



New Hampshire Council on Housing Stability

*Addressing Housing Instability and
Homelessness with State supportive
housing benefit*



1



COUNCIL ON HOUSING STABILITY

Established in November 2020 by Governor Christopher T. Sununu, for the purposes of creating and implementing a plan to create housing stability for all citizens of the State of New Hampshire. In the 2022 Legislative Session, the Council was codified into law.

Strategic leadership, broad based and diverse membership.

Planning and implementation are guided by the following principles:

- ★ Person-centered
- ★ Data-driven
- ★ Equity-aware
- ★ Led with Lived Experience
- ★ Aligned with other strategic plans

2

CURRENT CONDITIONS

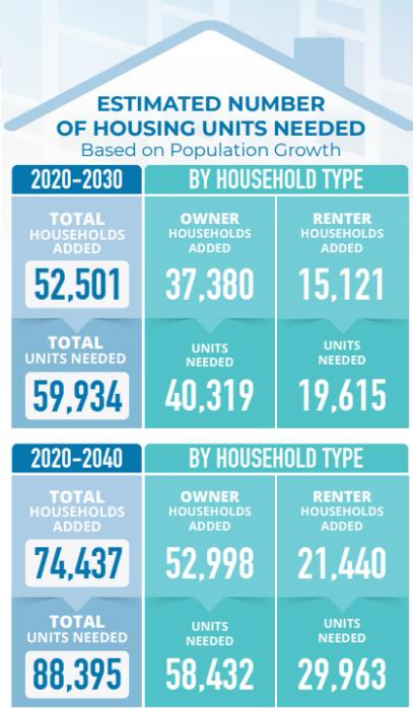
Housing Needs

- New Hampshire needs **nearly 90,000 new units** by 2040*
- Building permit activity must **increase by 36%** statewide over recent levels

Homeownership Challenges

- Median sales price for single family homes has **increased by 47% since 2020****
 - July 2020: \$340,000
 - October 2024: \$501,000

*Source: 2023 New Hampshire Statewide Housing Needs Assessment
**Source: New Hampshire Association of Realtors NH Monthly Indicators



CURRENT CONDITIONS

Rental Challenges

- Statewide median gross rent (including utilities) for a 2-bedroom unit has **increased 36% in the past five years***
- Extremely low vacancy rate favors higher-income renters
- Demand impacts affordability levels, especially lower-income renters

Increasing Homelessness

- Individuals experiencing homelessness has **increased by 52.1%****

Aging Demographics

- Desire to “age in place” will continue to limit the supply

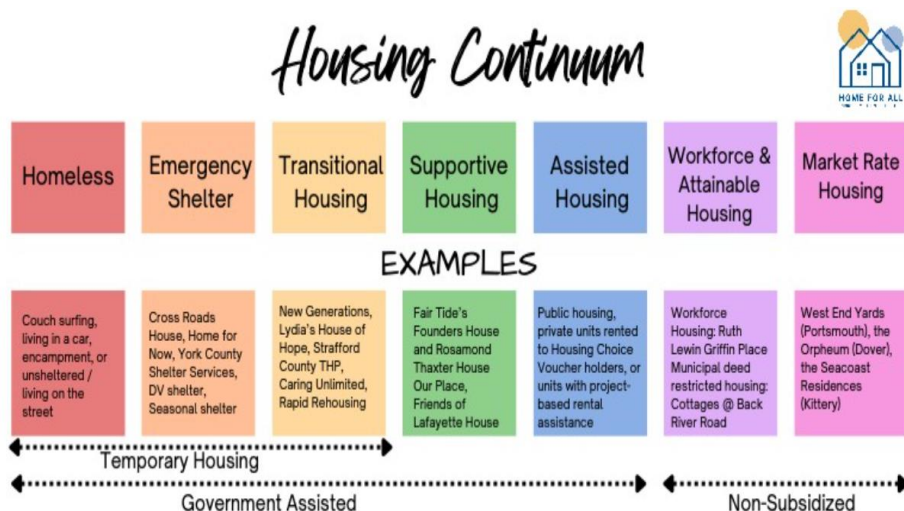
*Source: 2024 New Hampshire Housing Annual Residential Rental Cost Survey
**Source: NH Coalition to End Homelessness

2021 – 2024 STRATEGIC PLAN OBJECTIVES

- Promote increased housing stability at the state and local levels by **improving crisis response, services infrastructure and policies** that support individuals and families to maintain housing in their community.
- **Remove regulatory barriers to affordable housing** to expand New Hampshire's housing market for all.
- Increase production of publicly-financed **affordable housing** with supportive services.

5

ADVANCING A SUPPORTIVE HOUSING BENEFIT



6

TIMELINE AND PARTNERS

TIMELINE – 10 years

- Partner engagement started in 2015
- State funding 2021
- State Plan Amendment approved in 2023

PARTNERS

- Homelessness Service providers, people who previously experienced homelessness
- State staff, Legislature, Commissioner
- Private Philanthropy
- State Housing organization (Housing Action NH)
- Technical Assistance Provider (Corporation for Supportive Housing)

7

DATA

BUSINESS CASE

- Cost
- Long term cost savings (hospitals, State, other)

IMPACT: Eligible populations, individuals estimated as likely to be in need of supportive housing services based on both housing status and medical vulnerability.

Small Group Accounted for Largest Share of Health Care, Corrections, & Other Costs

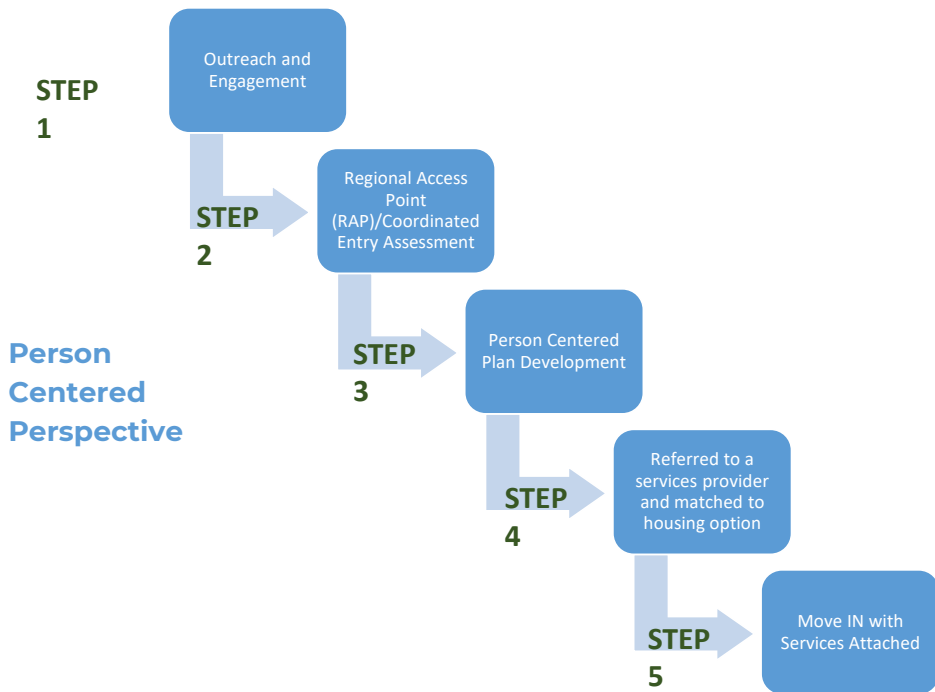
Costs of health care, corrections, and homeless services used by people with disabilities who were homeless for a long time



Source: Stephen Poulin *et al.*, "Service Use and Costs for Persons Experiencing Chronic Homelessness in Philadelphia: A Population-Based Study," *Psychiatric Services*, November 2010, Vol. 61, No. 11, pp. 1093-1098.

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8



9



10