$886
1-Bedroom	451	\$650 - \$3,954	\$1,154
2-Bedroom	973	\$700 - \$4,052	\$1,562
3-Bedroom	189	\$806 - \$4,820	\$1,591
4+ Bedrooms	63	\$1,111 - \$3,507	\$1,513
All Bedrooms	1780	\$461 - \$4,820	\$1,425

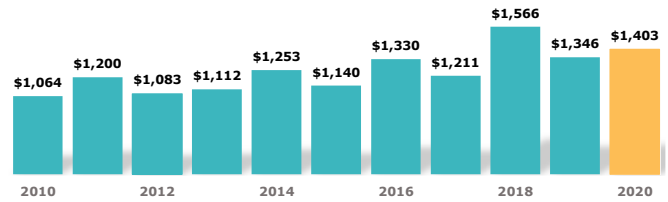


Includes Barrington, Brentwood, Dover, Durham, East Kingston, Epping, Exeter, Farmington, Greenland, Hampton, Hampton Falls, Kensington, Lee, Madbury, Middleton, Milton, New Castle, New Durham, Newfields, Newington, Newmarket, North Hampton, Portsmouth, Rochester, Rollinsford, Rye, Somersworth, Strafford,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

RENTAL COSTS - HUD HMFA

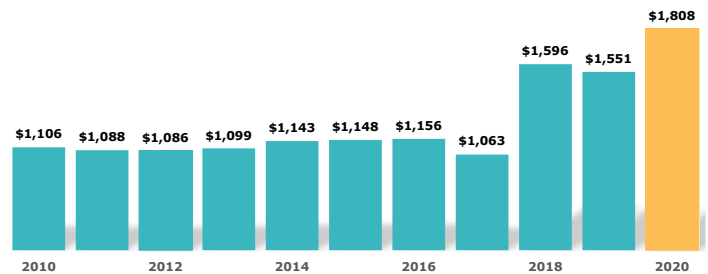
Median Monthly Gross Rent for 2-Bedroom Units

	Sample Size	Rent Range	Median
WESTERN ROCKINGHAM COUNTY, NH HMFA			
0-Bedroom	1	\$800 - \$800	****
1-Bedroom	10	\$910 - \$1,363	****
2-Bedroom	94	\$381 - \$2,250	\$1,403
3-Bedroom	4	\$1,400 - \$1,889	****
4+ Bedrooms	0	\$0 - \$0	****
All Bedrooms	109	\$381 - \$2,250	\$1,384



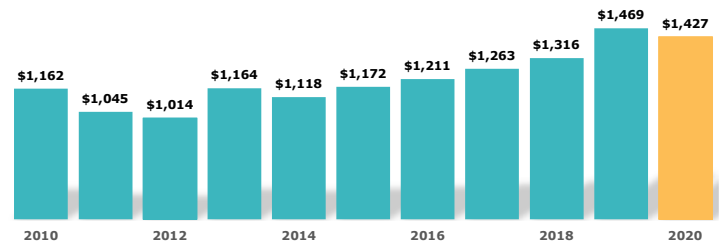
Includes Auburn, Candia, Deerfield, Londonderry, Northwood, Nottingham

	Sample Size	Rent Range	Median
BOSTON-CAMBRIDGE-QUINCY, MA-NH HMFA			
0-Bedroom	0	\$0 - \$0	****
1-Bedroom	12	\$1,251 - \$1,653	****
2-Bedroom	44	\$1,431 - \$2,074	\$1,808
3-Bedroom	9	\$1,591 - \$2,367	****
4+ Bedrooms	3	\$2,007 - \$2,763	****
All Bedrooms	68	\$1,251 - \$2,763	\$1,808



Includes Seabrook, South Hampton

	Sample Size	Rent Range	Median
LAWRENCE, MA-NH HMFA			
0-Bedroom	17	\$850 - \$1,346	****
1-Bedroom	136	\$794 - \$1,881	\$1,151
2-Bedroom	176	\$780 - \$2,281	\$1,427
3-Bedroom	27	\$1,015 - \$2,395	\$1,786
4+ Bedrooms	1	\$1,900 - \$1,900	****
All Bedrooms	357	\$780 - \$2,395	\$1,373



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

* 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 and identifying the state's housing needs and conditions, and publishing housing reports and studies. It also provides technical assistance and information to local governments and the public on housing-related matters, and administers grant programs to support non-profits engaged in affordable housing activities.



HOUSING ADVOCACY AND GRANTS

NHHFA provides funding to support local housing advocacy and public education activities. NHHFA also focuses 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 housing coalitions such as 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 in offering the Municipal Technical Assistance Grant Program (MTAG). Grants of up to \$25,000 are available, and a match of 15% of the grant amount (in-kind or cash) is required.

NHHFA staff provide direct technical assistance to municipalities upon request.

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 Unit statute (RSA 674:71-73). The intent of that law is to expand affordable housing options in New Hampshire communities by encouraging the efficient use of existing housing stock and infrastructure.

HOUSING CONFERENCE SERIES

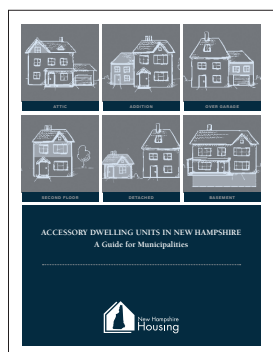
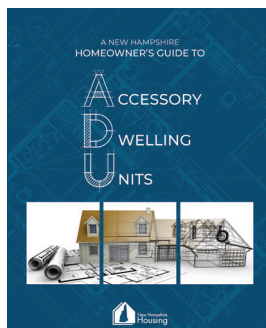
NHHFA hosts a series of conferences each year for the financial, real estate, lending, development, nonprofit, and other housing-related sectors, as well as public officials and business leaders. These events encourage discussion about addressing the Granite State's affordable housing and economic development needs. In 2020, NHHFA presented its Homeownership Conference on March 3. In the fall, there will be virtual sessions in lieu of an in-person Multi-Family Housing Development Conference and Housing and the Economy Conference.

HOUSING-RELATED STUDIES, GUIDES AND REPORTS

- A Housing Needs Assessment for New Hampshire (Part 1) (August 2020)
- Housing Solutions Handbook (updated 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)
- Community Planning Grant Case Studies (2014)
- Information Briefs: A Planning Resource for Municipalities (2014)
- Fair Housing for Regional and Municipal Planners (2014)
- New Hampshire Employer Survey (2005, 2008 & 2014)

OTHER NHHFA PUBLICATIONS

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





NEW HAMPSHIRE
HOUSING

P.O. Box 5087 | Manchester, NH 03108
603-472-8623 | NHHFA.org | info@nhhfa.org

*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/data-resources-planning.

