



**REQUEST FOR PROPOSALS
PROPERTY VALUES STUDY
FOR NEW HAMPSHIRE HOUSING**

Issued: October 15, 2025
Response Deadline: November 14, 2025

I. Overview

New Hampshire Housing is seeking proposals from qualified consultants to conduct a property values study examining the impact of affordable housing developments on nearby residential property values across the state. While national research generally finds that affordable housing does not negatively affect surrounding home values, there has been no comprehensive, New Hampshire–specific analysis.

The purpose of this study is to develop and apply a rigorous methodology that measures how affordable housing developments influence property values over time and across different market contexts. The findings will provide evidence-based insights to inform municipal decision-making, address community concerns, and support statewide housing policy.

The project must be completed within 6 months of contract award. Cost estimates are not to exceed \$75,000. Any variances in either the timeline or the cost must be agreed to by both NH Housing and the vendor.

Proposals are due by **Friday, November 14, 2025 at 5:00 PM ET**.

II. About New Hampshire Housing

New Hampshire Housing is a self-supporting public corporation. Its mission is to promote, finance, and support housing solutions for the people of New Hampshire.

Established by statute in 1981, NH Housing receives no operating funds from state government. Its nine-member Board of Directors is appointed by the Governor and Executive Council. The organization has approximately 140 employees. Additional information about NH Housing can be found at [NHHousing.org](https://www.nhhousing.org).

III. Purpose and Background

Concerns about the potential impact of affordable housing on surrounding property values are frequently raised in public discussions. While studies in other states suggest affordable housing developments do not negatively affect neighboring property values—and may even have neutral or positive effects—there has been no comprehensive, New Hampshire-specific analysis. This project seeks to fill that gap by developing a rigorous, transparent, and replicable methodology.

This Request for Proposals (RFP) seeks a vendor to answer the following research questions:

1. Do low-income / affordable housing developments lower, raise, or have no effect on neighboring property values?
2. How do property value impacts of affordable housing compare to those of market-rate housing?
3. Do impacts differ in urban, suburban, and rural settings?
4. How do impacts vary with distance from the project?

5. Do property value trends change before, during, or after construction of affordable housing?
6. Are effects short-term, long-term, or both?
7. How do impacts differ by type of development (rental vs. ownership, size of project, mixed income vs. all affordable)?
8. What lessons from this analysis can inform planning boards, municipal officials, and state policymakers?

IV. Eligibility and Contract Terms

New Hampshire Housing will select and fund one award through this RFP. This will be a fixed-price, deliverables-based consultant contract. This consultant should work with other consultants and subject matter experts (SMEs) as necessary to complete the work. However, New Hampshire Housing Authority will only contract with and provide funds to one (1) consultant/consultant team.

V. Scope of Work

Task 1: Literature Review

- Review national and regional studies on the relationship between affordable housing and property values.
- Summarize best practices in methodology and data sources.

Task 2: Methodology Development

- Develop a statistical approach aimed at identifying causal effects. Be explicit about the identifying assumptions.
- Determine the units of analysis (e.g., individual properties) and the scope of the sample(s) (e.g., all properties subject to repeat sales, all properties sold, or all properties with a publicly available assessed value in a given area).
- Conduct a preliminary statistical power analysis to determine how many observations are needed.

Task 3: Data Collection

- Identify and compile relevant data sources (e.g., property sales, tax assessment records, MLS, GIS, Census/ACS, National Housing Preservation Database).
- Document data quality, coverage, and limitations.

Task 4: Data Analysis

- Test the impacts of affordable housing developments on property values at both shorter and longer time scales and varying distance, as well as over different types of development and market context. Ensure that the results are plausibly representative for the state.
- Report estimated quantities in an easily digestible form.

Task 5: Interim Deliverables

- Provide a progress memo (around month 3–4) summarizing methodology, data, and initial findings.
- Present interim results to New Hampshire Housing for feedback.

Task 6: Final Report and Presentation

- Prepare a comprehensive written report, including methodology, results, data sources, limitations, and policy implications.
- Develop clear visuals (maps, charts, tables) to support findings.
- Deliver a presentation to New Hampshire Housing staff and stakeholders.

The table below outlines the proposed project activities expected of the selected consultant, as well as an estimated timeframe for completing the project. The timeline for deliverables by the consultant will be agreed to by both NH Housing and the consultant prior to signing the agreement for services.

Project Activities	Estimated Timeline
Contract Execution	December 2025
Host project kick-off meeting with New Hampshire Housing	January 2026
Literature Review (Task 1) & Methodology Development (Task 2)	January-February 2026
Data Collection (Task 3) & Data Analysis (Task 4)	March-April 2026
Task 5: Interim Deliverables	May 2026
Task 6: Final Report	June 2026
Task 6: Presentation	July 2026

VI. RFP Submission Guidelines and Requirements

Submit your company's proposal as a PDF (printable on 8.5 by 11- inch paper). The cover page should include the title of the RFP, as well as contact information for your company. The length of the proposal should not exceed eight pages and should include the following:

Project Narrative (scored)

- a. **Cover Letter** (5%, not included in the page limit): Include the name and contact information of the main point of contact and fiscal point of contact for contract execution and payment purposes, if selected.
- b. **Organization Background** (10%): Describe your organization's mission and structure.
- c. **Qualifications & Experience** (30%): Describe your organizational and staff qualifications and experience providing similar goods or services related to developing dashboards, as required in this RFP. Identify key staff responsible for completing proposed work and provide sufficient detail to demonstrate knowledge, skills, and abilities to perform the functions outlined in the RFP. While not a requirement, preference is for organizations with experience conducting property values studies similar to this project. Include three references for which you have performed similar work to the requirements of this RFP, and include (as an attachment, which is not counted towards the 8-page count) and at least two examples of previous work that demonstrates the organization's capability to produce the work outlined in the Scope of Work.
- d. **Methodology, Project Deliverables, & Timeline** (35%): Describe, in detail, your proposed methodology for meeting all project requirements and provide a realistic work plan including intermediate steps for achieving project requirements, expected product deliverables, and timeline for completion, based upon this RFP's Scope of Work.
- e. **Budget** – Fixed-price cost proposal with major line items (10%).

NOTE: Proposals are due by **Friday, November 14, 2025 at 5:00 p.m. ET**. New Hampshire Housing reserves the right in its sole discretion to accept or reject late proposals. New Hampshire Housing also reserves the right to issue amendments or changes to this RFP, and to make changes in the proposal submission and selection schedule.

The final scope of work is subject to negotiation between New Hampshire Housing and the chosen consultant.

Send submissions to:

Alexsandra Galanis
Manager, Research and Data Analytics
New Hampshire Housing
agalanis@nhhfa.org

VII. Selection Criteria

The following criteria will be used to assess proposals:

- Quality of written proposal
- Completeness of proposal and responsiveness to RFP requirements
- Project description and approach
- Consultant's prior experience in conducting similar studies
- Consultant's training, expertise, and professional credentials
- Quality of references
- Reasonableness of cost proposal

Incomplete applications will not be reviewed.

RFP Contract Timeline:

Milestone	Date
RFP Released	Wednesday, October 15, 2025
Deadline for Vendor Questions	Friday, November 7, 2025
Proposal Submission Deadline	Friday, November 14, 2025 (by 5:00 PM EST)
Review and Scoring of Proposals	November 17 – November 21, 2025
Notification of Shortlisted Vendors	Friday November 21, 2025
Vendor Interviews	November 24 – December 8, 2025
Final Selection / Notification	Friday, December 12, 2025
Contract Start Date (anticipated)	January 2026

Proposals are due by **Friday November 14, 2025 at 4:30 pm EST**. Vendors will be notified of their selection status by e-mail on or around Friday December 12, 2025. Selected vendor will be required to confirm participation and agreement with the contract scope of work after receiving a notification. The designated point of contact for selection must be available to receive and respond to the notification and any necessary budget revisions within five business days.

VIII. Contact Information

Any questions regarding the RFP should be emailed to (no phone calls, please):

Alexsandra Galanis
Manager, Research and Data Analytics
New Hampshire Housing
agalanis@nhhfa.org