# Bill as Introduced

**SB 128- AS AMENDED BY THE SENATE**

2/3/00 3160s

1999 SESSION

99-0725
05/02

SENATE BILL ***128***

AN ACT replacing the housing assistance fund trust fund with a homeless prevention fund, and making an appropriation therefor.

SPONSORS: Sen. D'Allesandro, Dist 20; Sen. Squires, Dist 12; Rep. Garrish, Hills 37; Rep. Millham, Belk 4; Rep. Konys, Hills 33; Rep. French, Merr 3

COMMITTEE: Public Institutions, Health and Human Services

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AMENDED ANALYSIS

This bill replaces the housing assistance fund trust fund with a homeless prevention fund, and makes and appropriation therefor.

. . . . . .

Explanation: Matter added to current law appears in ***bold italics.***
Matter removed from current law appears [~~in brackets and struckthrough.~~]
Matter which is either (a) all new or (b) repealed and reenacted appears in regular type.

STATE OF NEW HAMPSHIRE

*In the Year of Our Lord One Thousand Nine Hundred and Ninety-Nine*

AN ACT replacing the housing assistance fund trust fund with a homeless prevention fund, and making an appropriation therefor.

*Be it Enacted by the Senate and House of Representatives in General Court convened:*

1 Subdivision Heading Amended. The subdivision heading preceding RSA 204-C:80 are repealed and reenacted to read as follows:

Homeless Prevention Fund

2 Homeless Prevention Fund. RSA 204-C:80-85 are repealed and reenacted to read as follows:

204-C:80 Purpose. The purpose of this subdivision is to establish a homeless prevention program and a fund therefor to be used to provide housing assistance on behalf of very low income persons and families in order to help them meet their housing costs, thereby preventing homelessness resulting from their inability to meet such costs, and to maximize the opportunity for homeless families and individuals to obtain housing in the private market. This subdivision is also intended to assist persons and families who are receiving public assistance or have recently graduated from public assistance to low wage jobs and persons with disabilities to enable them to afford decent, safe housing.

204-C:81 Definitions. In this subdivision:

I. "Extremely low income persons or families" means individuals or families whose gross income is 30 percent or less of the median income of single persons or families as adjusted for family size, as applicable, as published periodically by the United States Department of Housing and Urban Development.

II. "Fund" means the homeless prevention fund.

III. "Housing assistance payments" means rent subsidies, security deposit advances, mortgage assistance payments, and any other shelter cost-related payments made on behalf of very low income households.

IV. "Minor child" means a person under 18 years of age.

V. "Severely rent burdened" means a household for which the monthly rent and utility costs exceed 50 percent of the gross monthly income.

VI. "Very low income households" means individuals or families whose gross income is 50 percent or less of the median income, adjusted for household size, as published periodically by the United States Department of Housing and Urban Development.

204-C:82 Fund Established.

I. There is hereby established within the authority a homeless prevention fund. The fund

shall be comprised of sums appropriated from the general fund, donations from private persons or entities, grants, set-asides, and other appropriations authorized by law. All sums from government appropriations or grants shall be credited to the fund, but such sums shall not be deemed to be money received on account of the state, and nothing in this subdivision shall be understood as pledging the faith and credit of the state.

II. The authority shall use moneys deposited in the fund for the following purposes:

(a) Direct housing assistance payments to eligible very low income persons or households.

(b) Payments to property owners to reimburse them for certain financial losses associated with the rental of a housing unit to a participant in the homeless prevention program authorized by this subdivision.

(c) The provision and coordination of services, such as jobs, training, financial counseling, and other supportive services, which are made available to very low income households participating in the homeless prevention program.

(d) The creation of new or rehabilitated dwelling units to be made available to very low income households assisted under this subdivision.

(e) Matching grants to units of local government or local housing authorities established under RSA 203 to support homeless prevention programs for very low income households.

(f) The purchase of existing single family homes by or on behalf of low income households or to prevent the household occupants from becoming homeless.

204-C:83 Program Design. The homeless prevention fund shall be administered so as to promote the following goals and objectives:

I. Applications for the benefits provided under this subdivision shall be streamlined so as to enable the authority to provide assistance to the eligible households as quickly as practicable.

II. The program shall be as flexible as possible in order to maximize housing opportunities for very low income people.

III. Give priority to very low income persons or families who are:

(a) At households which include an employed person or a person in an employment training program.

(b) Households which include a minor child or children, and the household is homeless or at risk of homelessness due to severe rent burden.

(c) Households which are actually experiencing homelessness, and are currently residing in homeless or emergency shelters or receiving services as defined in rules adopted pursuant to RSA 204-C:85.

(d) Households which consist of one or more disabled person(s) as defined in 42 U.S.C. 121026(2).

IV. Only persons who have been residents of the state of New Hampshire for at least 6

months shall be eligible for assistance under this subdivision.

V. Assistance shall only be provided to eligible households for dwelling units located in New Hampshire.

VI. Assistance granted to a household under this subdivision shall terminate after 36 consecutive months, provided however that the authority shall extend the assistance beyond this time limit when it is necessary to:

(a) Enable a household member to complete an education, training or vocational rehabilitation program in which he or she is currently involved when the 36-month time limit expires.

(b) Provide reasonable accommodation for the disability of a household member.

(c) Prevent an employed household member from facing a serious risk of job loss due to inability to obtain affordable housing within a reasonable distance from his or her job.

VII. All households which receive assistance under this subdivision shall, within 60 days of obtaining such assistance, make an application to their local public housing authority or the authority for federal rental assistance.

VIII. No public housing authority created pursuant to RSA 203 shall reject an applicant for federal rental assistance or deny such applicant a priority on its waiting list for which such applicant would otherwise qualify, on the basis that such applicant is receiving rental assistance under this subdivision.

204-C:84 Investment of Funds. Moneys deposited into the fund may be invested by the authority. Income earned from such investments shall be returned to the fund, provided, however, that the authority may use up to 10 percent of any such investment income to defray the cost of administering this subdivision.

204-C:85 The authority shall adopt rules, pursuant to RSA 204-C:53, governing the homeless prevention fund. Such rules shall include:

I. The nature and extent of the rent subsidy authorized under this subdivision.

II. Qualifications of households eligible to receive direct housing assistance payments.

III. The nature and extent of ancillary payments on behalf of eligible households to prevent homelessness.

IV. The types of supportive services which may be eligible for payment from the fund.

V. The application process for benefits under this subdivision.

VI. The method of distribution of program funds.

VII. Any other matters necessary for the administration of this subdivision.

3 New Subparagraph; Exemption from RSA 541-A. Amend RSA 541-A:21, I by inserting after subparagraph (u) the following new subparagraph:

(v) RSA 204-C:53, relative to the housing finance authority.

4 New Section; Coordination with Other Programs. Amend RSA 204-C by inserting after section

85 the following new section:

204-C:86 Coordination with Other Programs. The authority shall ensure that the homeless prevention program supported through the fund is coordinated with other housing assistance programs administered by the authority, the federal government, state agencies, local public authorities, and local governments.

5 Appropriation; Department of Health and Human Services; Homeless Prevention Fund. The sum of $1 shall be appropriated to the department of health and human services for the fiscal year ending June 30, 2001 for the purposes of section 2 of this act. The governor is authorized to draw a warrant for said sum out of any money in the treasury not otherwise appropriated.

6 Effective Date. This act shall take effect January 1, 2001.

# Speakers

# SIGN UP SHEET

To Register Opinion If Not Speaking

Bill # SB128 Date 3-7-00

Committee HHS

**** Please Print All Information ****

| Name | Address | Phone | Representing | (check one) Pro | Con |
|---|---|---|---|---|---|
| Jodie Wright | 1 tremont st Concord | 225-2437 | | X | |
| Carl L. Bollard | 100 Front st Melenna Tower Concord | 228-3405 | | X | |
| Rep. Garrish | Hill 37 | | | X | |
| Martha Yeager | PO Box 1081 Concord | 224-2407 | NH Housing Forum | X | |
| Ellen Shemitz | 2 Greenwood Ave Concord | 225-2264 | Children's Alliance | X | |
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# Hearing Minutes

**HOUSE COMMITTEE ON HEALTH, HUMAN SERVICES AND ELDERLY AFFAIRS**

**PUBLIC HEARING ON SB 128**

**BILL TITLE:** replacing the housing assistance fund trust fund with a homeless prevention fund, and making an appropriation therefor.

**DATE:** Marchl 7, 2000

**LOB ROOM:** 205 **Time Public Hearing Called to Order:** 10:12 a.m.

**Time Adjourned:** 12:05 p.m.

(please circle if present)

**Committee Members:** Reps. Emerton, Batula, Chabot, Manning, Case, Perkins, Dawe, P. Katsakiores, Feuerstein, Pilliod, Dalrymple, Wendelboe, Martel, Ruffner, Copenhaver, Kane, Haettenschwiller, Burnham, French, Donovan, Seldin and Potter.

**Bill Sponsors:** Sens. D'Allesandro and Squires and Reps. Garrish, Millham, Konys and French

**TESTIMONY**

* Use asterisk if written testimony and/or amendments are submitted.

SEN. JAMES SQUIRES (Co-sponsor): I support this bill. The bill highlights an important, but hidden issue. The problem is affordable housing. If you have to spend more than 50% of your income for housing, you could qualify. Section 8 housing is in critical need for our state. I would like to raise the real estate transfer tax to pay for this. The real estate transfer option died in the Senate. There isn't any state money to pay for this. The present bill has an appropriation of $1.00. Money could surface from TANF funds; these funds are from Washington. I am not clear that these funds can be used or cannot be used. If funds from the source become available, this bill could be the vehicle and highlight the problem.

REP. PETER BATULA: Is there a length of time for someone to stay on this program?

SEN. SQUIRES: I believe it is three years. I do not wish to establish a class of people should the length of time exceed more than three years, with some ability to extend it.

REP. BATULA: Could we have a payback period in order to perpetuate the program?

SEN. SQUIRES: I'm not sure that, at that level of income needing assistance, they probably couldn't be able to.

REP. JANEEN DALRYMPLE: How many people?

SEN. SQUIRES: Probably 1,000 people.

REP. GLORIA SELDIN: Where would matching grants come from?

SEN. SQUIRES: From the state. Unspent funds from TANF might be available.

REP. THOMAS DONOVAN: Is the success of this tied to the release of TANF funds or Housing Assistance Funds?

SEN. SQUIRES: The Housing Assistance Fund has been depleted and exists in name only. The need is for new monies. It needs to be a general fund appropriation.

CHAIRMAN LARRY EMERTON: Was this bill sent to Finance?

SEN. SQUIRES: Yes.

CHAIRMAN EMERTON: Senate amendment?

SEN. SQUIRES: That was the $1.00.

REP. FRANCES POTTER: Do homeless children get to school?

SEN. SQUIRES: I don't know.

REP. DANIEL BURNHAM: How would you deal with existing low-income housing? Would you compete for funds?

SEN. SQUIRES: This is one approach. This will only address the very poorest people in New Hampshire, not everyone who needs assistance.

REP. BATULA: The extension policy could be flexible because of educational participation.

SEN. SQUIRES: There needs to be rules, guidelines and common sense.

CHAIRMAN EMERTON: Do you want to exempt this from the rules?

SEN. SQUIRES: I'm not sure. The Housing Finance Authority is exempt from rules.

REP. WALTER RUFFNER: Is there any exploration to find out if TANF funds can be used?

SEN. SQUIRES: Those funds are not perpetuating, it is a federal five-year plan. No one is sure if TANF funds can be used.

*MS. CLAIRA MONIER (NHHFA): I support this bill. The authority would be happy to administer this program. There is a strong need for this program. The present Section 8 people qualified 3,000 residents with a waiting list of 3500. There is a 24-month wait for housing. Rents have increased 10% in the last year, reflecting increased rents and lack of available housing. There are not enough units being made available which exacerbates the problem. Low-income people are $25,000 for a family of four. The current bill provides no funding; the problem will grow worse. She submitted written documentation.

REP. BATULA: If you fund it for $1.00, it seems like a suicide bill. If it were a self-perpetuating fund, wouldn't it have more of a chance?

MS. MONIER: I would rather see that we have accessed a source for funding. We need to change over priorities.

REP. THOMAS DONOVAN: How many residents live in subsidized housing?

MS. MONIER: About 20,000. Those in subsidized housing would not need this program.

REP. DONOVAN: Who would do you case management?

MS. MONIER: Half of the staff is in the management of Section 8 housing. The HFA gets paid by HUD. They raise funds by investment on Wall Street in bonds. They are not a state agency. We are fiscally sound.

REP. DONOVAN: Cooperation with other agencies, if the work is closer with families, would be more beneficial.

MS. MONIER: Issues are usually addressed through interaction.

REP. BURNHAM: How do you resolve the TANF issue?

MS. MONIER: It would be the call of the Commissioner and the federal government.

MS. JODIE WRIGHT: I support this bill. I work as an outreach worker for the homeless. This is a hidden population. I see many, many people, including families, on the streets. My oldest client was an 89-year-old woman. $400.00 went for housing, out of an $800.00 per month income. These homeless people have no help at all. The issue is hidden and this is a very vulnerable population.

REP. GLORIA SELDIN: Who funds your outreach program?

MS. WRIGHT: This is a federally funded program, HUD.

REP. SELDIN: Do churches in Concord offer shelter?

MS. WRIGHT: Yes and there are individual church members.

REP. MARION COPENHAVER: How does the municipal association fit into this picture?

MS. WRIGHT: We need to work together. There is one outreach worker for the county, sometimes two people.

REP. COPENHAVER: Has anyone contracted federal agencies?

MS. WRIGHT: I am a frontline worker and do not know about the political aspects. I have no shelters available.

REP. FRANCES POTTER: How do you feel about families being sent to other communities for housing?

REP. BARBARA FRENCH: Would you agree that this is a problem that we haven't addressed in a long time?

MS. WRIGHT: Yes.

REP. COPENAHVER: Isn't this a great percentage of working poor?

MS. WRIGHT: Yes, these are working people.

*MR. ELLIOTT BERRY (NH Legal Assistance): I support this bill. I am the author of SB 128. This bill makes sense from every point of view. This is an emergency. He then submitted written documentation.

REP. ALPHONSE HAETTENSCHWILER: With no money and a tenuous process for accessing funding, why is everyone in support of this?

MR. BARRY: An outline and vehicle would have it in place, should funds become available.

REP. HAETTENSCHWILLER: This is a state operated Section 8?

MR. BARRY: Yes.

REP. HAETTENSCHWILLER: The real problem seems to be not enough housing. This appears to be a bandaid.

MR. BARRY: The private economy has never provided enough housing for this population.

REP. BURNHAM: Section 8 housing is in crisis?

MR. BARRY: Private homeowners have withdrawn from section 8 housing.

REP. JANEEN DALRYMPLE: This is designed for the poorest of the poor?

MR. BARRY: There is a huge need, but the section 8 funds are not enough. Only 1 of 8 people needing this funding are able to get it.

REP. POTTER: Is there any way to encourage landlords to stay in section 8 housing?

MR. BARRY: They've reduced mortgage obligations, but in spite of HUD's incentives, there are landlords who will leave the HUD program.

REP. WALTER RUFFNER: This would negate the current program?

MR. BARRY: This would address an empty shell.

REP. LINDA GARRISH (Co-sponsor): I support this bill. This is a timely moment to fill a crack. I hope this will be an avenue, through funding, to address this issue.

MR. MICHAEL LAFONTAINE (NH Non-profit Housing Network): I support this bill.

MR. SUSAN LANGLE (Dept. of Health and Human Services): TANF funds are partially available. This bill needs to be kept alive in order to funnel those funds, should they become available. This bill reads collaboration.

CHAIRMAN EMERTON: Does this need a HICVA waiver.

MS. LANGLE: The department is working on a plan.

REP. BATULA: I believe TANF flexibility is there. Don't you have a time limit on TANF funds?

MS. LANGLE: The department is aware that this vehicle might be funded through TANF. The department is working on a plan.

REP. BURNHAM: This bill is a vehicle to use TANF funds.

MS. LANGLE: Yes, this bill is a vehicle should those funds become available and this bill is a way to administer those funds.

Respectfully submitted,

Margaret A. Case

Rep. Margaret Case, Clerk

# Testimony

Claira P. Monier
Executive Director

NEW HAMPSHIRE
HOUSING FINANCE AUTHORITY

March 7, 2000

The Honorable Lawrence A. Emerton
Chair, Committee on Health, Human
Services and Elderly Affairs
LOB 205
Concord, NH 03301

RE: SB 128

Dear Representative Emerton: Larry

SB 128 charges the New Hampshire Housing Finance Authority (NHHFA) with administration of the Homeless Prevention Fund and the programs created through it. Among these projected activities would be a direct assistance program for low-income households modeled in some respects on the federal Section 8 Existing Housing Assistance Program which NHHFA administers throughout the state.

There is strong evidence of the need for this type of assistance program. New Hampshire is clearly experiencing a renewed housing affordability problem. Rents have been steadily increasing for the last several years and in many market areas currently exceed the high points evident during the affordability crisis of the late 1980's. Rent increases over the last few years in some market areas, particularly the southern part of the state and seacoast region, equal or exceed 10%. Vacancy rates are also very low, a fact which not only leads to increased rents but makes accessing decent housing especially difficult for low-income households.

Very low-income households -- those earning less than 50% of the median income -- are especially hard hit by this market. Our analysis is, for instance, that in the Manchester market a very low income household (at 50% of area income) has only 80% of the income necessary to afford the median rent. Even this figure is, however, somewhat deceptive as to the real nature of the problem faced by very low-income households. If we consider the average household income of families participating in the federal Section 8 Housing Assistance Program (about $14,000) we find that such a household has only about 40% of the income necessary to rent a two-bedroom apartment in the Nashua market area.

These circumstances place a significant strain on the assistance programs already in place to serve low-income families. NHHFA currently administers the federal Section 8 Rental Assistance Program in those areas of the state not served by a local housing authority. Based on federal funding allocations, this program has the capacity to serve approximately 3,000 households at any one time.

32 Constitution Drive, Bedford, NH 03110
Mailing Address: P.O. Box 5087, Manchester, NH 03108
603-472-8623 • 1-800-640-7239 (NH ONLY) • FAX: 603-472-2663 • TDD#472-2089

Demand for this assistance is, however, so strong that more than 3,500 households are on our waiting list and those awaiting assistance can expect to wait at least 24 months to receive a subsidy.

Households which cannot be served by this program -- or other federal or local assistance programs -- are forced to accept substandard housing, devote excessively large portions of their income to meet their shelter needs or face the real risk of homelessness.

SB 128 would create an additional tool to assist these households most in need. Further, we understand and appreciate that the bill has been drafted with the intent of creating a program which is flexible and which is intended to benefit from the experience gained from federal assistance efforts. This should enhance the efficiency of the proposed program and its impact on the state's housing needs.

Given our experience with the Section 8 Program, and other emergency housing assistance programs, we agree that NHHFA is the logical choice to administer this new program and we are prepared to undertake this role if the Legislature chooses to approve and fund SB 128

Obviously, as currently drafted, this bill provides no funding for these program activities and will not permit us to actively aid any additional households. Its passage will, however, create an effective framework for the delivery of such assistance should a credible funding source be identified at some future date.

The Authority looks forward to working with you and your Committee as you consider this legislation, and would be pleased to provide you with more information on our state's housing needs should this be helpful.

Sincerely,

Claira

Claira P. Monier,
Executive Director

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**NEW HAMPSHIRE**
**HOUSING FINANCE AUTHORITY**

November 1, 1999

The Honorable Jeanne Shaheen
Governor of New Hampshire
State House
Concord, NH 03301

Dear Governor Shaheen:

Enclosed please find the annual Action Plan for the 2000 Program Year which guides the State of New Hampshire's expenditure of certain HUD grants. The plan was compiled by the Housing and Community Development Planning Council which you appointed.

In transmitting this plan the Planning Council wishes to express its extreme concern over the increasing threat of homelessness facing low and moderate income residents of New Hampshire. The immediacy and extent of this threat have made it extraordinarily difficult for the Planning Council to make decisions about which urgent housing needs to address with the limited funds we have to work with. The Planning Council believes it is important to convey to you the following findings:

1. A real estate market characterized by surging real estate values in the southern part of the state has created a shortage of housing that is affordable to low and moderate income families which is more acute than at any time during this decade. It appears that we are approaching the crisis level reached in 1988 when Governor Sununu and the Legislature decided to use $4 million of state money to create the Affordable Housing Fund.

2. Notwithstanding the substantial federal resources for housing and homeless assistance, which are cataloged in the Action Plan, the creation of new affordable housing units has not kept pace with the loss of units available for low and moderate income families and individuals due to market force rent increases.

3. Wages paid in the service economy are often insufficient to enable families to obtain/maintain an apartment. This is especially problematic for one-wage earner families (typically single parents), even when the wage earner is working in excess of 50 hours per week.

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Mailing Address: P.O. Box 5087, Manchester, NH 03108
Internet: www.nhhfa.org

4. Throughout the summer and fall of this year, homeless shelters for families with children have been filled almost every night. Indeed large numbers of people have been turned away. A key reason for this is the difficulty that homeless shelter residents are experiencing in finding any housing to which they can move.

5. Over the past year, municipal welfare agencies throughout the state are reporting substantial increases in their expenditure for emergency housing.

6. In spite of the best efforts of local, state, and non-profit agencies, low income families and individuals, particularly those with special needs, are facing homelessness.

In light of these findings, we urge you to actively explore the availability of substantial additional resources to protect low income families and individuals from a housing market that is increasingly unable to meet their most basic needs.

Thank you for your consideration.

With the unanimous consent of the Housing and Community Development Planning Council (membership attached),

Claira Monier, Executive Director
New Hampshire Housing Finance Authority and
Chairman of the Housing and Community Development Planning Council

Elliot Berry, New Hampshire Legal Assistance
Governor's Representative

Jeffrey H. Taylor, Director
Office of State Planning

Paul G. Gorman, Director
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# Housing and Community Development Planning Council

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## A family of 3 earning $6.50/hr ($13,520/yr) would pay:

* 65% of their gross income for median rent; 2-BR apartment in N.H. ($730/mo for rent and utilities).

* 75% of their gross income for median 2 BR apt. in Nashua ($852/mo).

* 70% of their gross income for median 2-BR apt. in Concord ($790/mo).

* 70% of their gross income for median rent, 2-BR apartment in Manchester.($794/mo).

* 53% of their gross income for the cheapest of the 322 2-BR rental units surveyed in Derry ($603/mo).

* 56% of their gross income for the cheapest of the 236 2-BR rental units surveyed in Portsmouth ($632/mo).

HOUSING FOR LOW INCOME FAMILIES IS NOT DEEMED AFFORDABLE IF THE COST (INCLUDING UTILITIES) EXCEEDS 30% OF HOUSEHOLD INCOME.

A mother with 2 children, who receives TANF gets a maximum grant of $576 per month.

The median 2-Bedroom apartment in the State of New Hampshire ($730/mo) is affordable to families earning $29,200 per year ($14 per hour) or above.

*Source: Median rents and "units surveyed" are from 1999 Residential Rental Cost Survey, N.H. Housing Finance Authority, June 1999.*

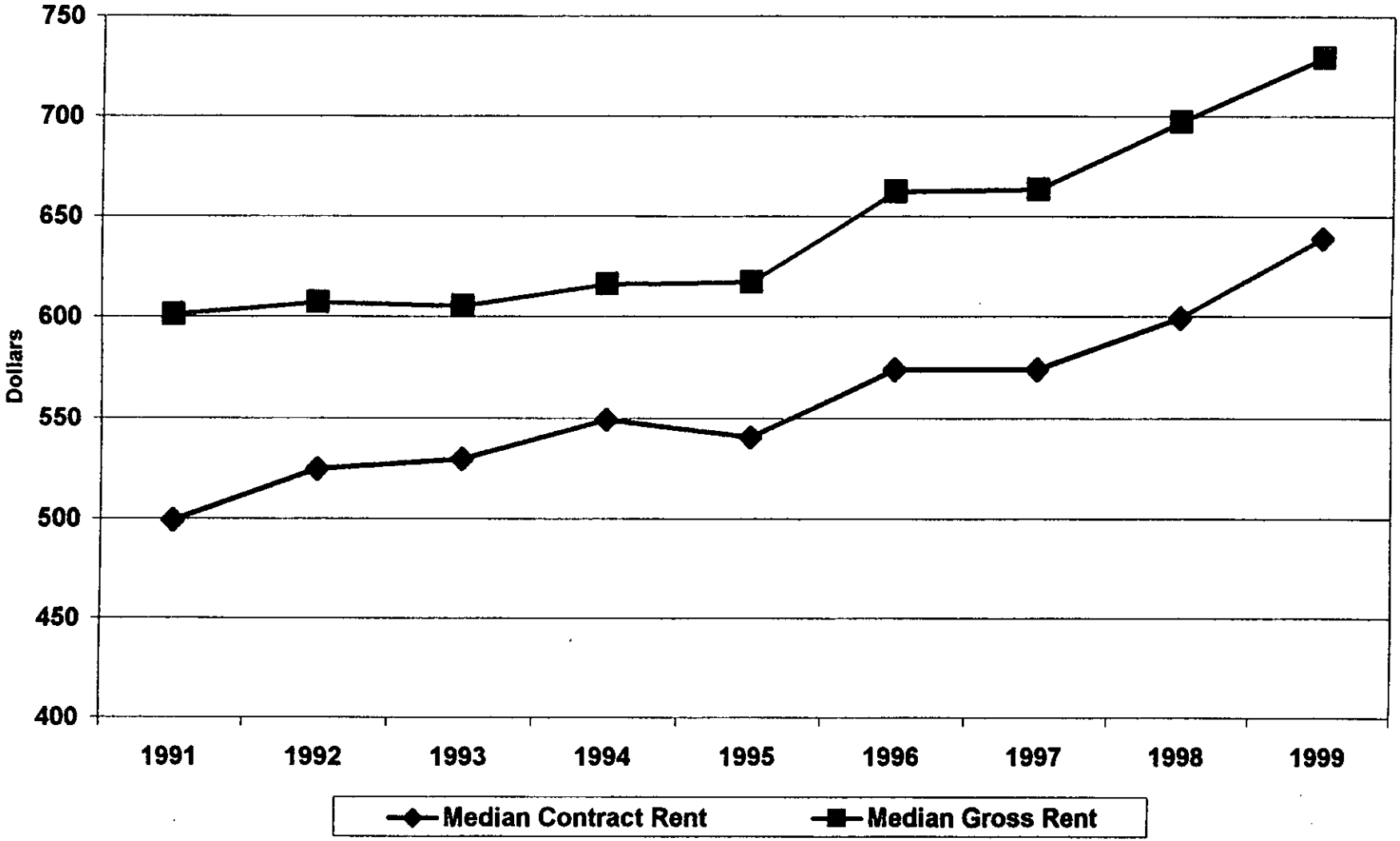
FY99 Income Limits

01/27/99

| | Income | Program | 1 Person | 2 Person | 3 Person | 4 Person | 5 Person | 6 Person | 7 Person | 8 Person |
|---|---|---|---|---|---|---|---|---|---|---|
| ***MSA*** | | | | | | | | | | |
| Boston, MA-NH | *62,700* | 30 % MAI | 13,150 | 15,050 | 16,950 | 18,800 | 20,300 | 21,800 | 23,300 | 24,850 |
| | | Very Low Income | 21,950 | 25,100 | 28,200 | 31,350 | 33,850 | 36,350 | 38,850 | 41,400 |
| | | Low Income | 33,450 | 38,250 | 43,000 | 47,800 | 51,600 | 55,450 | 59,250 | 63,100 |
| Lawrence, MA-NH | *57,900* | 30 % MAI | 12,150 | 13,900 | 15,650 | 17,350 | 18,750 | 20,150 | 21,550 | 22,950 |
| | | Very Low Income | 20,250 | 23,150 | 26,050 | 28,950 | 31,250 | 33,600 | 35,900 | 38,200 |
| | | Low Income | 32,400 | 37,050 | 41,700 | 46,300 | 50,000 | 53,750 | 57,450 | 61,150 |
| Lowell, MA-NH | *61,800* | 30 % MAI | 13,000 | 14,850 | 16,700 | 18,550 | 20,000 | 21,500 | 23,000 | 24,450 |
| | | Very Low Income | 21,650 | 24,700 | 27,800 | 30,900 | 33,350 | 35,850 | 38,300 | 40,800 |
| | | Low Income | 33,450 | 38,250 | 43,000 | 47,800 | 51,600 | 55,450 | 59,250 | 63,100 |
| Manchester, NH | *53,900* | 30 % MAI | 11,300 | 12,950 | 14,550 | 16,150 | 17,450 | 18,750 | 20,050 | 21,350 |
| | | Very Low Income | 18,850 | 21,550 | 24,250 | 26,950 | 29,100 | 31,250 | 33,400 | 35,550 |
| | | Low Income | 30,200 | 34,500 | 38,800 | 43,100 | 46,550 | 50,000 | 53,450 | 56,900 |
| Nashua, NH | *61,600* | 30 % MAI | 12,950 | 14,800 | 16,650 | 18,500 | 19,950 | 21,450 | 22,900 | 24,440 |
| | | Very Low Income | 21,550 | 24,650 | 27,700 | 30,800 | 33,250 | 35,750 | 38,200 | 40,650 |
| | | Low Income | 33,450 | 38,250 | 43,000 | 47,800 | 51,600 | 55,450 | 59,250 | 63,100 |
| Portsmouth-Rochester -NH-ME | *49,500* | 30 % MAI | 10,400 | 11,900 | 13,350 | 14,850 | 16,050 | 17,250 | 18,400 | 19,600 |
| | | Very Low Income | 17,350 | 19,800 | 22,300 | 24,750 | 26,750 | 28,700 | 30,700 | 32,650 |
| | | Low Income | 27,700 | 31,700 | 35,650 | 39,600 | 42,750 | 45,950 | 49,100 | 52,250 |
| ***Counties*** | | | | | | | | | | |
| Belknap | *40,100* | 30 % MAI | 9,350 | 10,700 | 12,050 | 13,400 | 14,450 | 15,500 | 16,600 | 17,650 |
| | | Very Low Income | 15,600 | 17,850 | 20,050 | 22,300 | 24,100 | 25,850 | 27,650 | 29,450 |
| | | Low Income | 25,000 | 28,550 | 32,100 | 35,700 | 38,550 | 41,400 | 44,250 | 47,100 |
| Carroll | *37,900* | 30 % MAI | 9,350 | 10,700 | 12,050 | 13,400 | 14,450 | 15,500 | 16,600 | 17,650 |
| | | Very Low Income | 15,600 | 17,850 | 20,050 | 22,300 | 24,100 | 25,850 | 27,650 | 29,450 |
| | | Low Income | 25,000 | 28,550 | 32,100 | 35,700 | 38,550 | 41,400 | 44,250 | 47,100 |
| Cheshire | *42,900* | 30 % MAI | 9,350 | 10,700 | 12,050 | 13,400 | 14,450 | 15,500 | 16,600 | 17,650 |
| | | Very Low Income | 15,600 | 17,850 | 20,050 | 22,300 | 24,100 | 25,850 | 27,650 | 29,450 |
| | | Low Income | 25,000 | 28,550 | 32,100 | 35,700 | 38,550 | 41,400 | 44,250 | 47,100 |
| Coos | *36,300* | 30 % MAI | 9,350 | 10,700 | 12,050 | 13,400 | 14,450 | 15,500 | 16,600 | 17,650 |
| | | Very Low Income | 15,600 | 17,850 | 20,050 | 22,300 | 24,100 | 25,850 | 27,650 | 29,450 |
| | | Low Income | 25,000 | 28,550 | 32,100 | 35,700 | 38,550 | 41,400 | 44,250 | 47,100 |
| Grafton | *43,900* | 30 % MAI | 9,350 | 10,700 | 12,050 | 13,400 | 14,450 | 15,500 | 16,600 | 17,650 |
| | | Very Low Income | 15,600 | 17,850 | 20,050 | 22,300 | 24,100 | 25,850 | 27,650 | 29,450 |
| | | Low Income | 25,000 | 28,550 | 32,100 | 35,700 | 38,550 | 41,400 | 44,250 | 47,100 |
| Hillsborough | *52,300* | 30 % MAI | 11,000 | 12,550 | 14,100 | 15,700 | 16,950 | 18,200 | 19,450 | 20,700 |
| | | Very Low Income | 18,300 | 20,900 | 23,550 | 26,150 | 28,250 | 30,350 | 32,450 | 34,500 |
| | | Low Income | 29,300 | 33,450 | 37,650 | 41,850 | 45,200 | 48,550 | 51,900 | 55,250 |
| Merrimack | *50,400* | 30 % MAI | 10,600 | 12,100 | 13,600 | 15,100 | 16,350 | 17,550 | 18,750 | 19,950 |
| | | Very Low Income | 17,650 | 20,150 | 22,700 | 25,200 | 27,200 | 29,250 | 31,250 | 33,250 |
| | | Low Income | 28,200 | 32,250 | 36,300 | 40,300 | 43,550 | 46,750 | 50,000 | 53,200 |
| Rockingham | *49,800* | 30 % MAI | 10,450 | 11,950 | 13,450 | 14,950 | 16,150 | 17,350 | 18,550 | 19,700 |
| | | Very Low Income | 17,450 | 19,900 | 22,400 | 24,900 | 26,900 | 28,900 | 30,900 | 32,850 |
| | | Low Income | 27,900 | 31,850 | 35,850 | 39,850 | 43,050 | 46,200 | 49,400 | 52,600 |
| Strafford | *47,300* | 30 % MAI | 9,950 | 11,350 | 12,750 | 14,200 | 15,350 | 16,450 | 17,600 | 18,750 |
| | | Very Low Income | 16,550 | 18,900 | 21,300 | 23,650 | 25,550 | 27,450 | 29,350 | 31,200 |
| | | Low Income | 26,500 | 30,250 | 34,050 | 37,850 | 40,850 | 43,900 | 46,900 | 49,950 |
| Sullivan | *40,600* | 30 % MAI | 9,350 | 10,700 | 12,050 | 13,400 | 14,450 | 15,500 | 16,600 | 17,650 |
| | | Very Low Income | 15,600 | 17,850 | 20,050 | 22,300 | 24,100 | 25,850 | 27,650 | 29,450 |
| | | Low Income | 25,000 | 28,550 | 32,100 | 35,700 | 38,550 | 41,400 | 44,250 | 47,100 |



## Rental Cost Trends In New Hampshire
## 1991 - 1999, 2-Bedroom Units



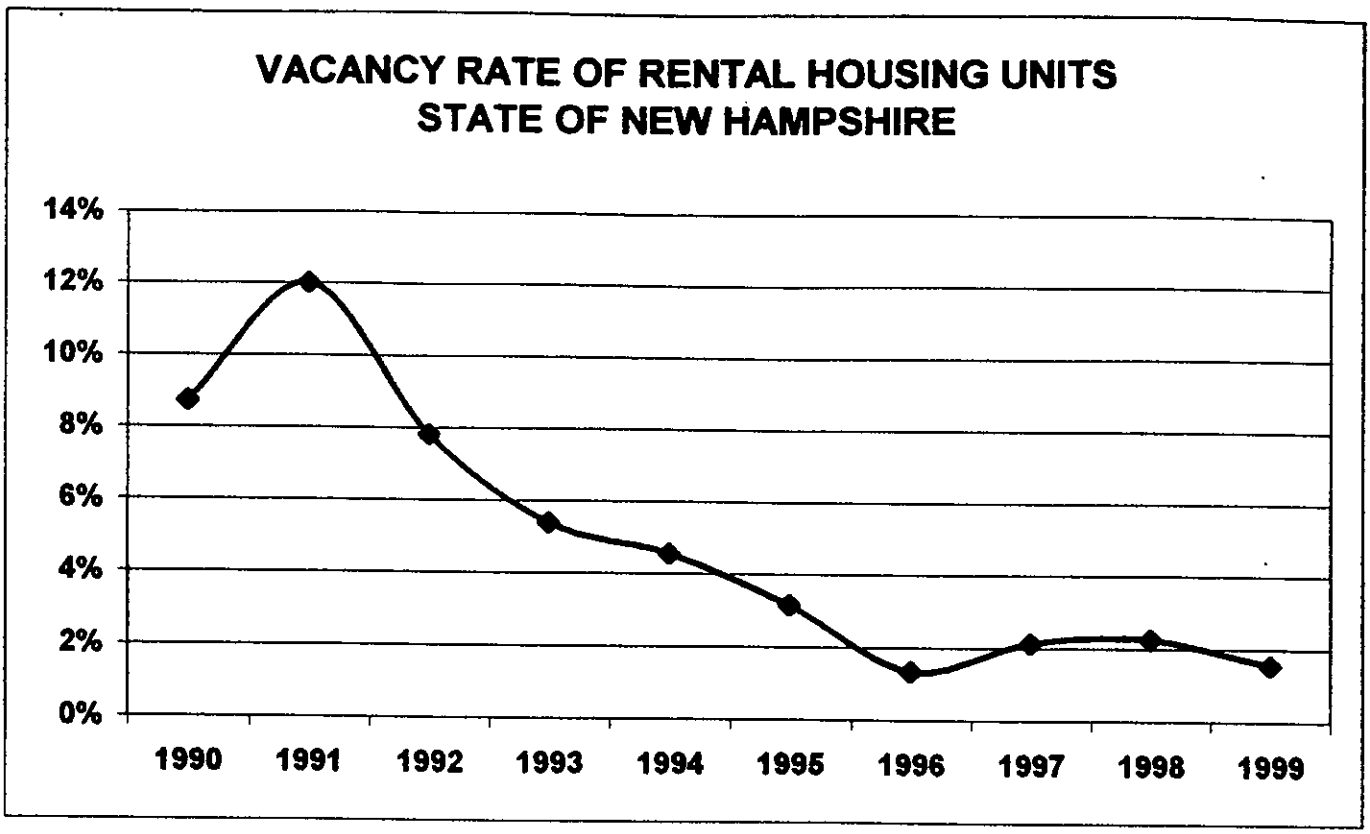

Elliott Barry

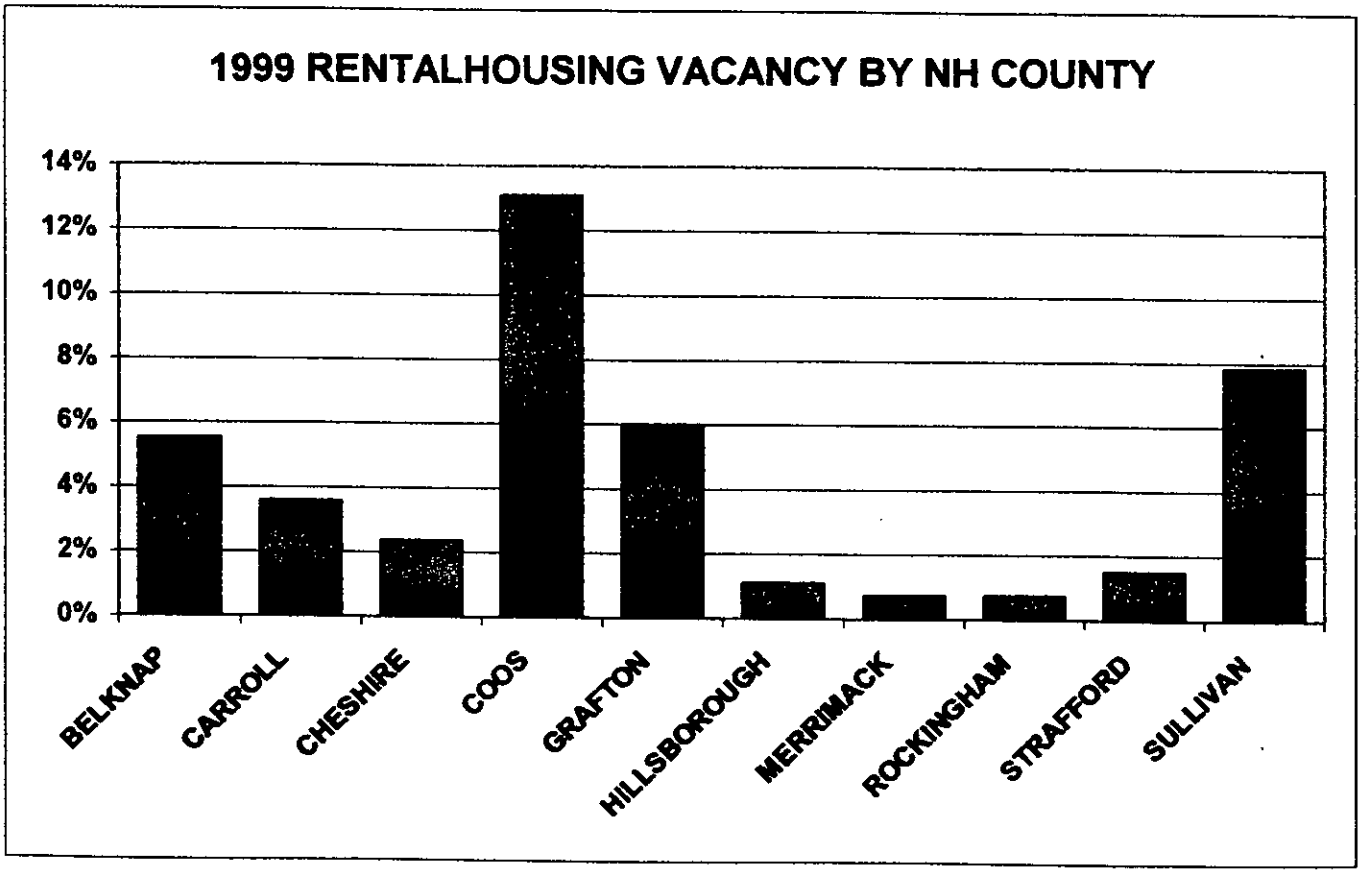
## Trends in Residential Rental Costs in New Hampshire
## Median Gross Rent for a Two-Bedroom Unit, By County, PMSA and Selected Cities

| | 1995 | | 1996 | | 1997 | | 1998 | | 1999 | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Median Gross Rent | Sample Size | Median Gross Rent | Sample Size | Median Gross Rent | Sample Size | Median Gross Rent | Sample Size | Median Gross Rent | Sample Size |
| New Hampshire | $618 | 4,137 | $663 | 4,652 | $664 | 5,519 | $698 | 5,064 | $730 | 4,740 |
| Belknap County | $563 | 125 | $533 | 162 | $563 | 259 | $580 | 160 | $578 | 169 |
| Carroll County | $562 | 94 | $575 | 105 | $612 | 111 | $584 | 116 | $590 | 110 |
| Cheshire County | $628 | 143 | $651 | 169 | $650 | 211 | $671 | 185 | $673 | 158 |
| Coos County | $402 | 84 | $429 | 108 | $424 | 132 | $394 | 139 | $419 | 122 |
| Grafton County | $518 | 198 | $594 | 189 | $541 | 279 | $529 | 190 | $566 | 133 |
| Hillsborough County | $637 | 1,876 | $704 | 2,031 | $724 | 2,246 | $759 | 2,194 | $794 | 1,872 |
| Merrimack County | $616 | 434 | $663 | 342 | $669 | 536 | $718 | 474 | $748 | 537 |
| Rockingham County | $668 | 615 | $708 | 950 | $694 | 967 | $785 | 873 | $828 | 951 |
| Strafford County | $563 | 478 | $594 | 505 | $649 | 640 | $674 | 605 | $686 | 595 |
| Sullivan County | $599 | 90 | $576 | 91 | $594 | 138 | $603 | 128 | $604 | 93 |
| Nashua, NH PMSA | $677 | 914 | $718 | 1,094 | $765 | 1,169 | $794 | 1,169 | $831 | 997 |
| Manchester, NH PMSA | $588 | 918 | $654 | 951 | $664 | 1,010 | $717 | 937 | $794 | 795 |
| Lawrence, MA-NH PMSA | $711 | 360 | $674 | 444 | $670 | 462 | $744 | 399 | $764 | 382 |
| Lowell, MA-NH PMSA | $705 | 28 | $742 | 28 | $749 | 29 | $802 | 49 | $853 | 40 |
| Portsmouth-Rochester, NH-ME PMSA | $578 | 649 | $629 | 837 | $664 | 1,005 | $683 | 909 | $714 | 997 |
| Boston, MA-NH PMSA | #N/A | 18 | $604 | 86 | $604 | 68 | $629 | 86 | $629 | 85 |
| City of Concord | $653 | 253 | $704 | 223 | $710 | 299 | $759 | 302 | $790 | 306 |
| Town of Derry | $758 | 323 | $794 | 353 | $669 | 392 | $806 | 331 | $864 | 322 |
| City of Manchester | $573 | 805 | $656 | 812 | $667 | 890 | $717 | 820 | $794 | 699 |
| City of Nashua | $683 | 717 | $719 | 854 | $765 | 863 | $819 | 868 | $852 | 695 |
| City of Portsmouth | $632 | 31 | $798 | 184 | $859 | 244 | $825 | 193 | $878 | 236 |
| City of Rochester | $591 | 152 | $628 | 128 | $643 | 139 | $672 | 125 | $693 | 146 |

Source: NHHFA Residential Rental Cost Survey

Notes: Calculations based on a sample size of less than 50 are highly volatile and not considered valid.
PMSA data is for New Hampshire portions only.




Source: NHHFA Residential Rental Cost Survey

File: RentTrends.xls - VacancyCharts
Print Date: 01/28/2000

**TABLE X**

## VACANCY RATE OF RENTAL HOUSING IN NEW HAMPSHIRE

**By Year, Geographic Area and Number of Bedrooms**

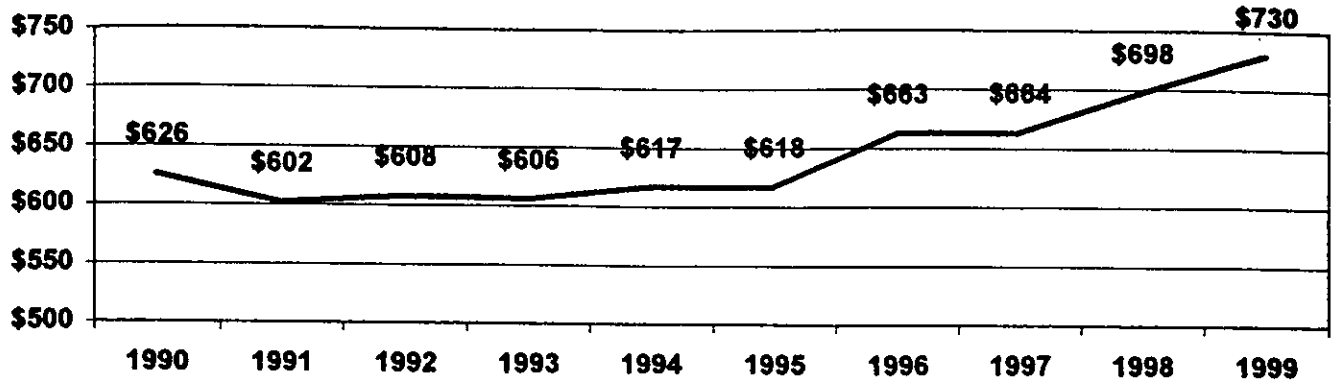
Source: NHHFA Residential Rental Cost Survey

| | 1990 | | 1991 | | 1992 | | 1993 | | 1994 | | 1995 | | 1996 | | 1997 | | 1998 | | 1999 | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Vacancy Rate | Sample Size | Vacancy Rate | Sample Size | Vacancy Rate | Sample Size | Vacancy Rate | Sample Size | Vacancy Rate | Sample Size | Vacancy Rate | Sample Size | Vacancy Rate | Sample Size | Vacancy Rate | Sample Size | Vacancy Rate | Sample Size | Vacancy Rate | Sample Size |
| STATE OF NEW HAMPSHIRE | | | | | | | | | | | | | | | | | | | | |
| 0 Bedrooms | 12.3% | 101 | 16.1% | 148 | 13.2% | 248 | 4.8% | 199 | 10.7% | 307 | 5.4% | 283 | 2.3% | 342 | 6.0% | 435 | 2.5% | 387 | 2.6% | 358 |
| 1 Bedroom | 10.1% | 930 | 14.6% | 1,303 | 9.5% | 2,026 | 5.8% | 1,752 | 5.7% | 2,548 | 3.5% | 3,000 | 1.8% | 3,052 | 2.7% | 3,317 | 1.8% | 3,159 | 1.8% | 2,766 |
| 2 Bedroom | 7.9% | 1,952 | 10.3% | 2,176 | 6.6% | 3,149 | 4.9% | 2,709 | 3.3% | 4,136 | 2.9% | 4,137 | 1.0% | 4,652 | 1.6% | 5,519 | 2.5% | 5,064 | 1.4% | 4,740 |
| 3 Bedroom | 9.0% | 223 | 9.8% | 352 | 6.6% | 589 | 7.9% | 480 | 7.0% | 691 | 2.7% | 621 | 1.9% | 695 | 2.8% | 945 | 1.7% | 948 | 2.2% | 758 |
| 4+ Bedrooms | N/A | 24 | N/A | 42 | 17.0% | 56 | N/A | 40 | 10.2% | 53 | 9.3% | 76 | 2.8% | 84 | 5.0% | 92 | 4.9% | 112 | 2.9% | 80 |
| All Units | 8.7% | 3,230 | 12.0% | 4,021 | 7.8% | 6,068 | 5.4% | 5,180 | 4.6% | 7,735 | 3.2% | 8,117 | 1.4% | 8,825 | 2.1% | 10,308 | 2.3% | 9,670 | 1.6% | 8,700 |
| BELKNAP COUNTY | | | | | | | | | | | | | | | | | | | | |
| 0 Bedrooms | N/A | 4 | N/A | 9 | N/A | 12 | N/A | 10 | N/A | 17 | N/A | 16 | N/A | 27 | N/A | 32 | N/A | 25 | N/A | 30 |
| 1 Bedroom | 19.9% | 67 | 19.6% | 110 | 24.3% | 148 | 12.5% | 131 | 12.8% | 141 | 9.4% | 122 | 9.3% | 183 | 5.2% | 229 | 9.5% | 212 | 6.8% | 226 |
| 2 Bedroom | 13.9% | 87 | 24.6% | 139 | 13.2% | 202 | 14.3% | 156 | 12.0% | 156 | 2.8% | 125 | 4.4% | 162 | 3.5% | 259 | 2.8% | 160 | 2.7% | 169 |
| 3 Bedroom | N/A | 13 | N/A | 34 | 14.7% | 69 | 15.7% | 51 | 10.7% | 59 | N/A | 26 | 0.0% | 58 | 3.0% | 89 | 1.8% | 77 | 1.7% | 81 |
| 4+ Bedrooms | N/A | 4 | N/A | 4 | N/A | 7 | N/A | 4 | N/A | 6 | N/A | 2 | N/A | 6 | N/A | 18 | N/A | 19 | N/A | 11 |
| All Units | 16.7% | 175 | 21.6% | 296 | 18.5% | 438 | 14.1% | 352 | 13.0% | 379 | 5.4% | 291 | 6.5% | 436 | 4.9% | 627 | 6.5% | 493 | 5.5% | 517 |
| CARROLL COUNTY | | | | | | | | | | | | | | | | | | | | |
| 0 Bedrooms | N/A | 4 | N/A | 9 | N/A | 25 | N/A | 11 | N/A | 27 | N/A | 14 | N/A | 13 | N/A | 15 | N/A | 16 | N/A | 14 |
| 1 Bedroom | N/A | 35 | 24.3% | 70 | 11.0% | 102 | 9.3% | 63 | 8.8% | 107 | 5.6% | 82 | 0.9% | 80 | 1.4% | 135 | 2.5% | 105 | 3.3% | 96 |
| 2 Bedroom | 20.0% | 58 | 4.8% | 78 | 10.3% | 92 | 10.1% | 84 | 6.7% | 124 | 7.9% | 94 | 4.1% | 105 | 6.5% | 111 | 1.4% | 116 | 3.7% | 110 |
| 3 Bedroom | N/A | 10 | N/A | 16 | N/A | 29 | N/A | 34 | N/A | 34 | N/A | 18 | N/A | 21 | N/A | 32 | N/A | 22 | N/A | 19 |
| 4+ Bedrooms | N/A | 0 | N/A | 1 | N/A | 6 | N/A | 2 | N/A | 5 | N/A | 6 | N/A | 3 | N/A | 5 | N/A | 3 | N/A | 4 |
| All Units | 21.9% | 107 | 12.7% | 174 | 13.8% | 254 | 10.0% | 194 | 7.7% | 297 | 6.3% | 214 | 2.6% | 222 | 4.5% | 298 | 2.0% | 262 | 3.6% | 243 |
| CHESHIRE COUNTY | | | | | | | | | | | | | | | | | | | | |
| 0 Bedrooms | N/A | 11 | N/A | 7 | N/A | 21 | N/A | 33 | N/A | 31 | N/A | 5 | N/A | 8 | N/A | 18 | N/A | 22 | N/A | 19 |
| 1 Bedroom | N/A | 31 | 22.7% | 63 | 13.9% | 117 | 6.7% | 100 | 8.8% | 138 | 4.0% | 90 | 0.5% | 117 | 5.5% | 168 | 2.8% | 152 | 2.1% | 148 |
| 2 Bedroom | 2.5% | 105 | 7.2% | 92 | 6.4% | 162 | 1.6% | 110 | 1.0% | 187 | 3.8% | 143 | 1.0% | 169 | 3.9% | 211 | 2.3% | 185 | 2.5% | 158 |
| 3 Bedroom | N/A | 2 | N/A | 30 | N/A | 47 | N/A | 37 | 18.2% | 60 | N/A | 24 | N/A | 33 | 1.1% | 67 | 1.9% | 52 | 1.7% | 50 |
| 4+ Bedrooms | N/A | 0 | N/A | 6 | N/A | 6 | N/A | 5 | N/A | 4 | N/A | 3 | N/A | 22 | N/A | 7 | N/A | 7 | N/A | 3 |
| All Units | 2.7% | 149 | 10.8% | 198 | 8.1% | 353 | 3.7% | 285 | 4.1% | 420 | 3.6% | 265 | 1.2% | 349 | 3.9% | 471 | 2.5% | 418 | 2.3% | 378 |
| COOS COUNTY | | | | | | | | | | | | | | | | | | | | |
| 0 Bedrooms | N/A | 4 | N/A | 4 | N/A | 1 | N/A | 7 | N/A | 7 | N/A | 4 | N/A | 4 | N/A | 1 | N/A | 2 | N/A | 4 |
| 1 Bedroom | N/A | 26 | 13.6% | 59 | N/A | 49 | N/A | 48 | 7.0% | 54 | 4.0% | 50 | 4.6% | 67 | 16.0% | 81 | 17.8% | 94 | 16.5% | 71 |
| 2 Bedroom | N/A | 39 | N/A | 34 | N/A | 49 | 14.6% | 57 | 5.4% | 71 | 14.3% | 84 | 6.7% | 108 | 7.2% | 132 | 11.4% | 139 | 11.4% | 122 |
| 3 Bedroom | N/A | 8 | N/A | 7 | N/A | 12 | N/A | 7 | N/A | 5 | N/A | 37 | N/A | 24 | N/A | 40 | N/A | 35 | N/A | 34 |
| 4+ Bedrooms | N/A | 4 | N/A | 1 | N/A | 0 | N/A | 6 | N/A | 1 | N/A | 6 | N/A | 5 | N/A | 3 | N/A | 2 | N/A | 5 |
| All Units | 22.7% | 81 | 10.1% | 105 | 9.5% | 111 | 9.6% | 125 | 6.4% | 138 | 10.0% | 181 | 7.4% | 208 | 10.7% | 257 | 14.3% | 272 | 13.1% | 236 |
| GRAFTON COUNTY | | | | | | | | | | | | | | | | | | | | |
| 0 Bedrooms | N/A | 6 | N/A | 9 | N/A | 9 | N/A | 14 | N/A | 15 | N/A | 13 | N/A | 10 | N/A | 23 | N/A | 14 | N/A | 12 |
| 1 Bedroom | 16.4% | 77 | 8.3% | 73 | 10.4% | 94 | 3.4% | 105 | 2.8% | 140 | 4.2% | 164 | 2.2% | 138 | 3.1% | 212 | 4.1% | 162 | 8.8% | 112 |
| 2 Bedroom | 17.6% | 108 | 13.8% | 205 | 6.3% | 123 | 3.3% | 117 | 2.3% | 164 | 4.4% | 198 | 2.3% | 189 | 3.9% | 279 | 41.6% | 190 | 3.7% | 133 |
| 3 Bedroom | N/A | 31 | N/A | 35 | N/A | 34 | N/A | 33 | N/A | 34 | N/A | 25 | N/A | 42 | N/A | 46 | N/A | 40 | N/A | 29 |
| 4+ Bedrooms | N/A | 7 | N/A | 0 | N/A | 2 | N/A | 0 | N/A | 2 | N/A | 4 | N/A | 1 | N/A | 3 | N/A | 1 | N/A | 1 |
| All Units | 16.4% | 229 | 13.0% | 322 | 8.8% | 262 | 3.5% | 269 | 2.9% | 355 | 4.7% | 404 | 2.2% | 380 | 4.0% | 563 | 22.6% | 407 | 6.0% | 287 |
| HILLSBOROUGH COUNTY | | | | | | | | | | | | | | | | | | | | |
| 0 Bedrooms | N/A | 27 | N/A | 24 | 11.8% | 75 | N/A | 35 | 12.4% | 94 | 2.8% | 109 | 1.8% | 147 | 4.5% | 180 | 0.5% | 155 | 1.5% | 115 |
| 1 Bedroom | 6.0% | 265 | 11.1% | 382 | 8.1% | 698 | 7.4% | 679 | 5.4% | 949 | 3.1% | 1,328 | 1.3% | 1,185 | 2.1% | 1,153 | 0.9% | 1,177 | 1.2% | 862 |
| 2 Bedroom | 9.8% | 504 | 6.4% | 550 | 6.3% | 1,329 | 2.6% | 1,112 | 2.8% | 1,861 | 2.1% | 1,876 | 0.7% | 2,031 | 1.3% | 2,246 | 1.2% | 2,194 | 1.1% | 1,872 |
| 3 Bedroom | 10.7% | 77 | 8.3% | 119 | 4.5% | 208 | 11.2% | 156 | 7.5% | 278 | 2.4% | 312 | 1.6% | 303 | 2.1% | 422 | 0.8% | 458 | 1.0% | 296 |
| 4+ Bedrooms | N/A | 4 | N/A | 11 | N/A | 12 | N/A | 8 | N/A | 12 | N/A | 29 | N/A | 19 | N/A | 25 | N/A | 31 | N/A | 19 |
| All Units | 8.8% | 877 | 8.7% | 1,086 | 6.9% | 2,322 | 4.7% | 1,990 | 4.3% | 3,194 | 2.6% | 3,654 | 1.0% | 3,685 | 1.7% | 4,026 | 1.0% | 4,015 | 1.1% | 3,164 |

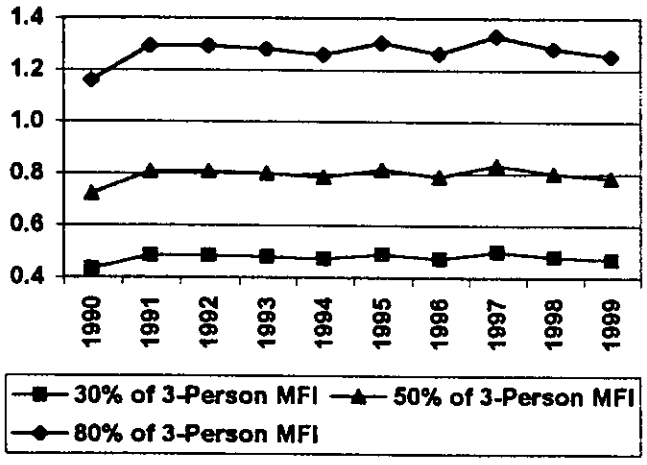


**Note: Calculations based on a sample size of less than 60 are highly volatile and not considered valid.**

## GROSS RENTAL COST
## 2-Bedroom Units in New Hampshire




## AFFORDABILITY OF RENTAL HOUSING
## New Hampshire




The Affordability of Rental Housing is a ratio:

$$\frac{\text{Ability-to-Pay}}{\text{Median Gross Rental Cost}}$$

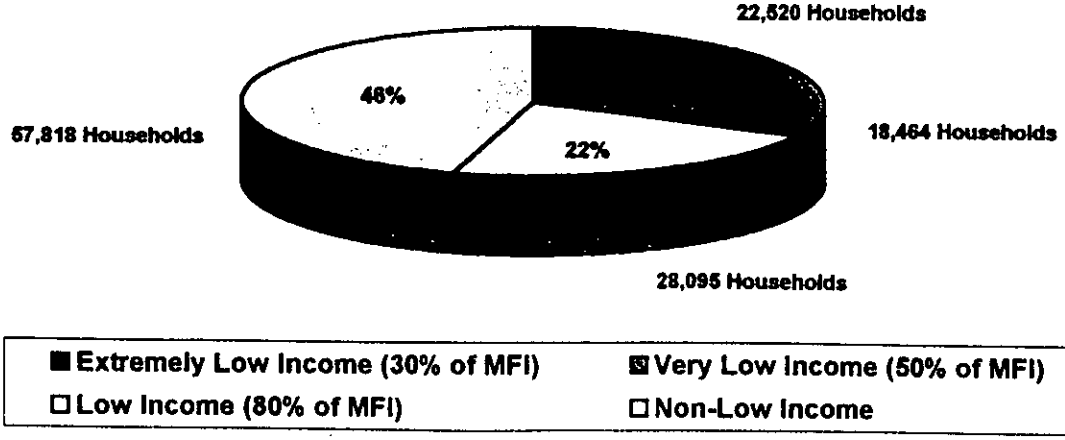
where the ability to pay is 30% of the median family income for a 3-person family and the gross rental cost is the cost of rent and all utilities for a 2-bedroom apartment.

At or above a value of 1.0, a family can afford the median gross rents in the area. Below a value of 1.0, the median gross rental cost is unaffordable.

These charts show that approximately two-thirds of the renter households in New Hampshire can afford the median gross rental cost, while one-third (the extremely low and very low income households) cannot.

Affordability at the very low income level is more serious than that which is portrayed in the chart since it is much more difficult to set aside 30% of family income to meet the Gross Rental Cost. In other words, very low income households have less Ability-to-Pay than higher income households.

## 1990 RENTER HOUSEHOLDS
## New Hampshire



Elliott Barry

FY99 Income Limits

01/27/99

| | Income | Program | 1 Person | 2 Person | 3 Person | 4 Person | 5 Person | 6 Person | 7 Person | 8 Person |
|---|---|---|---|---|---|---|---|---|---|---|
| ***MSA*** | | | | | | | | | | |
| Boston, MA-NH | *62,700* | 30 % MAI | 13,150 | 15,050 | 16,950 | 18,800 | 20,300 | 21,800 | 23,300 | 24,850 |
| | | Very Low Income | 21,950 | 25,100 | 28,200 | 31,350 | 33,850 | 36,350 | 38,850 | 41,400 |
| | | Low Income | 33,450 | 38,250 | 43,000 | 47,800 | 51,600 | 55,450 | 59,250 | 63,100 |
| Lawrence, MA-NH | *57,900* | 30 % MAI | 12,150 | 13,900 | 15,650 | 17,350 | 18,750 | 20,150 | 21,550 | 22,950 |
| | | Very Low Income | 20,250 | 23,150 | 26,050 | 28,950 | 31,250 | 33,600 | 35,900 | 38,200 |
| | | Low Income | 32,400 | 37,050 | 41,700 | 46,300 | 50,000 | 53,750 | 57,450 | 61,150 |
| Lowell, MA-NH | *61,600* | 30 % MAI | 13,000 | 14,850 | 16,700 | 18,550 | 20,000 | 21,500 | 23,000 | 24,450 |
| | | Very Low Income | 21,650 | 24,700 | 27,800 | 30,900 | 33,350 | 35,850 | 38,300 | 40,800 |
| | | Low Income | 33,450 | 38,250 | 43,000 | 47,800 | 51,600 | 55,450 | 59,250 | 63,100 |
| Manchester, NH | *53,900* | 30 % MAI | 11,300 | 12,950 | 14,550 | 16,150 | 17,450 | 18,750 | 20,050 | 21,350 |
| | | Very Low Income | 18,850 | 21,550 | 24,250 | 26,950 | 29,100 | 31,250 | 33,400 | 35,550 |
| | | Low Income | 30,200 | 34,500 | 38,800 | 43,100 | 46,550 | 50,000 | 53,450 | 56,900 |
| Nashua, NH | *61,600* | 30 % MAI | 12,950 | 14,800 | 16,650 | 18,500 | 19,950 | 21,450 | 22,900 | 24,440 |
| | | Very Low Income | 21,550 | 24,650 | 27,700 | 30,800 | 33,250 | 35,750 | 38,200 | 40,650 |
| | | Low Income | 33,450 | 38,250 | 43,000 | 47,800 | 51,600 | 55,450 | 59,250 | 63,100 |
| Portsmouth-Rochester -NH-ME | *49,500* | 30 % MAI | 10,400 | 11,900 | 13,350 | 14,850 | 16,050 | 17,250 | 18,400 | 19,600 |
| | | Very Low Income | 17,350 | 19,800 | 22,300 | 24,750 | 26,750 | 28,700 | 30,700 | 32,650 |
| | | Low Income | 27,700 | 31,700 | 35,650 | 39,600 | 42,750 | 45,950 | 49,100 | 52,250 |
| ***Counties*** | | | | | | | | | | |
| Belknap | *40,100* | 30 % MAI | 9,350 | 10,700 | 12,050 | 13,400 | 14,450 | 15,500 | 16,600 | 17,650 |
| | | Very Low Income | 15,600 | 17,850 | 20,050 | 22,300 | 24,100 | 25,850 | 27,650 | 29,450 |
| | | Low Income | 25,000 | 28,550 | 32,100 | 35,700 | 38,550 | 41,400 | 44,250 | 47,100 |
| Carroll | *37,900* | 30 % MAI | 9,350 | 10,700 | 12,050 | 13,400 | 14,450 | 15,500 | 16,600 | 17,650 |
| | | Very Low Income | 15,600 | 17,850 | 20,050 | 22,300 | 24,100 | 25,850 | 27,650 | 29,450 |
| | | Low Income | 25,000 | 28,550 | 32,100 | 35,700 | 38,550 | 41,400 | 44,250 | 47,100 |
| Cheshire | *42,900* | 30 % MAI | 9,350 | 10,700 | 12,050 | 13,400 | 14,450 | 15,500 | 16,600 | 17,650 |
| | | Very Low Income | 15,600 | 17,850 | 20,050 | 22,300 | 24,100 | 25,850 | 27,650 | 29,450 |
| | | Low Income | 25,000 | 28,550 | 32,100 | 35,700 | 38,550 | 41,400 | 44,250 | 47,100 |
| Coos | *36,300* | 30 % MAI | 9,350 | 10,700 | 12,050 | 13,400 | 14,450 | 15,500 | 16,600 | 17,650 |
| | | Very Low Income | 15,600 | 17,850 | 20,050 | 22,300 | 24,100 | 25,850 | 27,650 | 29,450 |
| | | Low Income | 25,000 | 28,550 | 32,100 | 35,700 | 38,550 | 41,400 | 44,250 | 47,100 |
| Grafton | *43,900* | 30 % MAI | 9,350 | 10,700 | 12,050 | 13,400 | 14,450 | 15,500 | 16,600 | 17,650 |
| | | Very Low Income | 15,600 | 17,850 | 20,050 | 22,300 | 24,100 | 25,850 | 27,650 | 29,450 |
| | | Low Income | 25,000 | 28,550 | 32,100 | 35,700 | 38,550 | 41,400 | 44,250 | 47,100 |
| Hillsborough | *52,300* | 30 % MAI | 11,000 | 12,550 | 14,100 | 15,700 | 16,950 | 18,200 | 19,450 | 20,700 |
| | | Very Low Income | 18,300 | 20,900 | 23,550 | 26,150 | 28,250 | 30,350 | 32,450 | 34,500 |
| | | Low Income | 29,300 | 33,450 | 37,650 | 41,850 | 45,200 | 48,550 | 51,900 | 55,250 |
| Merrimack | *50,400* | 30 % MAI | 10,600 | 12,100 | 13,600 | 15,100 | 16,350 | 17,550 | 18,750 | 19,950 |
| | | Very Low Income | 17,650 | 20,150 | 22,700 | 25,200 | 27,200 | 29,250 | 31,250 | 33,250 |
| | | Low Income | 28,200 | 32,250 | 36,300 | 40,300 | 43,550 | 46,750 | 50,000 | 53,200 |
| Rockingham | *49,800* | 30 % MAI | 10,450 | 11,950 | 13,450 | 14,950 | 16,150 | 17,350 | 18,550 | 19,700 |
| | | Very Low Income | 17,450 | 19,900 | 22,400 | 24,900 | 26,900 | 28,900 | 30,900 | 32,850 |
| | | Low Income | 27,900 | 31,850 | 35,850 | 39,850 | 43,050 | 46,200 | 49,400 | 52,600 |
| Strafford | *47,300* | 30 % MAI | 9,950 | 11,350 | 12,750 | 14,200 | 15,350 | 16,450 | 17,600 | 18,750 |
| | | Very Low Income | 16,550 | 18,900 | 21,300 | 23,650 | 25,550 | 27,450 | 29,350 | 31,200 |
| | | Low Income | 26,500 | 30,250 | 34,050 | 37,850 | 40,850 | 43,900 | 46,900 | 49,950 |
| Sullivan | *40,600* | 30 % MAI | 9,350 | 10,700 | 12,050 | 13,400 | 14,450 | 15,500 | 16,600 | 17,650 |
| | | Very Low Income | 15,600 | 17,850 | 20,050 | 22,300 | 24,100 | 25,850 | 27,650 | 29,450 |
| | | Low Income | 25,000 | 28,550 | 32,100 | 35,700 | 38,550 | 41,400 | 44,250 | 47,100 |



Elliott Barry

# NH Local Welfare Administrator's Association

C/o Department of Human Services
3 Washington Street
Keene, New Hampshire 03431
Telephone: 603-357-9807 Fax: 603-357-9878
E-mail: cspicher@ci.Keene.nh.us

December 14, 1999

To: Mary Ann Broshek, DHHS
From: Christine Spicher, NHLWAA President
Re: statewide sample survey of municipal housing costs

| Name | Population | Fiscal Year | $ Housing costs | $ Emergency housing costs | % Emergency housing costs |
|---|---|---|---|---|---|
| Acworth | 600 | 1/98-12/98 | 300 | 0 | 0 |
| Alstead | 1,700 | 1/98-12/98 | | | |
| Amherst | 9,404 | 1/99-12/99 | 575 | No info | No info |
| Barrington | 6,896 | 1/99-12/99 | 4,655 | 47 | 1% |
| Berlin | | 1/98-12/98 | 16,847 | 188 | 1% |
| Brentwood | 2,836 | 1/99-12/99 | 625 | 0 | 0 |
| Candia | 3,643 | 1/99-12/99 | 1,625 | ? | ? |
| Charlestown | 4,868 | 1/98-12/98 | 19,917 | 3,766 | 19% |
| Chesterfield | 3.232 | 1/98-1/99 | | | |
| Claremont | 14,000 | 1/99-12/99 | 58,000 | 20,000 | 34% |
| Colebrook | 2,500 | 1/99-12/99 | 4,200 | 126 | 3% |
| Concord | | | | | |
| Derry | 36,004 | 7/99-6/2000 | 90,000 | 37,647 | 42% |
| Dover | 26,658 | 7/98-6/99 | 134,435 | 3,420 | 25% |
| Enfield | 4,100 | 1/99-12/99 | 14,836 | 1,484 | 10% |
| Exeter | 12,899 | 1/99-12/99 | 10,000 | 3,750 | 38% |
| Goffstown | 16,000 | 1/98-12/98 | 18,572 | 0 | 0 |
| Gorham | 3,135 | 1/99-12/99 | 695 | 90 | 13% |
| Greenland | 02,931 | 1/99-12/99 | 1,000 | 300 | 30% |
| Hampton | 12,792 | 1/99-12/99 | 35,756 | 10,000 | 28% |
| Henniker | 4,200 | 1/99-12/99 | 13,756 | 138 | 1% |
| Hillsboro | 4,600 | 1/98-12/98 | 31,753 | 0 | 0 |
| Hinsdale | 4,000 | 1/98-12/98 | 9,995 | 30 | <1% |
| Hollis | 6,800 | 1/98-12/98 | 1,400 | 0 | 0 |
| Hollis | 6,307 | 1/99-12/99 | 0 | 0 | 0 |

| Hudson | 22,000 | 7/98-6/99 | 35,000 | 1,750 | 5% |
|---|---|---|---|---|---|
| **Town** | **Population** | **Fiscal Year** | **$ Housing costs** | **$ Emergency housing costs** | **% ER costs** |
| Jaffrey | 5,500 | 1/98-12/99 | 59,784 | 4,484 | 75% |
| Keene | 22,669 | 7/98-6/99 | 117,450 | 49,300 | 42% |
| Kingston | 5,731 | 1/99-12/99 | 3,050 | ? | ? |
| Lancaster | 3,500 | 1/99-12/99 | 13,000 | 0 | 0 |
| Langdon | 650 | 1/98-12/98 | 0 | 0 | 0 |
| Lebanon | 13,000 | 7/98-12/99 | 44,139 | 3,090 | 7% |
| Lempster | 900 | 1/98-12/98 | 300 | 0 | 0 |
| Litchfield | 7,000 | 1/98-12/98 | 1,275 | 0 | 0 |
| Littleton | 6,000 | 1/99-12/99 | 10,000 | 2000 | 20% |
| Manchester | 99,000 | 7/98-6/99 | 312,376 | 102,895 | 33% |
| Merrimack | 23,000 | | 30,695 | 6,139 | 20 |
| Milford | 14,000 | 1/99-12/99 | 82,527 | 2,500 | 3% |
| Nashua | | 7/98-6/99 | 276,040 | 78,426 | 28% |
| Nelson | 565 | 1/98-12/98 | 0 | 0 | 0 |
| New Hampton | 1,748 | 1/98-12/98 | 2,548 | 510 | 20% |
| Newport | 6,189 | 1/99-12/99 | 36,543 | 6,231 | 17% |
| Northumberland | 2,600 | 1/99-12/99 | 1413 | 0 | 0 |
| Peterboro | 5,643 | 1/99-12/99 | 46,080 | 1,382 | 3% |
| Plainfield | 2,257 | 1/98-12/98 | 2,210 | 0 | 0 |
| Portsmouth | 22,736 | 7/98-6/99 | 126,000 | 20,000 | 16% |
| Raymond | 9,064 | 1/99-12/99 | 12,964 | 1,500 | 12% |
| Rindge | 5,018 | 1/98-12/98 | 12,193 | 75 | <1% |
| Roxbury | 250 | 1/98-12/98 | 0 | 0 | 0 |
| Salem | 30,000 | 7/98-6/99 | 59,000 | 3,500 | 6% |
| Seabrook | 6,740 | 1/99-12/99 | 44,000 | 12,000 | 30% |
| Somersworth | 12,768 | 7/98-6/99 | 36,711 | 1,101 | 3% |
| Springfield | 825 | 1/98-12/98 | 0 | 0 | 0 |
| Stoddard | 711 | 1/98-12/98 | 0 | 0 | 0 |
| Stratham | 5,524 | 1/99-12/99 | 2,232 | 1,100 | 49% |
| Sullivan | 700 | 1/98-12/98 | 600 | 0 | 0 |
| Sunapee | 2,700 | 1/98-12/98 | 25,202 | 1,326 | 5% |
| Swanzey | 6,600 | 1/989-12/98 | 21,281 | 4,523 | 21% |
| Temple | 1,238 | 1/99-12/99 | 2,500 | 0 | 0 |
| Troy | 2,000 | 1/98-12/998 | 4,750 | 285 | 6% |
| Unity | 1,300 | 1/99-12/99 | 0 | 0 | 0 |
| W.Stewartstown | 1,085 | 1/99-12/99 | 2,000 | 200 | 10% |
| Walpole | 3,210 | 1/98-12/98 | 11,983 | 38 | <1% |
| Weare | 6,890 | 1/98-12/98 | 21,569 | 212 | 1% |
| Westmoreland | 1,428 | 1/98-12/98 | 856 | 0 | 0 |
| Winchester | 4,200 | 7/98-6/99 | 30,949 | 1,214 | 4% |

| | | | | | |
|---|---|---|---|---|---|
| Windham | 11,000 | 1/99-12/99 | 20,893 | 1,045 | 5% |

## *Results of Survey : Local Welfare Housing Costs:*

- **68 towns responded – approximately 28%**
- **Total housing costs of those 68: $2,010,963**
- **Costs for emergency housing (shelter, motels) in 68 towns: $388,674**
- **Towns submitting figures for last fiscal year, reported increases so far this year in housing costs, especially for emergency housing**

SB 128
Martha Yager
Staff support for NH Housing Forum, a coalition of housing advocates
Employed by American Friends Service Committee, NH Program

NH is in the midst of a serious housing crisis. The population of the state is growing. Housing starts are down and what is being built is generally high end housing, both single family and multi family. Vacancy rates are around 1%. Rents & purchase prices are escalating way above the rate of income increases. The thriving economy is leaving a lot of people behind.

Others have spoken about the general scope of the problem. I am going to speak about what it looks like for a single parent with 2 dependent children and one 18 year old fledgling. This person is lucky enough to have a good service sector job as a claims processor for an insurance company. Take home pay is $1566/month. There are some health care benefits. The family needs housing. Lets walk through their budget. Existing expenses:

| | |
|---|---|
| 8yr old car with 198,000 miles: repairs | $120 |
| gas | 150 |
| auto insurance | 64 |
| phone | 60 |
| groceries | 130 |
| life insur. | 139 |
| (one child starting college) child support | 400 |
| | $913 |

This leaves $653/mo for rent, utilities, uncovered medical expenses and incidentals. By the way 33% of income for this person is $522.
A look at Manchester/Concord area rents make clear the dimension of the problem. And this is a good service sector job. What about the clerk at Walmart

Target, the staff of all the new restaurants on Loudon road, all of whom earn substantially less than this person.

This bill is a band aid. What it does is try to keep people who are in housing stay there when they run into financial trouble. If the above person finds a place to live, life is fragile. A big car expense, a big medical bill, time lost from work and homelessness looms large. An emergency program that can tide a family over through hard times and restabilize them is all the difference for the people it is able to help.

I would like to suggest that this bill creates a vehicle for private sector funding. Should we be able to convince low wage employers, like Walmarts and ~~[illegible]~~ Ramada Inns to make serious contributions to the housing crisis — we have a place for them to put their resources. This is a topic some of us have been working on. It's unclear what the potential is. But this bill creates an opportunity.

# Voting Sheets

HOUSE COMMITTEE ON HEALTH, HUMAN SERVICES AND ELDERLY AFFAIRS

EXECUTIVE SESSION on SB 128

**BILL TITLE:** **replacing the housing assistance fund trust fund with a homeless prevention fund, and making an appropriation therefor.**

**DATE:** March 15, 2000

**LOB ROOM:** 205

**Amendments:**

Sponsor: Rep. OLS Document #:

Sponsor: Rep. OLS Document #:

**Motions:** (OTP), OTP/A, ITL, Re-Refer, Interim Study (Please circle one.)

Moved by Rep. Barbara French

Seconded by Rep. Thomas Donovan

Vote: 17-0 (Please attach record of roll call vote.)

**Motions:** OTP, OTP/A, ITL, Re-Refer, Interim Study (Please circle one.)

Moved by Rep.

Seconded by Rep.

Vote: (Please attach record of roll call vote.)

CONSENT CALENDAR VOTE: No

(Vote to place on Consent Calendar must be unanimous.)

**Statement of Intent:** Refer to Committee Report

Respectfully submitted,

Andre A. Martel

Rep. Andre A. Martel, Acting Clerk

**HOUSE COMMITTEE ON HEALTH, HUMAN SERVICES AND ELDERLY AFFAIRS**

**EXECUTIVE SESSION on SB 128**

**BILL TITLE:** **replacing the housing assistance fund trust fund with a homeless prevention fund, and making an appropriation therefor.**

**DATE:** 3/15/00

**LOB ROOM:** 205

**Amendments:**

Sponsor: Rep. OLS Document #:

Sponsor: Rep. N/A OLS Document #:

Sponsor: Rep. OLS Document #:

**Motions:** (OTP) OTP/A, ITL, Re-Refer, Interim Study (Please circle one.)

Moved by Rep. Barbara French

Seconded by Rep. Donovan

Vote: 17-0 (Please attach record of roll call vote.)

**Motions:** ~~(OTP) OTP/A, ITL, Re-Refer, Interim Study (Please circle one.)~~ move the ?

Moved by Rep. Kane

Seconded by ~~Rep.~~ Donovan

Vote: (Please attach record of roll call vote.)

**CONSENT CALENDAR VOTE:** no

(Vote to place on Consent Calendar must be unanimous.)

**Statement of Intent:** Refer to Committee Report

Respectfully submitted,

Rep. Margaret A. Case, Clerk

**OFFICE OF THE HOUSE CLERK** 2000 SESSION

**HEALTH, HUMAN SERVICES & ELDERLY AFFAIRS**

**Bill #:** SB 128 Title: Replacing the housing assistance fund trust fund with a homeless prevention fund, and making an appropriation therefor

PH Date: / / Exec Session Date: 05 / 15 / 00

**Motion:** _____ Amendment #: _____

| MEMBER | YEAS | NAYS |
|---|---|---|
| Emerton, Lawrence A, Chairman | | |
| Batula, Peter L, V Chairman | ✓ | |
| Chabot, Robert F | ✓ | |
| Manning, Joseph P | ✓ | |
| Case, Margaret A, Clerk | | |
| Perkins, Paul R | | |
| Dawe, Eileen P | | |
| Katsakiores, Phyllis M | ✓ | |
| Feuerstein, Martin | | |
| Pilliod, James P | ✓ | |
| Dalrymple, Janeen A | ✓ | |
| Wendelboe, Francine | ✓ | |
| Martel, Andre A | ✓ | |
| Ruffner, Walter D | ✓ | |
| Copenhaver, Marion L | ✓ | |
| Kane, Cecelia D | ✓ | |
| Haettenschwiller, Alphonse A | ✓ | |
| Burnham, Daniel M | ✓ | |
| French, Barbara C | ✓ | |
| Donovan, Thomas E | ✓ | |
| Seldin, Gloria | ✓ | |
| Potter, Frances D | ✓ | |
| | 17 | Ø |
| TOTAL VOTE: | | |

Printed: 12/30/1999

# Committee Report

# COMMITTEE REPORT

COMMITTEE: **Health, Human Services and Elderly Affairs**

BILL NUMBER: **SB 128**

TITLE: replacing the housing assistance fund trust fund with a homeless prevention fund, and making an appropriation therefor.

DATE: March 15, 2000 CONSENT CALENDAR YES ☐ NO ☒

☒ OUGHT TO PASS

☐ OUGHT TO PASS WITH AMENDMENT

☐ INEXPEDIENT TO LEGISLATE

☐ RE-REFER

☐ REFER TO COMMITTEE FOR INTERIM STUDY
(Available only in second year of biennium.)

**STATEMENT OF INTENT**
**(Include Committee Vote)**

The crying need for housing in New Hampshire needs the immediate attention of experienced leadership to take a proactive approach to address the burgeoning homeless situation. Testimony indicated that over 18,000 households are spending more than 50% of their income on housing costs. Clearly, the legislature has a responsibility to ensure this housing homeless issue is not lost sight of. The NH Housing Finance Authority testified that they strongly support this initiative and will continue to work with the Legislature to help our citizens with their housing problems. This legislation is a step closer to establishing a homeless prevention program.

Vote 17-0.

Rep. Barbara C. French
FOR THE COMMITTEE

Original: House Clerk
cc: Committee Bill file

USE ANOTHER REPORT FOR MINORITY REPORT

Health, Human Services and Elderly Affairs

**SB 128,** replacing the housing assistance fund trust fund with a homeless prevention fund, and making an appropriation therefor. OUGHT TO PASS

Rep. Barbara C. French for Health, Human Services and Elderly Affairs: The crying need for housing in New Hampshire needs the immediate attention of experienced leadership to take a proactive approach to address the burgeoning homeless situation. Testimony indicated that over 18,000 households are spending more than 50% of their income on housing costs. Clearly, the legislature has a responsibility to ensure this housing homeless issue is not lost sight of. The NH Housing Finance Authority testified that they strongly support this initiative and will continue to work with the Legislature to help our citizens with their housing problems. This legislation is a step closer to establishing a homeless prevention program. Vote 17-0.

# COMMITTEE REPORT

COMMITTEE: **Health, Human Services and Elderly Affairs**

BILL NUMBER: **SB 128**

TITLE: replacing the housing assistance fund trust fund with a homeless prevention fund, and making an appropriation therefor.

DATE: March 15, 2000 CONSENT CALENDAR YES ☐ NO ☒

☒ OUGHT TO PASS

☐ OUGHT TO PASS WITH AMENDMENT

☐ INEXPEDIENT TO LEGISLATE

☐ RE-REFER

☐ REFER TO COMMITTEE FOR INTERIM STUDY
(Available only in second year of biennium.)

**STATEMENT OF INTENT**
**(Include Committee Vote)**

The crying need for housing in New Hampshire needs the immediate attention of experienced leadership to take a proactive approach to address the burgeoning homeless situation. Testimony indicated that over 18,000 households are spending more than 50% of their income on housing costs. Clearly, the legislature has a responsibility to ensure this housing homeless issue is not lost sight of. This legislation is a step closer to establishing a homeless prevention program.

Lost

Vote 17-0.

Rep. Barbara C. French
FOR THE COMMITTEE

Original: House Clerk
cc: Committee Bill file

USE ANOTHER REPORT FOR MINORITY REPORT

The N.H. Housing Finance Agency testified that they strongly support this initiative and will continue to work with the legislature to help our citizens with ~~those~~ their housing problems.

# COMMITTEE REPORT

COMMITTEE: **Health, Human Services and Elderly Affairs**

BILL NUMBER: **SB 128**

TITLE: replacing the housing assistance fund trust fund with a homeless prevention fund, and making an appropriation therefor.

DATE: 3/15/00 CONSENT CALENDAR YES ☐ NO ☒

☒ OUGHT TO PASS

☐ OUGHT TO PASS WITH AMENDMENT

☐ INEXPEDIENT TO LEGISLATE

☐ RE-REFER

☐ REFER TO COMMITTEE FOR INTERIM STUDY
(Available only in second year of biennium.)

**STATEMENT OF INTENT**
**(Include Committee Vote)**

Vote 17-0

Rep. Barbara C. Frenck
FOR THE COMMITTEE

Original: House Clerk
cc: Committee Bill file

USE ANOTHER REPORT FOR MINORITY REPORT

An Act

The crying need for housing in N.H. needs the immediate attention of experienced leadership to take a proactive approach to address the burgeoning homeless situation. Testimony indicated that over 18,000 households are spending more than 50% of their income on housing costs. Clearly the legislature has a responsibility to ensure this housing-homeless issue is not lost sight of. This legislation is a step closer to establishing a homeless prevention program.