



# FROM STATE HOUSING POLICY TO LOCAL IMPACT

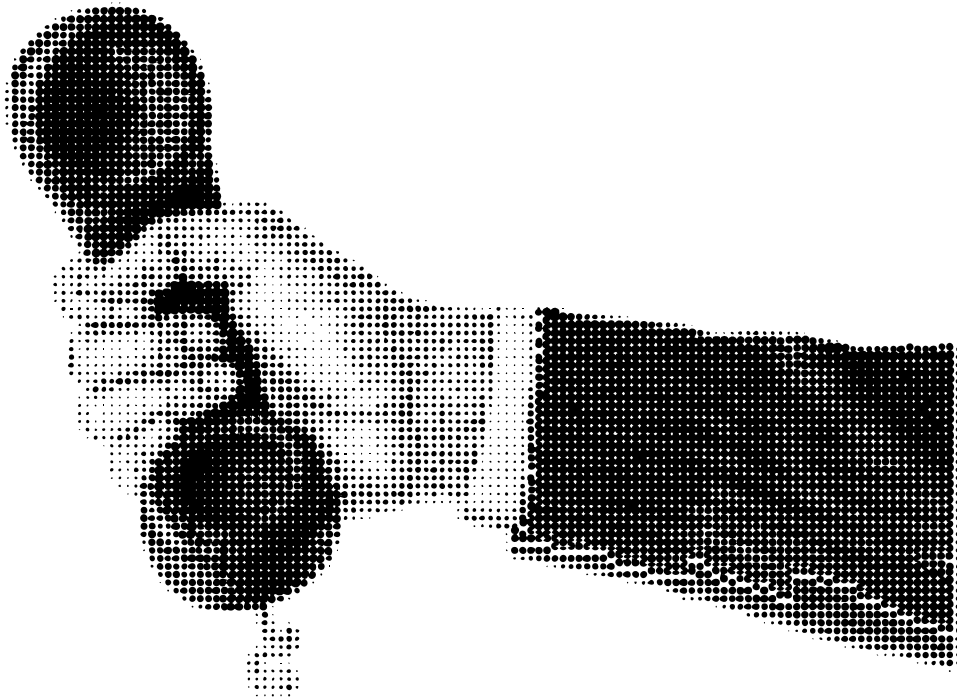
*Connecting statewide trends with the realities facing Strafford County communities through local data, voter priorities, and the policy choices shaping our future.*

Kara Anne Rodenhizer Ph.D., Home for All

# 2025 BY THE NUMBERS



Before we talk about policy, we have to start with people. These numbers reflect neighbors across Strafford County and NH navigating rising costs, limited options, and the search for stability every day.



## POINT IN TIME COUNT

NEW HAMPSHIRE

2,406

SHELTERED

1,754

UNSHELTERED

652

STRAFFORD COUNTY

275

SHELTERED

156

UNSHELTERED

119

211

TOTAL CALLS

66,781

HOUSING / SHELTER  
CALLS

18,820

STRAFFORD COUNTY  
HOUSING / SHELTER  
CALLS

2,244



# THE REALITY ON THE GROUND



- Demand for housing assistance is rising faster than supply.
- Voters across parties agree housing costs are a top concern.
- Communities want solutions that expand options, not limit them.



# HOUSING IS A TOP CONCERN FOR GRANITE STATE VOTERS



Housing is a top concern for voters across party lines and income levels, with most Granite Staters viewing it as a major or somewhat serious problem.

52%

of NH voters say housing is the top issue facing New Hampshire today.

80%

of NH voters say there are not enough homes that average people can afford to rent or buy.

76%

of NH voters say housing costs have had a negative impact on their or their loved ones' lives, with 38% of voters experiencing challenges affording other basic needs like groceries or medicine due to the high cost of housing.

DEMOCRATS

REPUBLICANS

96%

85%

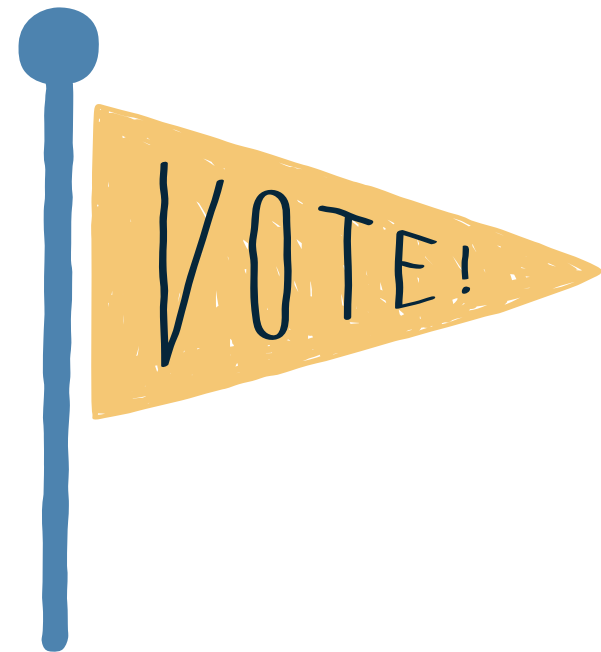
INDEPENDENTS

93%

BY THE NUMBERS



# VOTERS THINK NH SHOULD TAKE ACTION TO ADDRESS HOUSING CONCERNS.



Voters think the state should take action to address housing concerns, and prioritize building more homes and bringing down costs over blanket protections of local control.

87%

of NH voters agree that the state should take action to address the cost and availability of homes

68%

When presented with a choice between building more affordable housing and preserving the existing character of local neighborhoods, 68% of NH say it is more important to build more homes.

72%

of NH voters say they would prefer more housing options in their neighborhood, even if it means their neighborhood may look different.

# VOTERS SUPPORT LEGISLATORS WHO TAKE ACTION.



NH voters want results. Smart housing policy supports economic growth and opportunity, and legislative decisions that move housing forward build trust that leaders are listening to the realities facing families, workers, and seniors.

60%

of NH voters prefer a candidate who votes to allow more homes to be built, even if it means city governments have less authority to decide what gets built.

55%

of NH Voters would vote for a candidate in a primary election if they worked across the aisle to support policies expanding housing availability and affordability.

57%

of NH voters would be less likely to support their State Representative or Senator if they voted against policies to expand housing availability and affordability.

BY THE NUMBERS

# OPPOSE EFFORTS TO REPEAL HOUSING PROGRESS

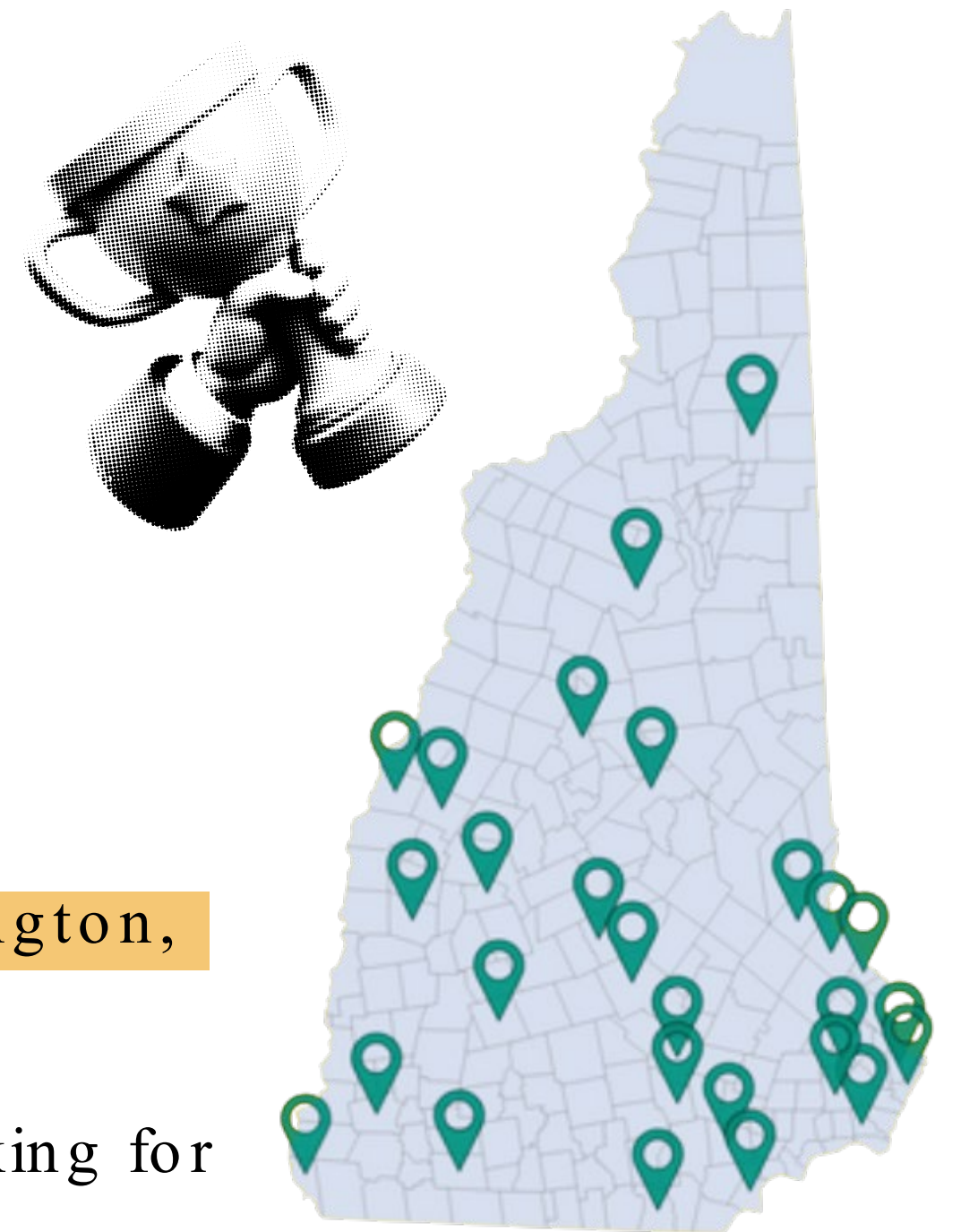


Housing shortages are not resolved by a single policy change. Progress depends on sustaining and building upon existing tools, not reversing them.

**HB 1196**

**The Housing Champions Program** is a voluntary, incentive -based program adopted by the state legislature in 2023 that recognizes municipalities taking meaningful steps to create more housing and provides access to infrastructure grants to help unlock new development.

- In 2024, the 28 Housing Champion communities approved 2,643 units, or 45% of the total units approved statewide.
- **Strafford County Housing Champion Communities: Dover, Farmington, Rochester, & Somersworth.**
- Housing Champions offers a targeted, effective pathway for infrastructure investments that support housing production working for our most populous cities and rural communities.



STATE LEGISLATION

# OPPOSE POLICIES THAT DISRUPT THE RENTAL HOUSING MARKET & PUT VULNERABLE TENANTS AT GREATER RISK OF HOUSING INSTABILITY.



### HB 348

This retained bill from 2025 would change proof of residency rules for local welfare assistance. It shifts responsibility onto applicants to prove which municipality they belong to before receiving aid, rather than relying on the existing inter-municipal adjudication process.

### HB 1336

This bill allows landlords to require a security deposit of up to 2 months' rent from applicants who do not meet specified approval criteria, establishes disclosure and re-screening requirements, and clarifies conditions under which the higher deposit may be removed or refunded.

In practice, it introduces a risk based pricing model into the rental market by tying higher upfront costs to perceived applicant risk.



# IncREASE THE TOOLS IN THE PRO-HOMES TOOLBOX



There's no silver bullet when it comes to solving the housing shortage, but there are a lot of tools that will make it easier to build our way out.

HB 1103

This proposal updates the 79 -E program (lets municipalities offer temporary property tax relief when a building is substantially rehabilitated or converted to a new use) to add flexibility for communities. It extends the definition of a qualifying structure to include new construction.

- More local flexibility on affordability to reflect local markets.
- Open the tool up to projects that add new units, not just renovate old ones.



STATE LEGISLATION

# PROMOTE ATTAINABLE HOMEOWNERSHIP OPTIONS.



STATE LEGISLATION



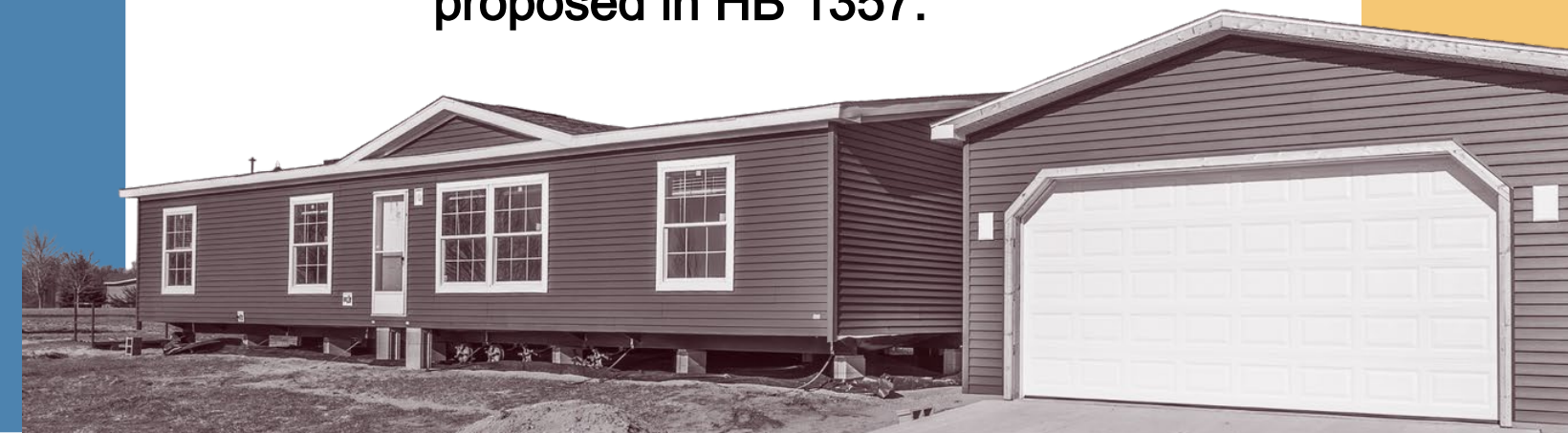
**HB  
1357**

Would require that modern manufactured homes be permitted where other single family homes are allowed.

Raises the threshold for condo development that is exempt from the Department of Justice's review process from 10 units to 50 units. Aimed at making it easier for developers (especially nonprofit developers) to build condos, allowing for more homeownership options.

**SB  
415**

80% of NH voters support a state legislative proposal to allow modern manufactured homes in more neighborhoods, which is currently proposed in HB 1357.





# WHAT COMES NEXT

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## 1. Support Housing Solutions That Work

Whether you shape policy, lead locally, or live in the community, support efforts that expand housing options, reduce barriers, and help more neighbors find stable places to live.

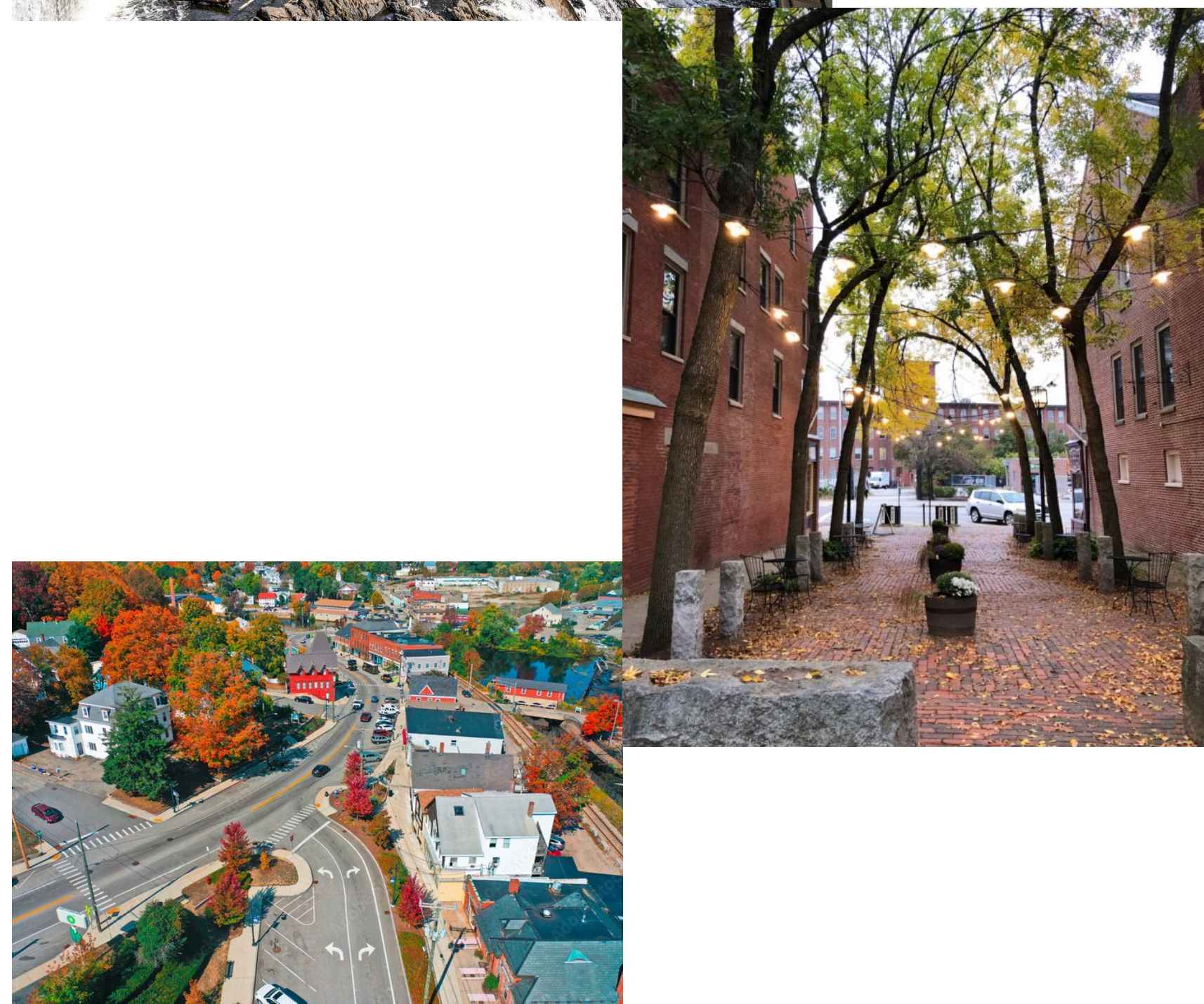
## 2. Stay Informed and Engaged

Follow local housing conversations, ask questions, and stay connected to how decisions at the state and municipal level affect your community and your neighbors.

## 3. Lead Together, Across Differences

Lasting housing solutions come from working across roles, sectors, and perspectives. When legislators, residents, providers, and businesses collaborate, communities grow stronger.

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# THANK YOU!

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## HOME FOR ALL