

# Housing Market Study

## Portsmouth, NH

Prepared for PHA Housing Development LTD.  
August 2022





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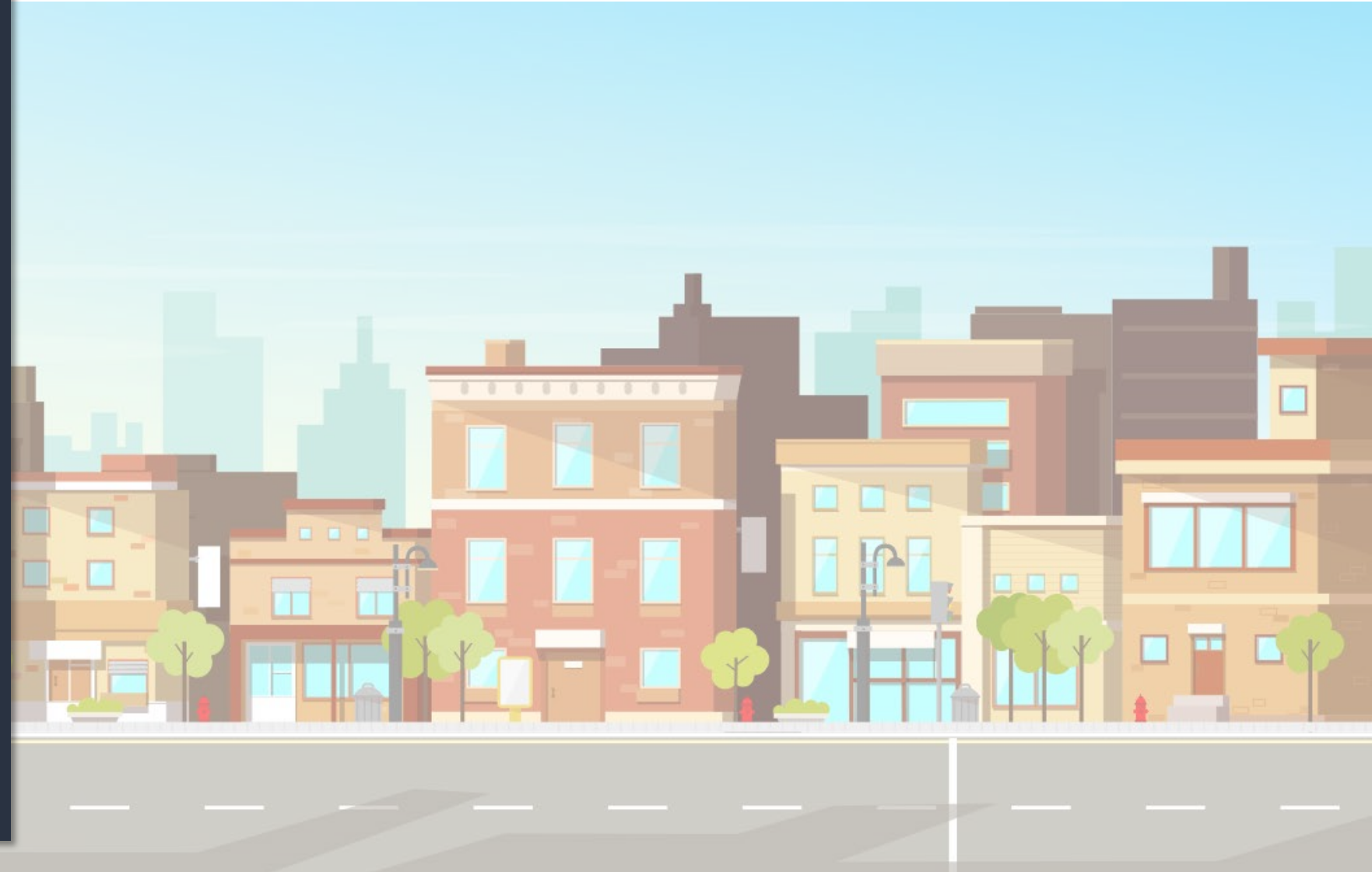
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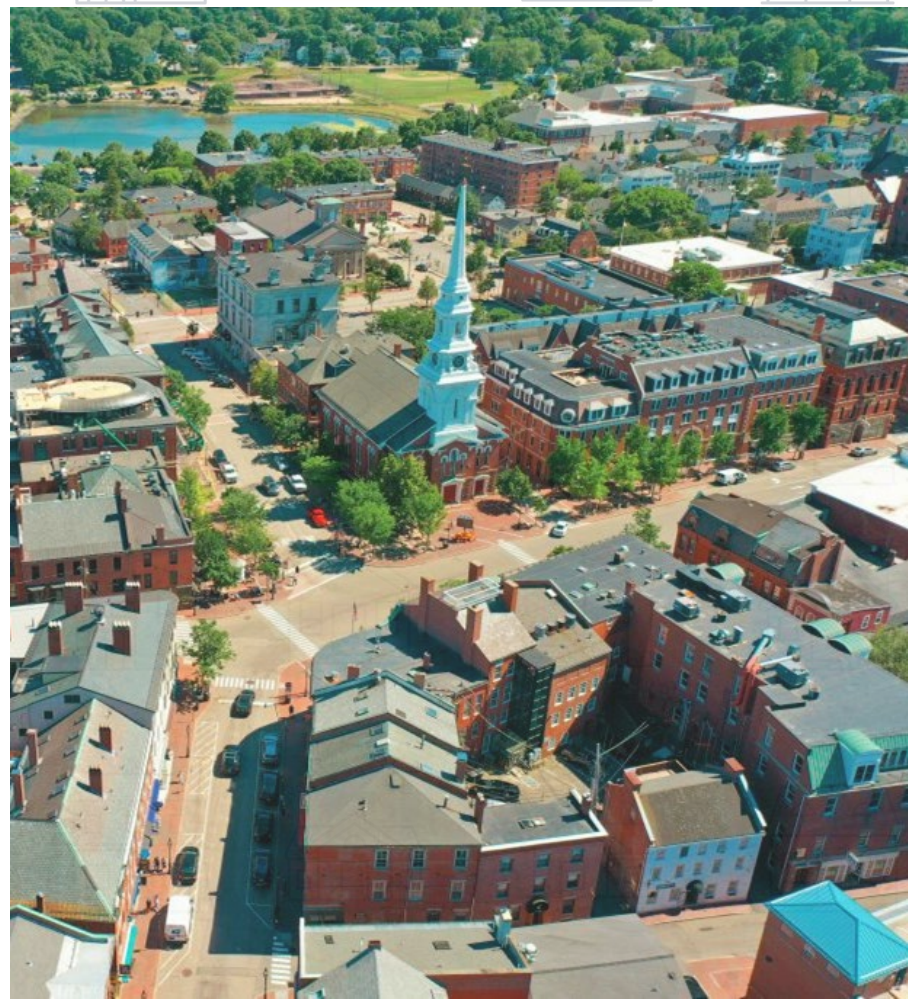
# EXECUTIVE SUMMARY

In 2021, the PHA Housing Development LTD., a non-profit development corporation affiliated with the Portsmouth Housing Authority initiated a housing market study specific to the City of Portsmouth. The aim of this study was to evaluate housing demand, prospective housing market opportunities, and barriers to market entry. The market study includes an assessment of existing housing conditions, current and projected demographic and household characteristics, and consumer preferences for housing. The study identified current and anticipated unmet housing needs and is intended to inform the PHA's upcoming strategic plan.

The Housing Market Study found that Portsmouth's demographics have changed over the past two decades. The population has steadily increased since 2000 and the Millennial generation comprises the largest segment of the city's population. Growth in recent years has been driven by high income households, and despite the city's appeal and high demand, population growth has likely been constrained by a limited supply of housing. Vacancy rates for both owner and rental housing remain exceptionally low and with high demand from higher income households, prices have risen sharply since 2019.

For the largest segment of residents by age (Millennials), these price changes have shifted local and regional migration patterns. Older Millennials (35 – 44), have reached prime homebuying and family formation years as well as higher earnings leading to ownership housing demand and in-migration into Portsmouth. In contrast, younger Millennials (25 – 34), who represent a higher share of renters, are facing higher percentage increases in rents compared to home prices in a tightening market. These trends are causing younger residents to seek housing options outside Portsmouth. Furthermore, older adults (65+) with higher incomes and equity are retiring and settling in Portsmouth adding demand at the higher end of the housing market.

With rising costs, housing cost burden has increased particularly among renter households. Survey respondents indicated that increasing housing costs were the number one cause for relocating out of the city. This was closely followed by the inability to find appropriate housing by type or unit size. These challenges can be linked to a need for more housing at a variety of price points particularly for those households at or below 80% of AMI. These households are most acutely impacted by housing cost burden. Portsmouth's limited supply of developable vacant land and lower rates of new housing production compared to housing demand are compounding factors causing prices to rise for both renter and owner households. This study sought to quantify these trends and provide data that can inform the PHA Housing Development LTD.'s strategic plan.



Source: [Newhampshireway.com](http://Newhampshireway.com)

## **COST BURDENING IS ON THE RISE, MOST ACUTELY IMPACTING THE DOWNTOWN WORKFORCE**

- Over the past decade, housing in Portsmouth has become more expensive.
- With rising prices for homes and increases in asking rents, people already living in Portsmouth are experiencing higher rates of cost burdening. According to data from HUD, 36% of renter households and 23% of owner households are considered cost burdened.
- According to the housing survey conducted for this project, lower income households have low confidence in making rent payments.



## **MORE WORKFORCE HOUSING AND FAMILY SIZED UNITS ARE NEEDED IN PORTSMOUTH**

- According to the housing survey, the highest expressed need was for more workforce units and affordable family sized units.
- Housing demand for both owner and renter units in Portsmouth total an estimated 3,124 units.
- Demand for housing in Portsmouth has remained high, evidenced by rising home prices and asking rents, which has outpriced incomes for many households.



## **1/3 OF SURVEY RESPONDENTS WHO USED TO LIVE IN PORTSMOUTH SAID THEY WOULD MOVE BACK IF THEY COULD FIND HOUSING THAT WAS AFFORDABLE AND MET THEIR NEEDS**

- Based on the results of the housing survey, 33% of survey respondents indicated that they would move back to Portsmouth if there was housing that met their needs and was affordable compared to 1% who indicated they wouldn't move back.
- The top two reasons respondents cited for moving out of Portsmouth were rising costs and being unable to find home of an appropriate size and the type they need.



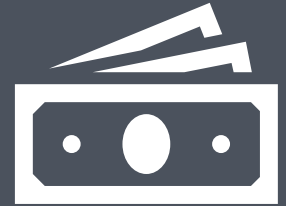
## **MOST OWNERSHIP UNITS WERE CONSTRUCTED BEFORE 1960, MEANING THEY MAY NOT BE EQUIPPED WITH ACCESSIBILITY FEATURES OLDER ADULTS ARE LOOKING FOR TODAY.**

- Based on the housing survey, 1 in every 3 respondents indicated that their current residence does not meet their needs, half of whom cited high costs as a primary concern, followed by not enough bedrooms, poor conditions, and lack of accessibility features.
- This sentiment is supported by Census data showing the number of older adult households are increasing as is the average household size for families with children.



## **THE INCREASE IN HOUSING SUPPLY IS NOT ENOUGH TO OFFSET THE SHARP RENT INCREASES IN THE CITY**

- Despite Portsmouth's strong residential development pipeline, years of underproduction compared to population growth and housing demand has led to rising costs and very low vacancy.
- Portsmouth's population growth *potential* is limited by the supply of new housing units meaning socioeconomic changes are driven by demographic shifts by age (e.g., recent retirees and millennials) and income (e.g., higher income households, remote workers).
- With demand outpacing supply, the addition of new housing units in recent years has not slowed the increases in rents and home prices.



## **PUBLIC TRANSIT AND ACCESS IS A CONCERN FOR RESIDENTS AND COMMUTERS**

- According to the housing survey, many respondents indicated that limited public transit and biking options create challenges for existing residents and workers commuting into the city.
- According to Census estimates, the City has seen decreases in lower income households but remains a regional employment center with strong retail, accommodation, and food service industries. This may mean workers with lower paying jobs have to commute further to work in the city incurring higher costs and exacerbating challenges of cost burdening.





## POTENTIAL KEY PRIORITIES FOR THE UPCOMING STRATEGIC PLAN

- There is a deficiency in units priced to households at or below 50% of AMI, which could be one key priority area for the PHA. This could also benefit a segment of Portsmouth's workforce that may have moved out of the city due to rising housing costs and lack of available housing options.
- The survey and data analysis suggest there is demand for workforce housing units priced to households at or below 80% of AMI.
- Household size is increasing meaning there is a greater demand for larger unit sizes; survey respondents also expressed this need.
- With the increasing older adult population there is demand for units with accessibility features and a need to look at retrofitting existing homes (survey respondents indicated that their current home does not meet their accessibility needs but they don't want to leave the city).
- According to data from the National Housing Preservation Database (NHPD), between 2020 and 2030 Portsmouth could see 489 units lose federal subsidies. Preserving these units should be a priority for Portsmouth.
- Enrollment projections conducted in 2018 estimated the Portsmouth school district would grow while a more recent study in 2021 indicated the district has been shrinking leading into and through the pandemic. Some of that decline may be related to students shifting to private schools, homeschooling, or moving out the district altogether. Yet, the increase in Millennial households (who may be starting families) and some of those students returning to the district could lead to growth in enrollment and added demand for family-sized units in the future.

### STRENGTHS

- Strong Employment
- Variety of housing types
- Strong local amenities
- High demand

### CONSTRAINTS

- Low available inventory
- Limited developable land
- Limited public transit

### OPPORTUNITIES

- Address expiring subsidized units
- Look for ways to add 2- and 3-bedroom units
- Expand older adult & workforce housing options

### GAPS

- Owner and renter units at price points 50% of AMI or below
- Housing growth only on high end of market
- Deficit in housing at lower price points

# PORTSMOUTH OVERVIEW & MARKET COMPARISON

- Portsmouth's population has increased over the past decade but at a slower rate than the county and MA-NH Core-based Statistical area (CBSA)
- Portsmouth's average household size matches that of the county and CBSA
- Similar to the county and CBSA, the median age in Portsmouth falls within the prime homebuying years
- Home-Value-to-Income ratio in Portsmouth is much higher than the county and CBSA indicating the city's is higher cost relative to local incomes compared to the large geographies
- Sale prices and rents match the greater Boston-NH metro area (CBSA)
- Median income in Portsmouth is lower than the county and CBSA due to smaller relative size and higher percentage of moderate-to-low-income households
- Rents have outpaced the county and CBSA in 2021 – 2022, driven by limited rental supply and addition of mostly high-end rentals
- The combined for-sale and for-rent vacancy rate is 1.86%
- Portsmouth's housing stock is older than the county and CBSA

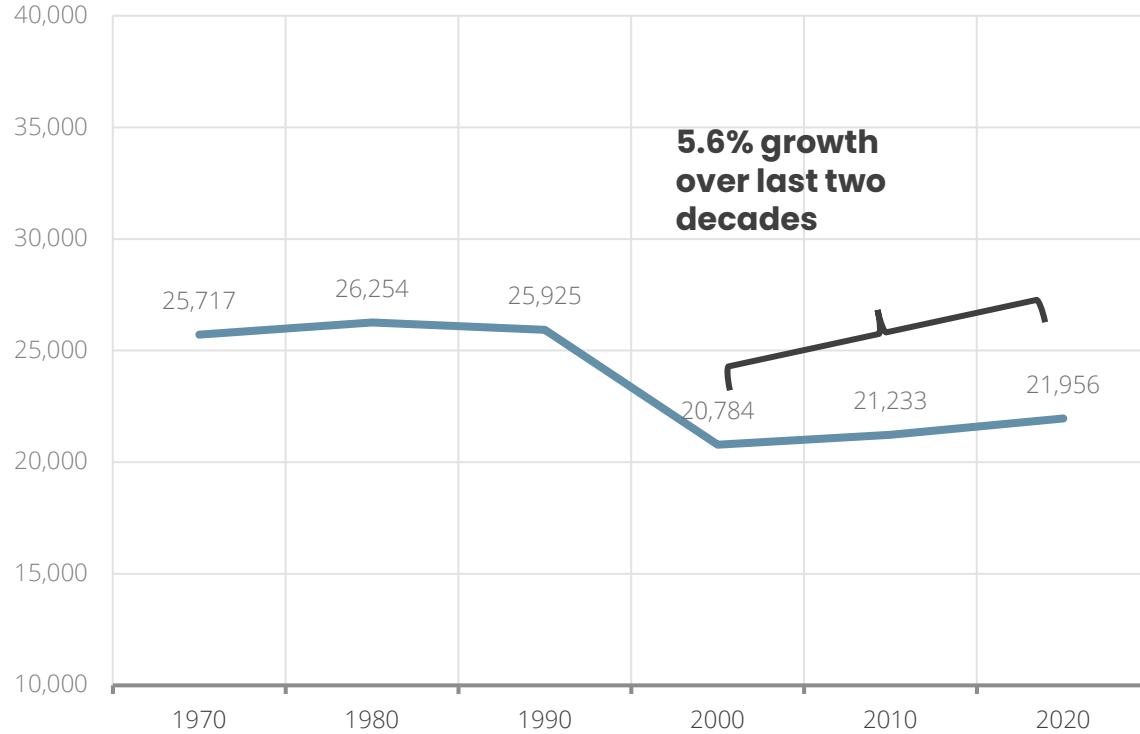
	Portsmouth	Rockingham County	Boston-Cambridge-Newton-MA-NH CBSA
<b>Population</b>			
Δ Population	2.2%	5%	8.14%
Average HH Size	2.1	2.5	2.5
Median Age	41.5	44.7	38.8
<b>Affordability</b>			
Home Value to Income	5.80	3.66	4.93
Median Home Sale Price	\$665,000	\$551,000	\$690,000
Median Income	\$78,712	\$93,962	\$93,537
Median Rent	\$2,875	\$2,025	\$2,600
<b>Housing Stock</b>			
Owner Occupied	50.3%	77.8%	61.7%
Renter Occupied	49.7%	22.2%	38.3%
Vacancy Rate	1.86%	1.24%	1.69%
Built 1980+	29%	54%	31%
Built Pre-1980	71%	46%	69%

Sources: 2020 ACS 5-Year Estimates, Redfin Housing Market Data 2022, Zumper Rental Data 2022

## Total Population

### Total Population, 1970 - 2020

Source: IPUMS NHGIS, Decennial Census

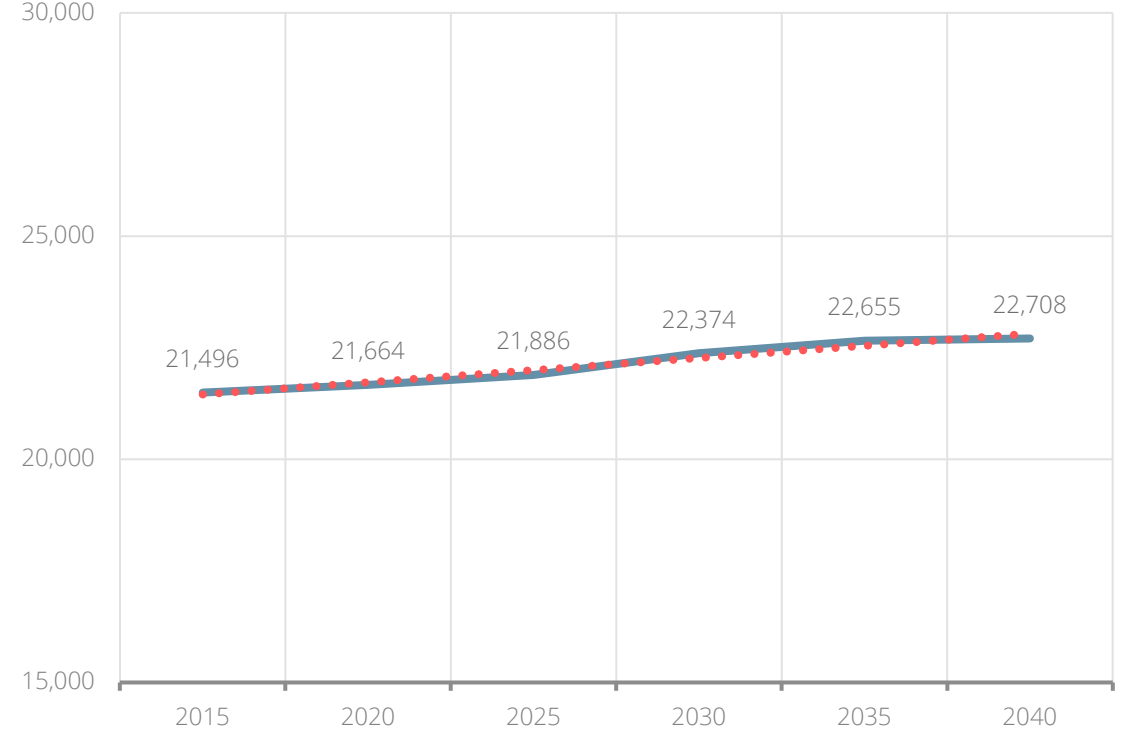


### POPULATION INCREASES OVER LAST TWO DECADE

Census Decennial estimates indicate that over the last two decades the total population of Portsmouth has increased by roughly 5.6%. Leading into the 2000s Portsmouth saw decreases in its total population but has slowly begun to experience a rebound in residents over the recent decades.

### Portsmouth Population Projections 2015 - 2040

Source: NHOEP, RPC Calculated in 2016



### POPULATION IS PROJECTED TO CONTINUE TO INCREASE

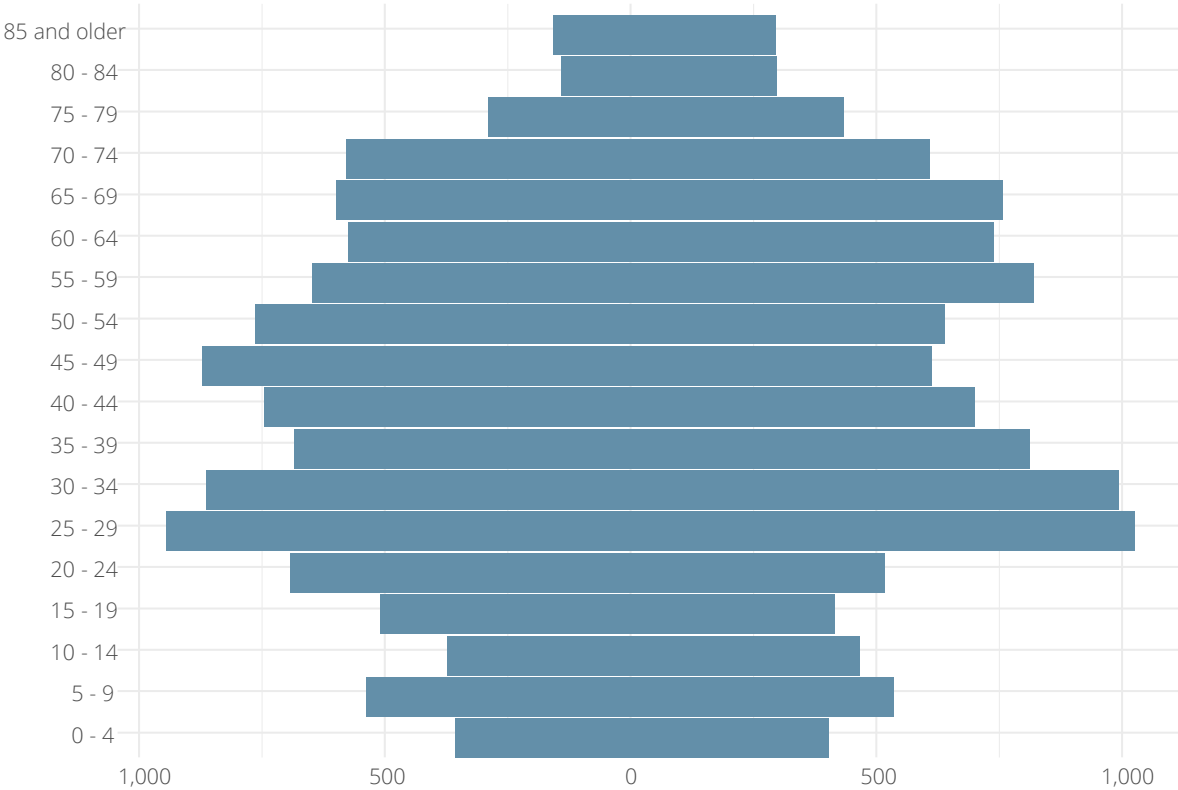
Based on population projections provided by the New Hampshire Office of Energy and Planning in partnership with the state's Regional Planning Commission (RPC), it was estimated in 2016 that by 2020 Portsmouth would have a population of 21,664, which is slightly below the 2020 Census Decennial estimates. By 2040 Portsmouth's population is projected to reach 22,708 from these projections.



## Population and Age

### Population by Age 2016 - 2020

Source: ACS 5-Year Estimates

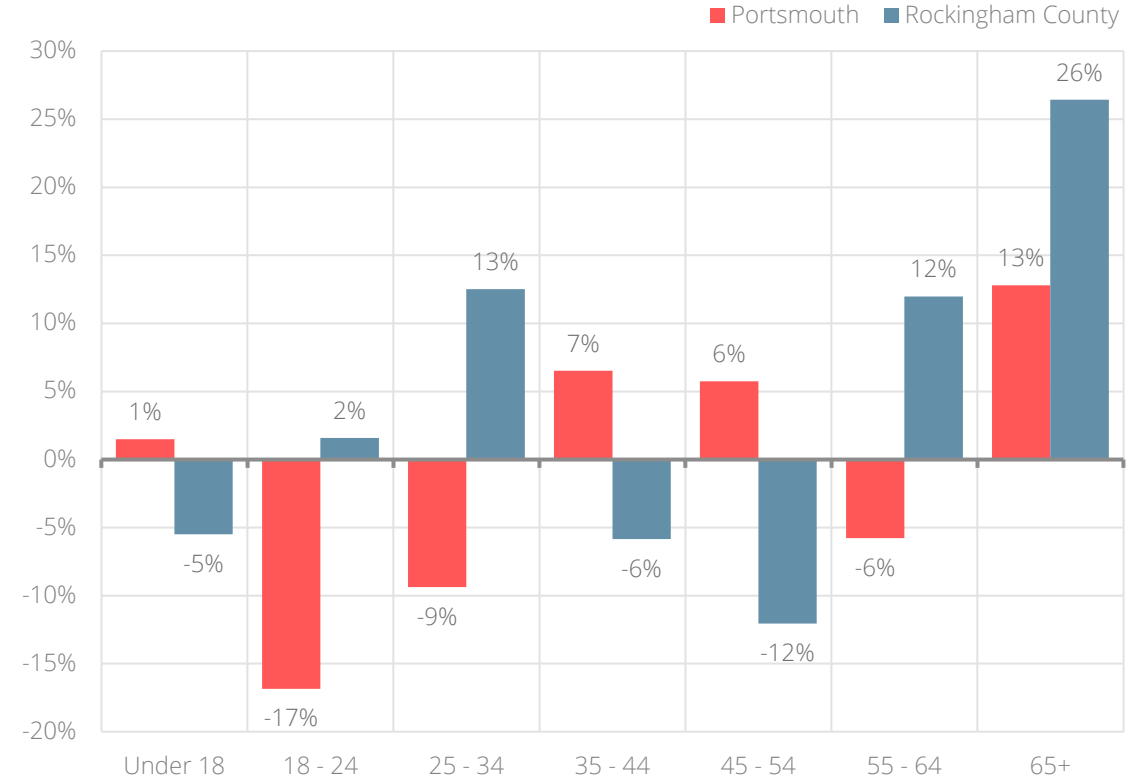


### PORTSMOUTH'S POPULATION IS PREDOMINATELY MILLENIAL

In Portsmouth, the largest population by age group are residents aged 25 – 34 (younger millennials). Following the millennial age group, Portsmouth also has a higher percentage of residents ages 20 – 24 and 45 – 54. Despite regional trends of an aging population, Portsmouth remains relatively young driven by the growth in family households namely those ages 35 – 44 and under 18.

### Change in Population by Age 2011 - 2020

Source: ACS 5-Year Estimates



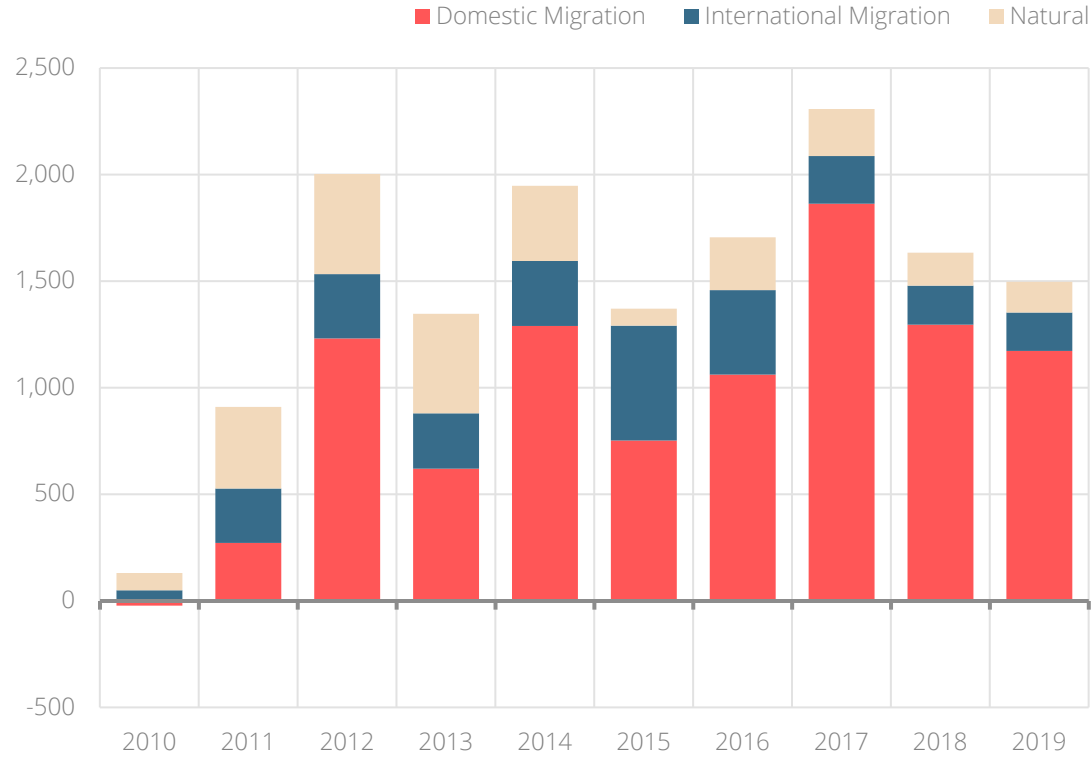
### PORTSMOUTH HAS A GROWING MILLENIAL AND ELDERLY POPULATION

Over the past decade, Portsmouth has experienced increases in residents under the age of 18, 35 – 44 and 65+. This indicates that the city's population change is being driven by older millennials (35 – 44) who are in prime homebuying and family formation years and older adult residents. In terms of housing demand, these age segments tend to drive demand in single family homes and senior accessible housing

## Migration and Population Change

### Population Change by Component Rockingham County, 2010 - 2019

Source: ACS 5-Year Estimates

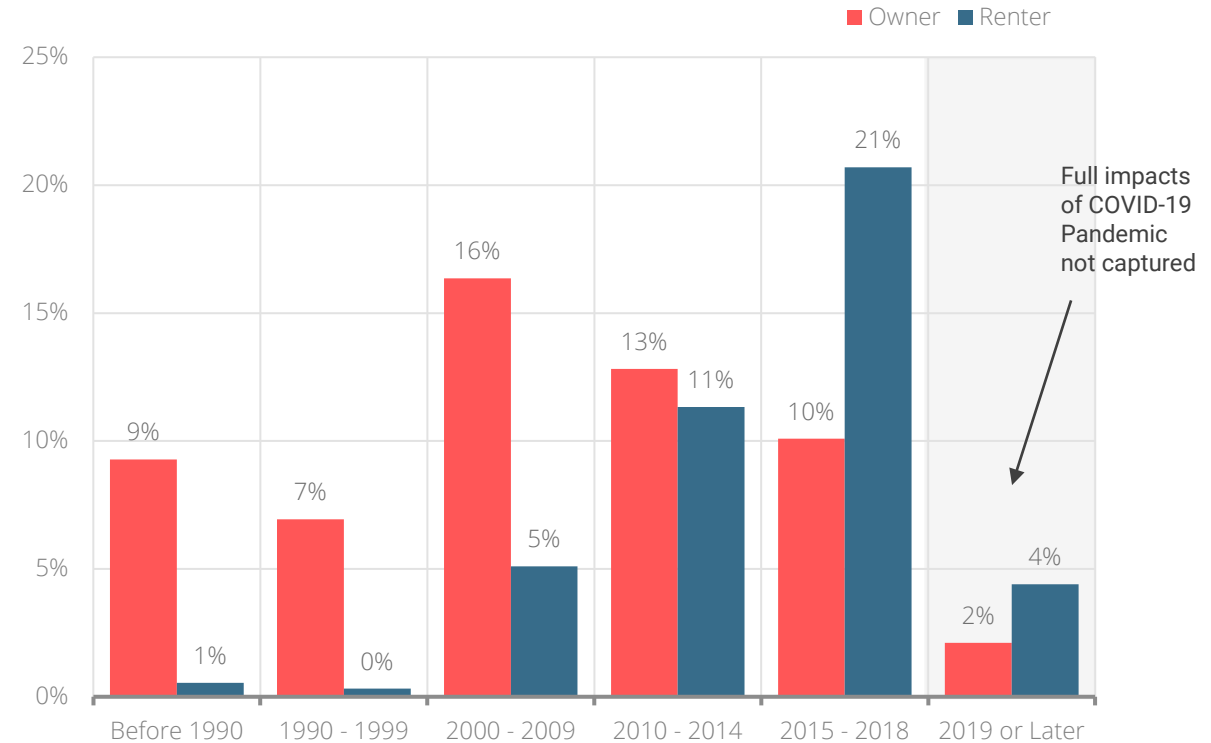


### ROCKINGHAM COUNTY IS ATTRACTING MASSACHUSETTS RESIDENTS

Over the past decade, Rockingham County has experienced net increases in population from both domestic and international migration as well as from higher birth than death rates. Across the region, the majority of new Portsmouth residents are migrating from Essex and Middlesex County Massachusetts, as well as from Hillsborough and Stafford County New Hampshire.

### Household Growth By Year Moved to Portsmouth

Source: ACS 5-Year Estimates 2020



### NEW RENTER HOUSEHOLDS HAVE BEEN GROWING AT A FASTER RATE THAN OWNERS

The population component estimates (left figure) for Rockingham County and Portsmouth citywide population trends (pg. 7) suggest that the city and county are growing in population particularly from in-state and surrounding state migration. Household growth for owners and renters by the year households moved to Portsmouth (above) suggest that for the most recent decade, the rates of renter households have been growing faster than owner households.

## Race & Ethnicity

### Population by Race/Ethnicity

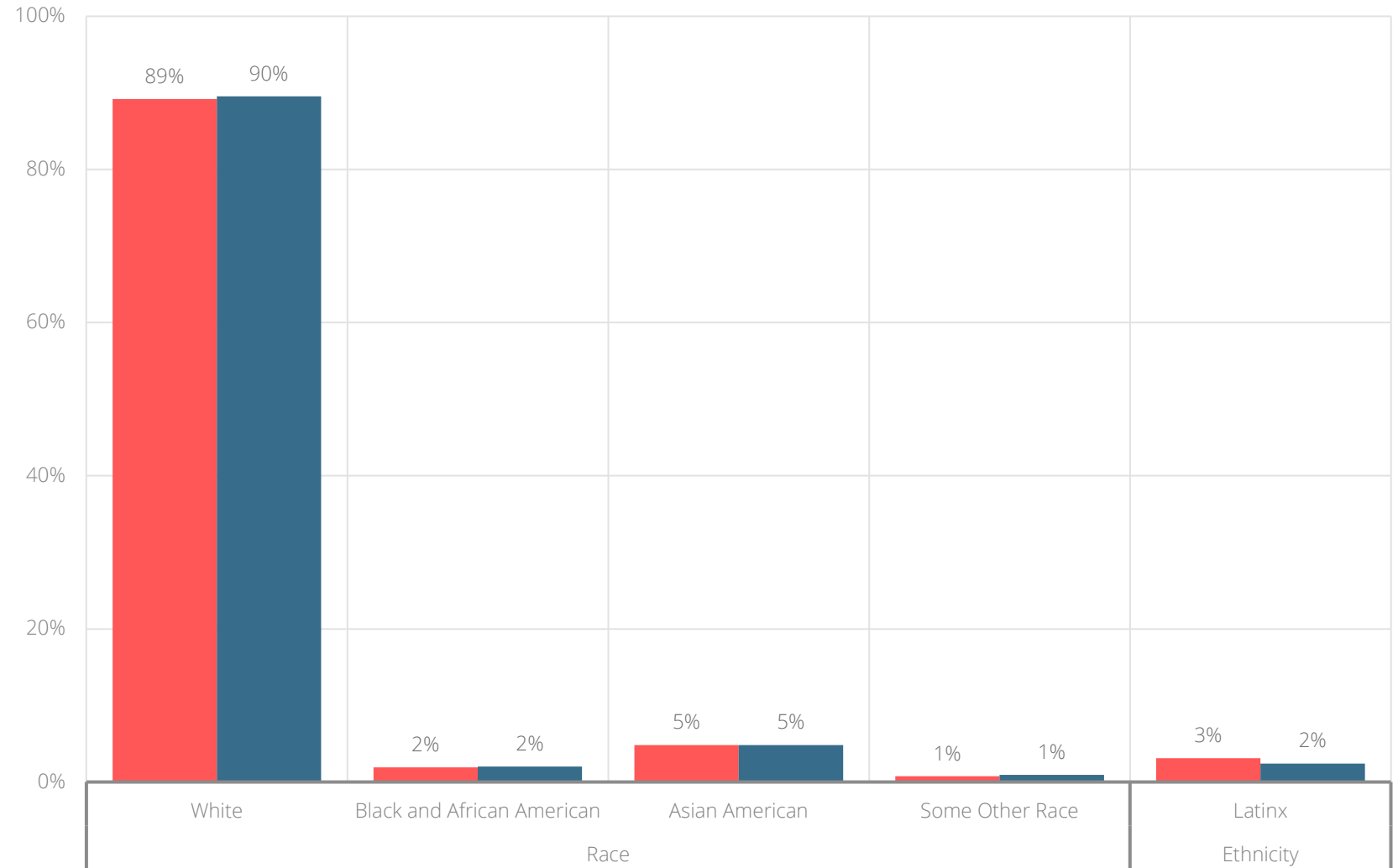
Source: ACS 5-Year Estimates (2011 – 2020)

■ 2011 - 2015 ■ 2016 - 2020

#### PORTSMOUTH'S POPULATION COMPOSITION REMAINS THE SAME.

Over the past decade, Portsmouth saw an increase in total population. Over that same period, the share of residents that identify as White increased by 1% while residents identifying as non-white remained relatively stable.

This suggests that Portsmouth is experiencing gradual population increases across all races and ethnicities but that the growth rate in White residents is slightly higher causing the small shift in total population composition by race and ethnicity.

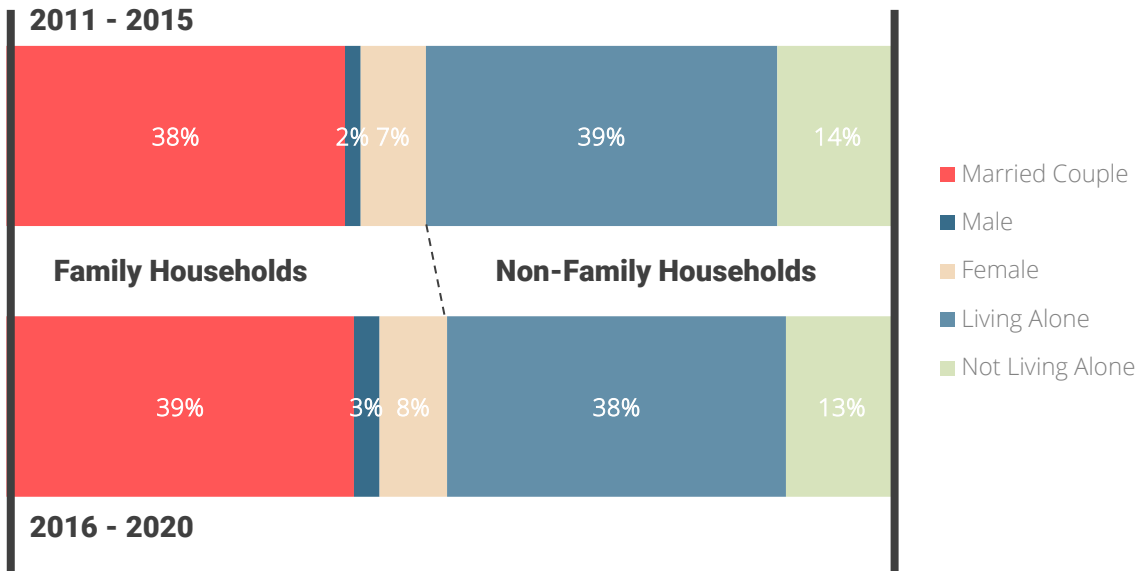




## Household Composition

### Change in Household Composition 2011 - 2020

Source: ACS 5-Year Estimates



### FAMILY HOUSEHOLDS ARE ON THE RISE.

Over the past decade, Portsmouth saw an increase in family households. The Census defines a family household as a household maintained by a household who is in a family. A family is any two or more related people residing together. In Portsmouth, the amount of family households increased by 3% or 164 households, which drives the share of family households to 49% of total households. In terms of housing, this statistic can be linked to a demand for more family-sized units as the share of larger sized households increases in the city.

### Change in Households 2011-2020

Source: ACS 5-Year Estimates



### Households by Size and Tenure 2011-2020

Source: ACS 5-Year Estimates



### Households by Age of Householder 2011-2020

Source: ACS 5-Year Estimates



### POPULATION INCREASED & HOUSEHOLDS DECLINED

Despite the population increases over the past decade, Portsmouth saw a 2% decrease (165) in total households. This was largely driven by the loss of smaller households, namely single person living alone and the increase in larger family households (figure to left).

### GROWTH DRIVEN BY LARGER HOUSEHOLDS.

Over the past decade, Portsmouth saw an increase of 578 2-person renter households and an increase of 188 4-or-more person owner households. Based on the household composition estimates these largely consist of family households and married couples moving into the city or starting families.

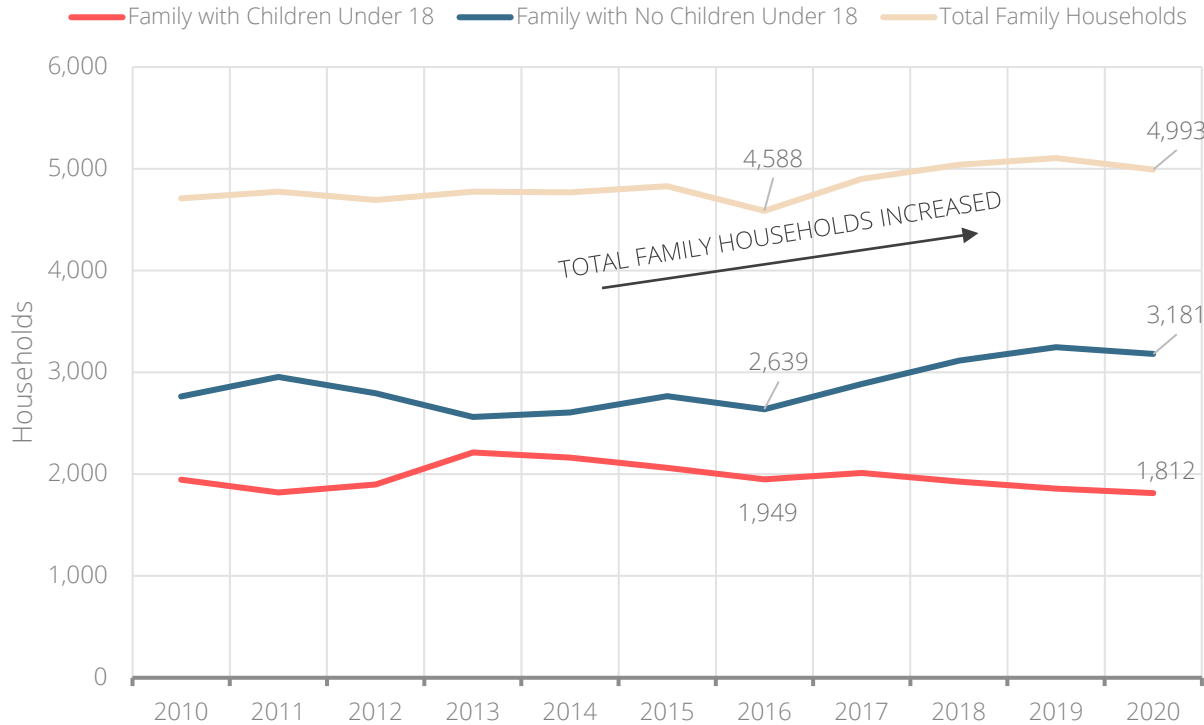
### OLDER RENTER HOUSEHOLDS ARE INCREASING.

Over the past decade, Portsmouth has seen moderate increases in residents 65 and older. In terms of households, owner households aged 65+ have increased by 29 households and renter households aged 65+ increased by 38. In percentage terms, this equates to a 2% increase in owner households and a 5% increase in renter households aged 65+.

## Household Composition

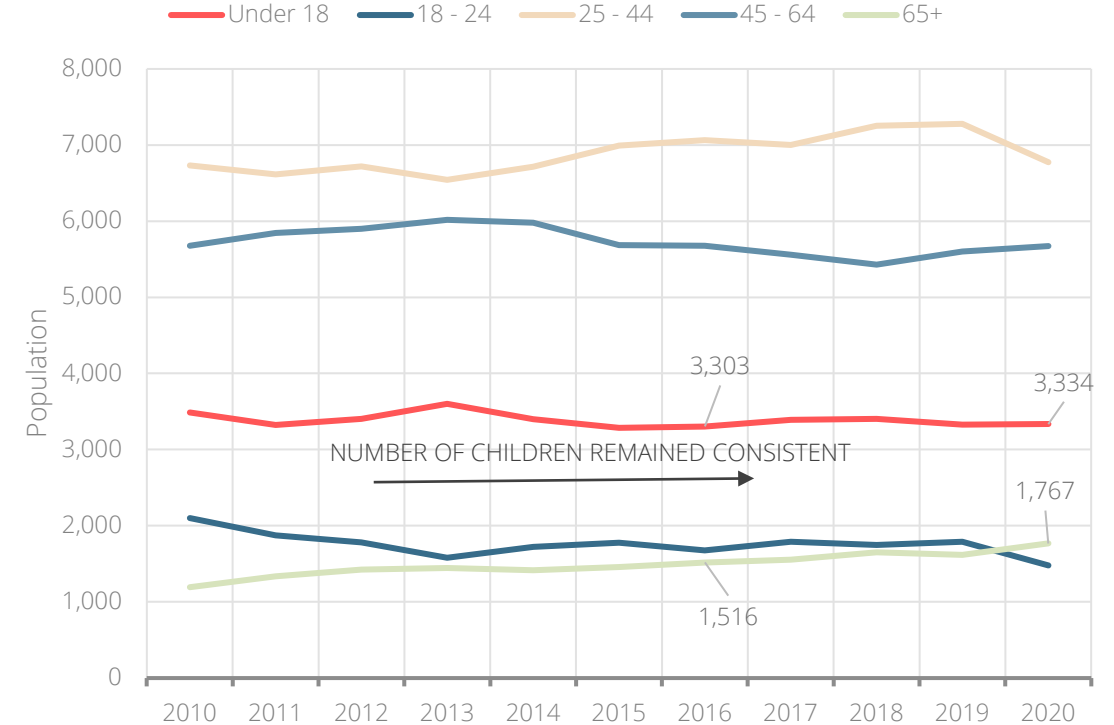
### Portsmouth Family Households

Source: ACS 5-Year Estimates (2010 – 2020)



### Change in Portsmouth Population by Age

Source: ACS 5-Year Estimates (2010 – 2020)



## **FAMILY HOUSEHOLDS ARE INCREASING DRIVEN BY OLDER ADULTS. THE NUMBER OF HOUSEHOLDS WITH CHILDREN HAVE DECREASED DESPITE A CONSISTENT NUMBER OF CHILDREN UNDER THE AGE OF 18 OVER THE PAST 5 YEARS.**

Over the last decade, the number of family households in Portsmouth has increased. Since 2016, the number of family households without children increased by over 400 while family households with children decreased by about 130. Over this same period the number of residents over the age of 65 in Portsmouth increased, likely contributing to the increasing number of family households with no children. Furthermore, despite declines in family households with children, the number of children in Portsmouth has remained relatively consistent. This suggests that the size of family households with children has increased, or the families with children who remain are having more children.

## Portsmouth School District Projected Enrollment

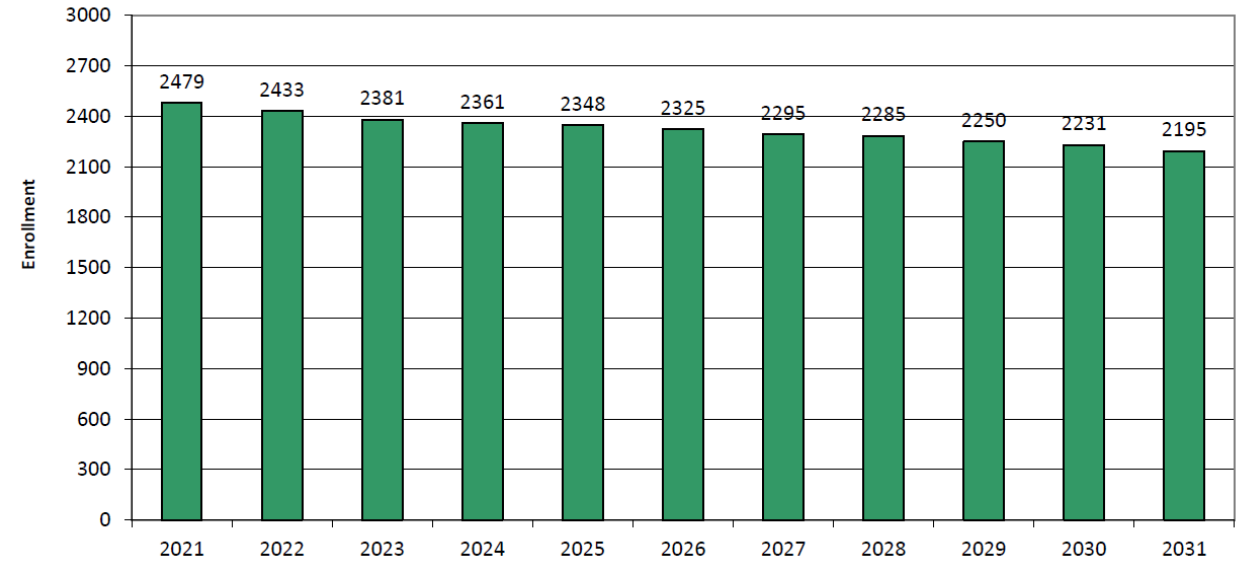
### Projected K-12 Enrollments 2017-2027 Three Year Weighted Method

Source: Demographic Analysis/Enrollment Projections New Hampshire School Administrators Association, 2018

School Year	Grades K – 12	Difference from Previous Year	Percent Change
2016-2017	2,689	34	1.28%
2017-2018	2,705	16	0.60%
2018-2019	2,731	26	0.96%
2019-2020	2,743	12	0.44%
2020-2021	2,761	18	0.66%
2021-2022	2,798	37	1.34%
2022-2023	2,802	4	0.14%
2023-2024	2,794	-8	-0.29%
2024-2025	2,800	6	0.21%
2025-2026	2,831	31	1.11%

### K-12 Enrollment Projections, 2021-2031

Source: New England School Development Council, SAU #52 Portsmouth NH, 2021



## IMPACTS OF THE COVID-19 PANDEMIC HAVE AFFECTED THE PORTSMOUTH SCHOOL DISTRICT'S ENROLLMENT RATES

In 2018, the Portsmouth School District's Demographic Analysis/Enrollment Projections estimated that the district would experience growth in enrollment through the year 2026. In a follow up study conducted in 2021, recent enrollment decreases in the years leading up to and through the pandemic have caused a reversal in projections which now estimate that the district is set to shrink in the coming years.

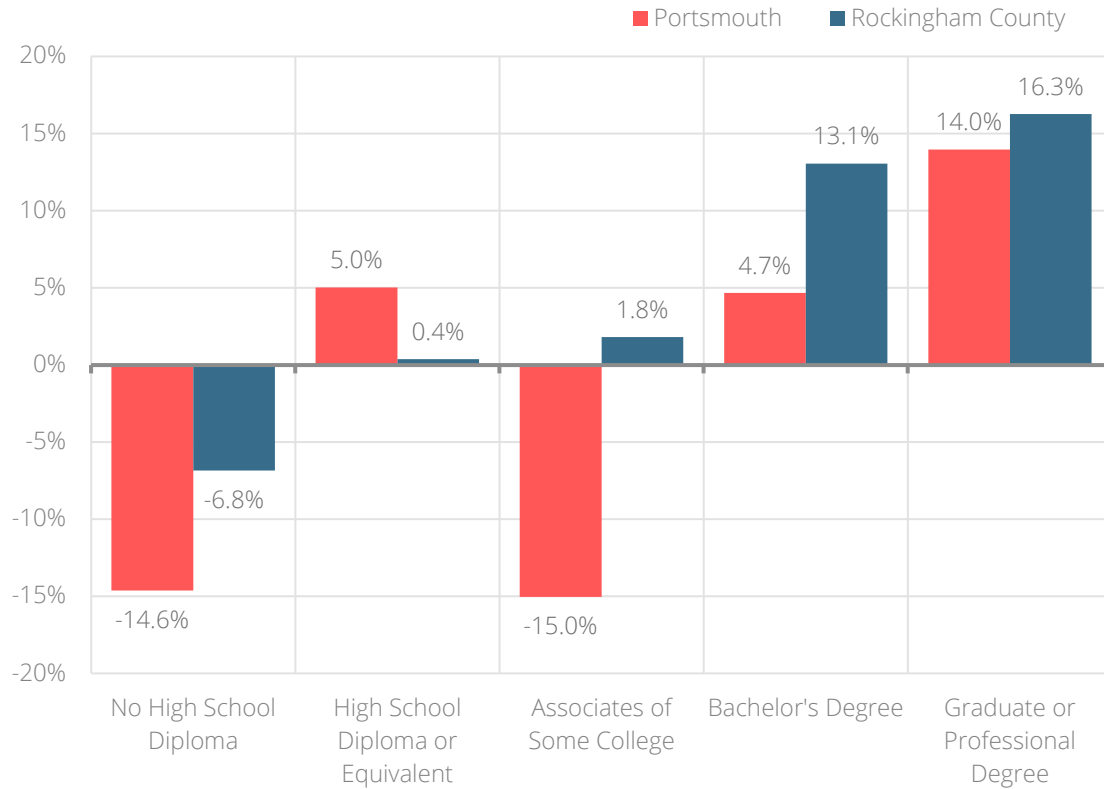
In terms of housing, school enrollment rates, coupled with household demographics such as age, income, household composition and size can offer indicators for family-sized unit demand. In Portsmouth, this relationship is complicated because broader population growth is limited by supply, but demand indicated by the data and survey respondents suggest that families with children would like to live in Portsmouth housing was available that met their needs and was more affordable.



## Education and Income

### Change in Educational Attainment 2011 - 2020

Source: ACS 5-Year Estimates

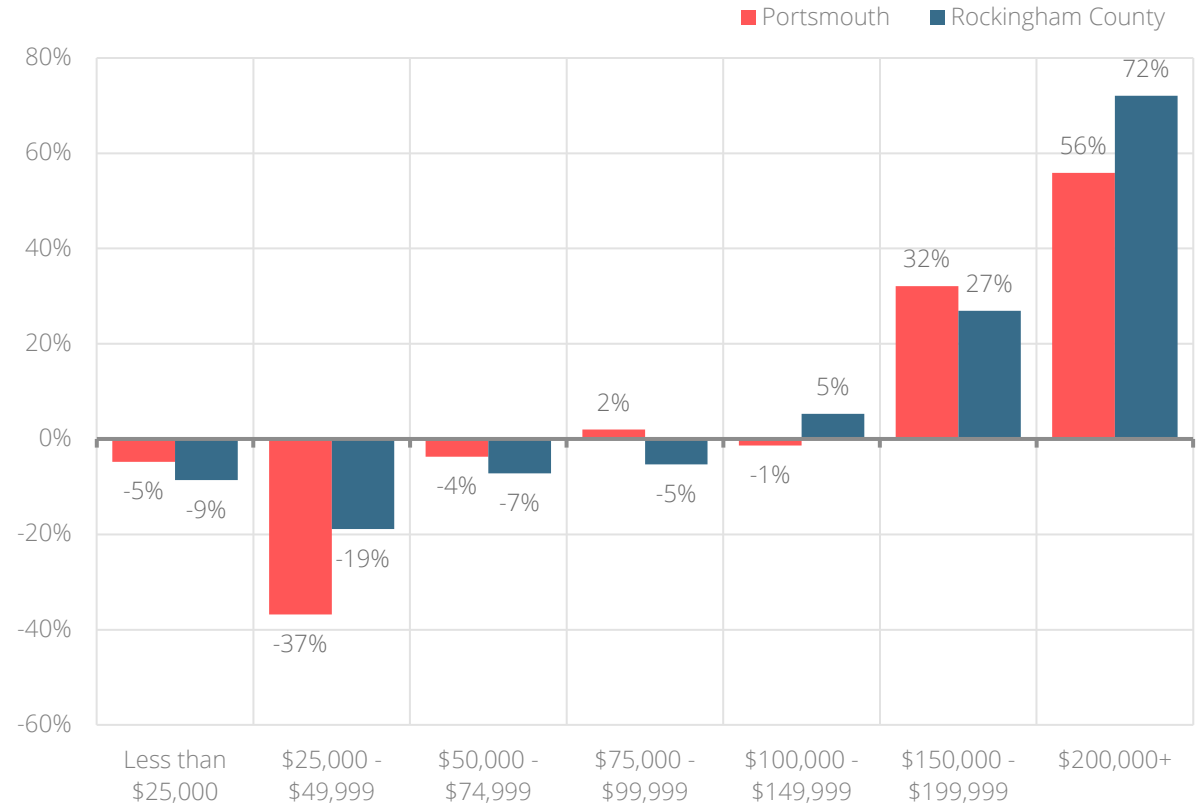


### PORTSMOUTH RESIDENTS ARE ADVANCING THEIR EDUCATION.

Over the last decade, the number of residents with a bachelor's degree increased by 4.7% and residents with a graduate degree increased by 14%. Given the primary drivers of population growth by age cohort, this is not surprising given the largest growth has been in residents 25 - 44. There is also a strong correlation between the increase in residents with a bachelor's degree or higher and the increase in household incomes since 2011.

### Change in Household Income 2011 - 2020

Source: ACS 5-Year Estimates



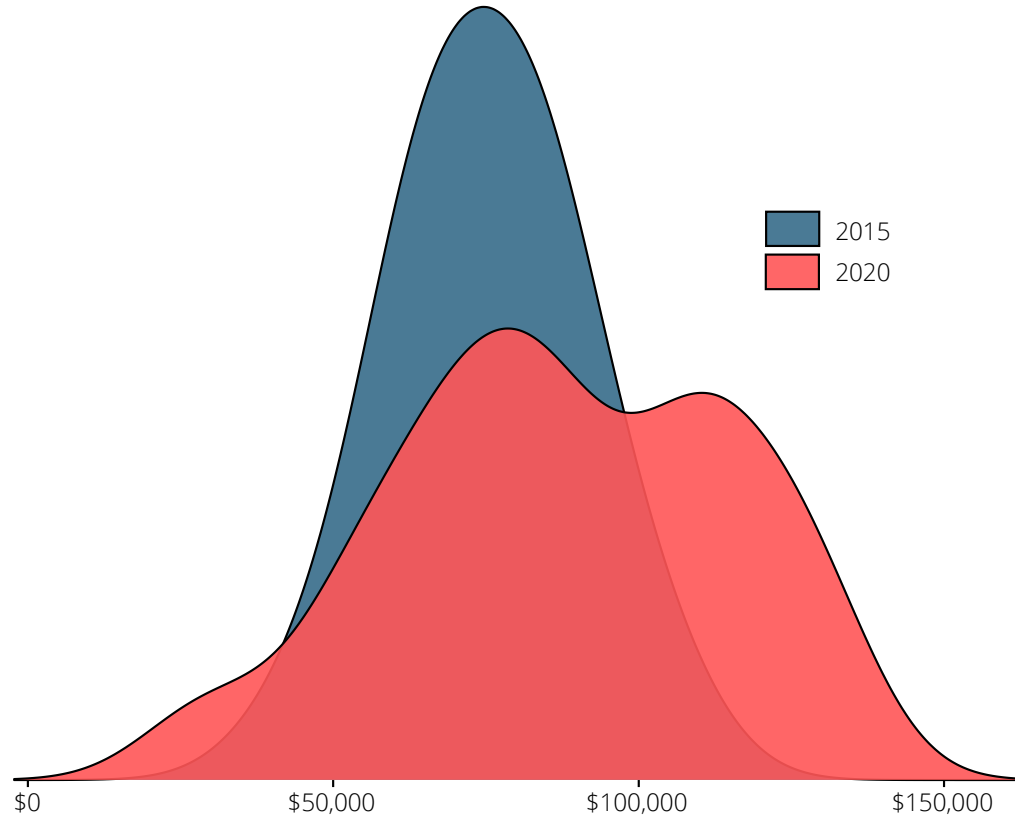
### HOUSEHOLD INCOMES ARE INCREASING IN PORTSMOUTH

Over the past decade, Portsmouth has seen a 32% increase in households earning between \$150,000 - \$199,999 and a 56% increase in residents earning over \$200,000. These increases in high income households mean high household purchasing power which can lead to an increase in demand for high value homes which consequentially increases home prices in the city.

**Income**

**Change in Household Income Distribution 2011-2020**

Source: ACS 5-Year Estimates

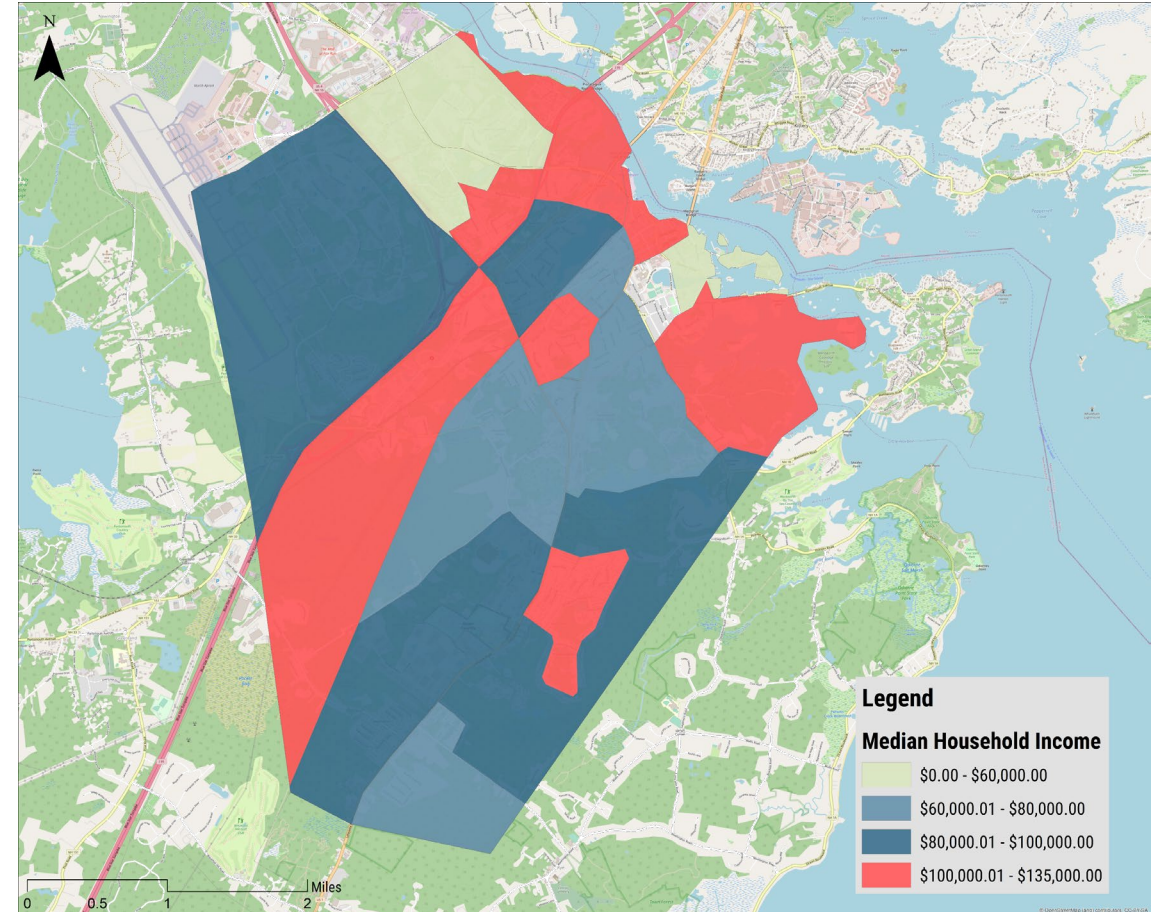


**HOUSEHOLDS IN PORTSMOUTH ARE GETTING WEALTHIER**

Over the past decade, the income distribution of Portsmouth’s households has shifted to higher incomes. Household incomes in 2015 (blue) concentrated around a median household income of about \$70,000, whereas in 2020 (red) household incomes have diverged highlighting two distinct income brackets around \$80,000 and \$120,000. As the income distribution continues to shift right it suggests that household wealth is continuing to increase.

**Median Household Income**

Source: ACS 2020 5-Year Estimates

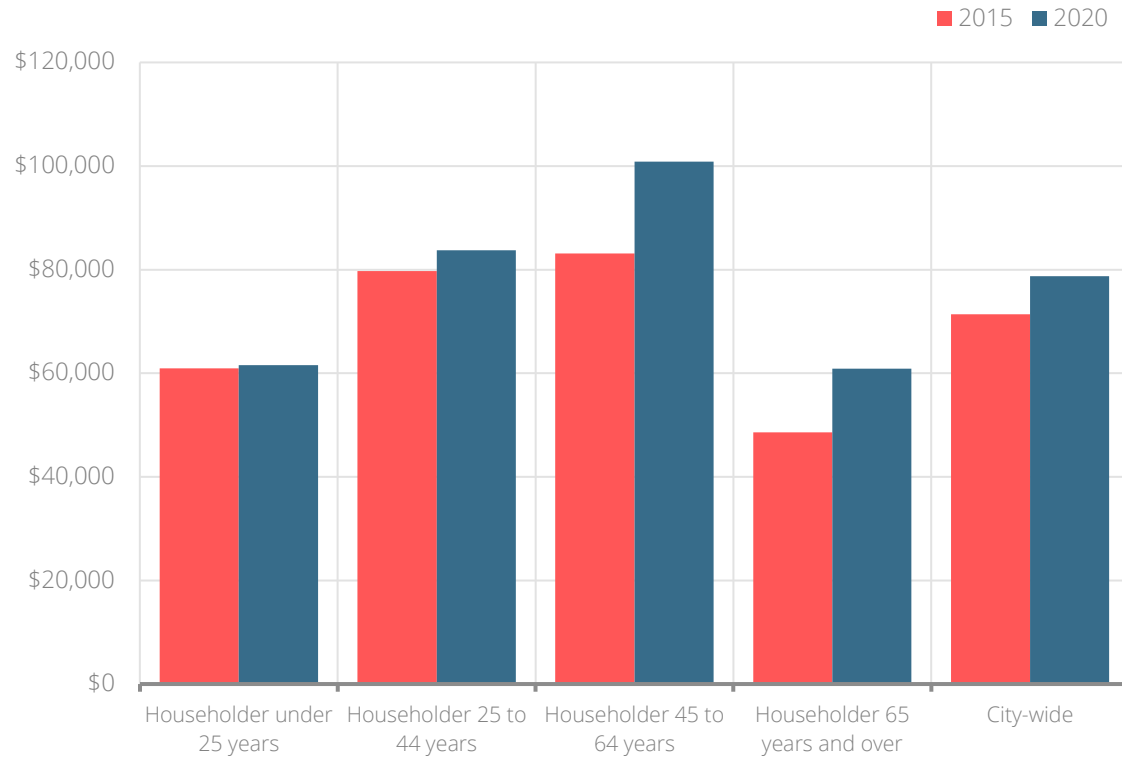


Across the City of Portsmouth, most census block groups have median household incomes around \$60,000 and \$120,000. This highlights the household income distribution (left) within a geographical context. Neighborhoods throughout the city are becoming increasingly wealthy around the \$80,000 and \$100,000 mark which could be linked to increases in higher income millennial renters and family homebuyers.

**Income**

**Change in Median Household Income by Age 2011 - 2020**

Source: ACS 5-Year Estimates

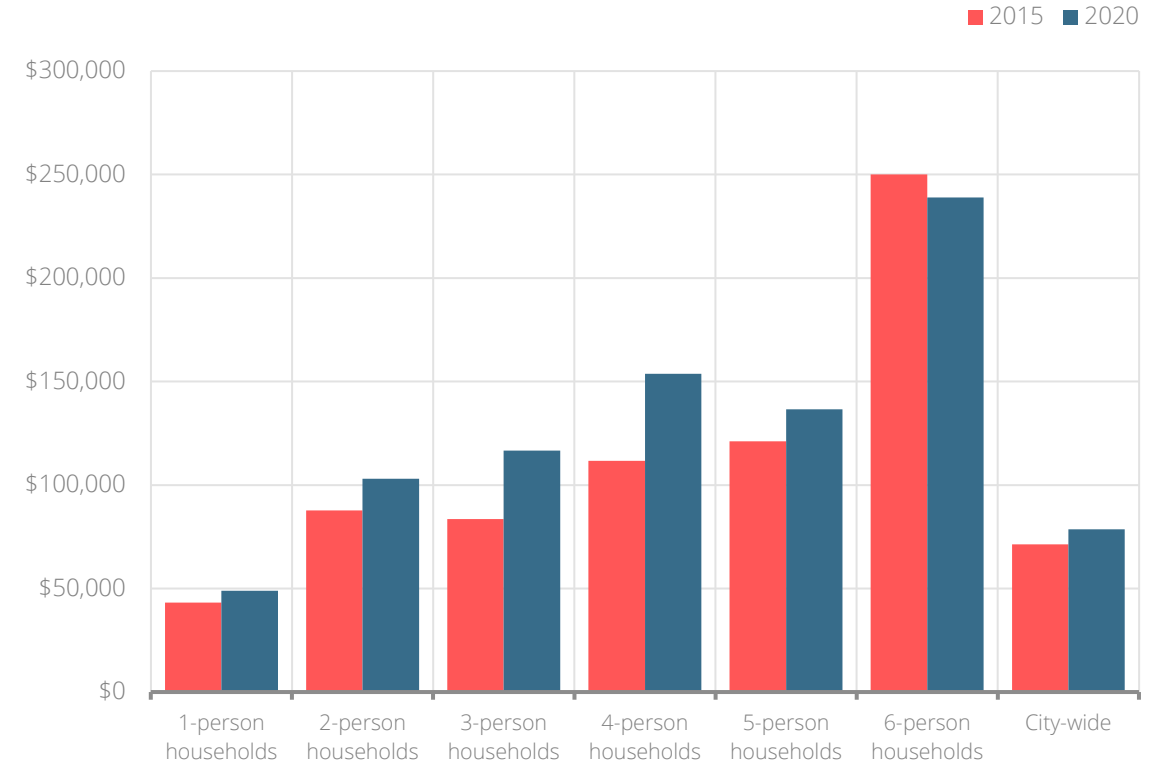


**MEDIAN INCOMES FOR MANY OLDER ADULT HOUSEHOLDS FALL BELOW THE CITY-WIDE MEDIAN**

Across Portsmouth, median household incomes for households aged 25 – 64 are above the citywide median household income (\$78,712) while households older than 65 and younger than 25 fall below the citywide median household income.

**Change in Median Household Income by Size\* 2011 – 2020**

Source: ACS 5-Year Estimates, \*No Data for Households with 7 or more people



**LARGER HOUSEHOLDS HAVE MUCH HIGHER HOUSEHOLD INCOMES**

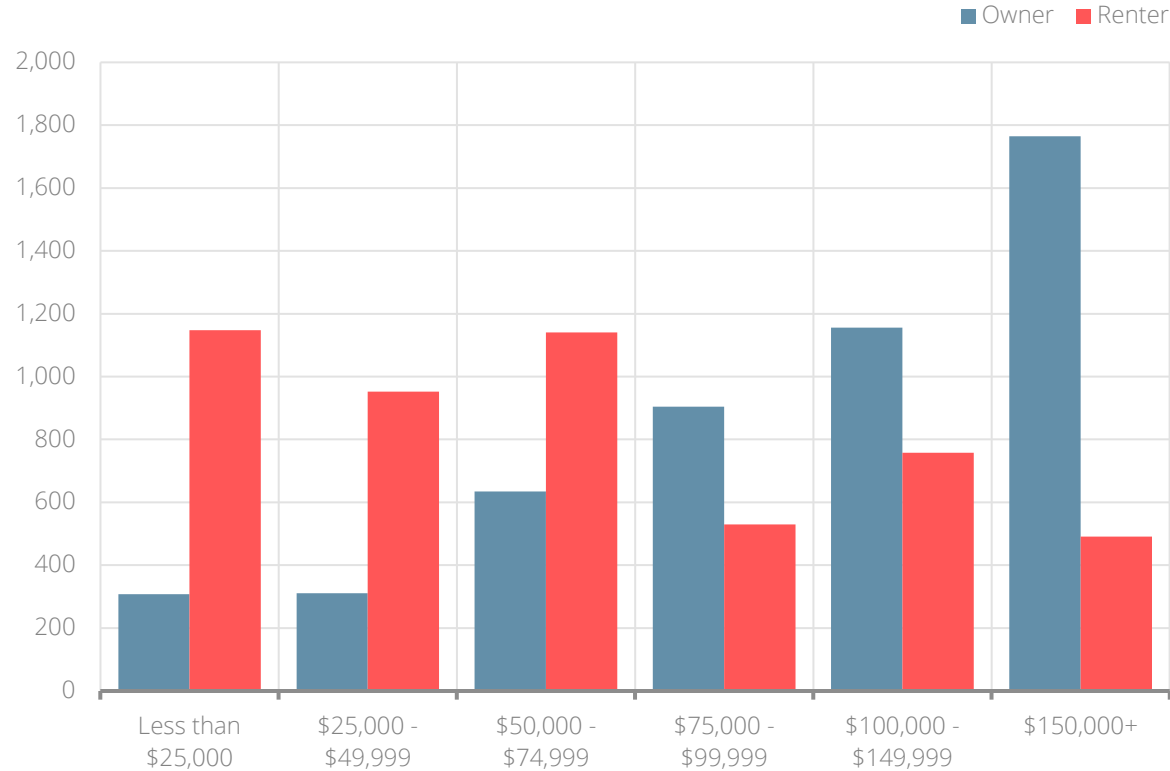
Across household sizes, households with 2 or more people have median household incomes well above that of the city. With the increases in family households without children, wealthier 2-person households most likely fall within two demographic segments; recently retired and moved to Portsmouth, or younger Millennial couples who may consider having children in the next few years.



## Income & Home Value

### Share of Households by Tenure & Income 2016 - 2020

Source: ACS 5-Year Estimates

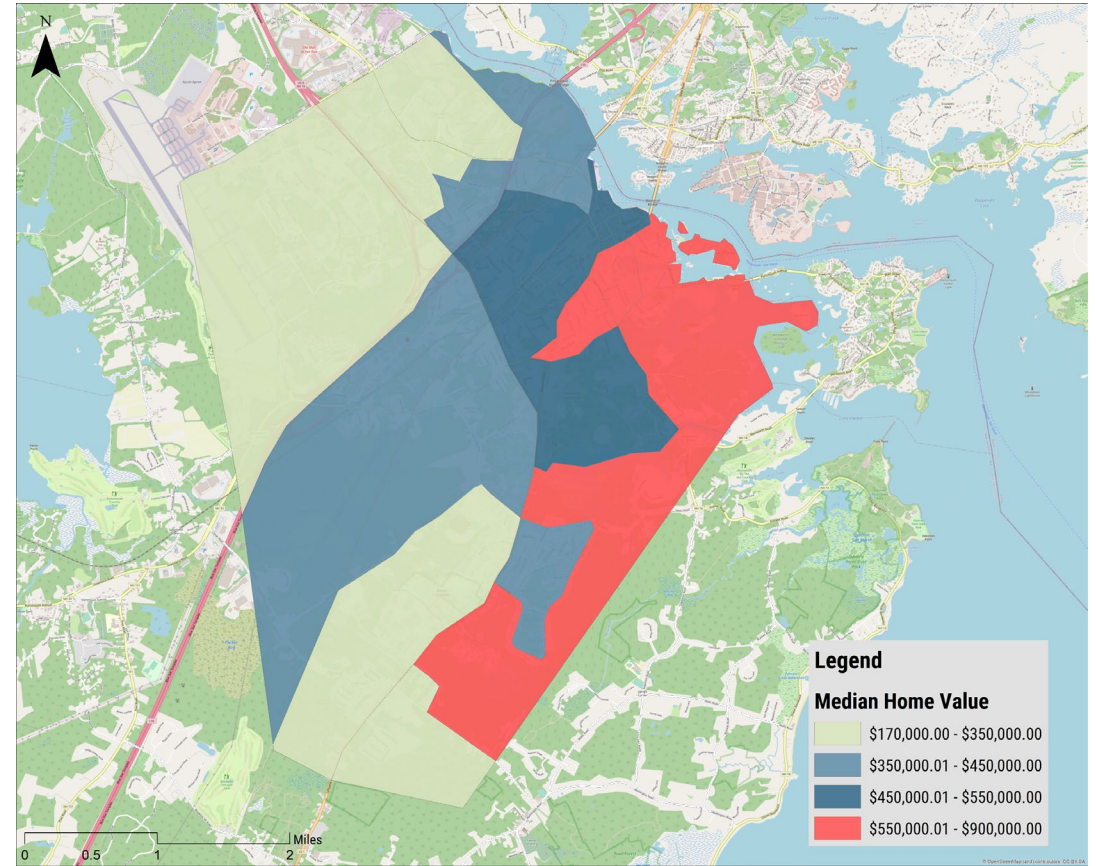


#### RENTERS COMPOSE A HIGHER SHARE OF LOWER INCOME HOUSEHOLDS.

The majority of renters fall within the three lowest income brackets. Lower income renter households face numerous challenges ranging from paying rent, containing cost burdening as prices escalate and finding affordable housing options in an increasingly expensive market. It may also be impacting their ability to enter the homeownership market over time as prices continue to rise.

### Median Home Value

Source: ACS 2020 5-Year Estimates



Across the City of Portsmouth, the highest value homes are concentrated along neighborhoods in the city's downtown as well as shoreline bordering Maine. Based on ACS estimates, these homes have median home values ranging from \$450,000 to \$750,000. With the recent impacts of the COVID-19 pandemic and recent sale price data, these prices are even higher, with median sale prices around \$700,000 (as of the end of 2021).

## Employment and Wages

### Top Ten Largest Occupation Categories 2021

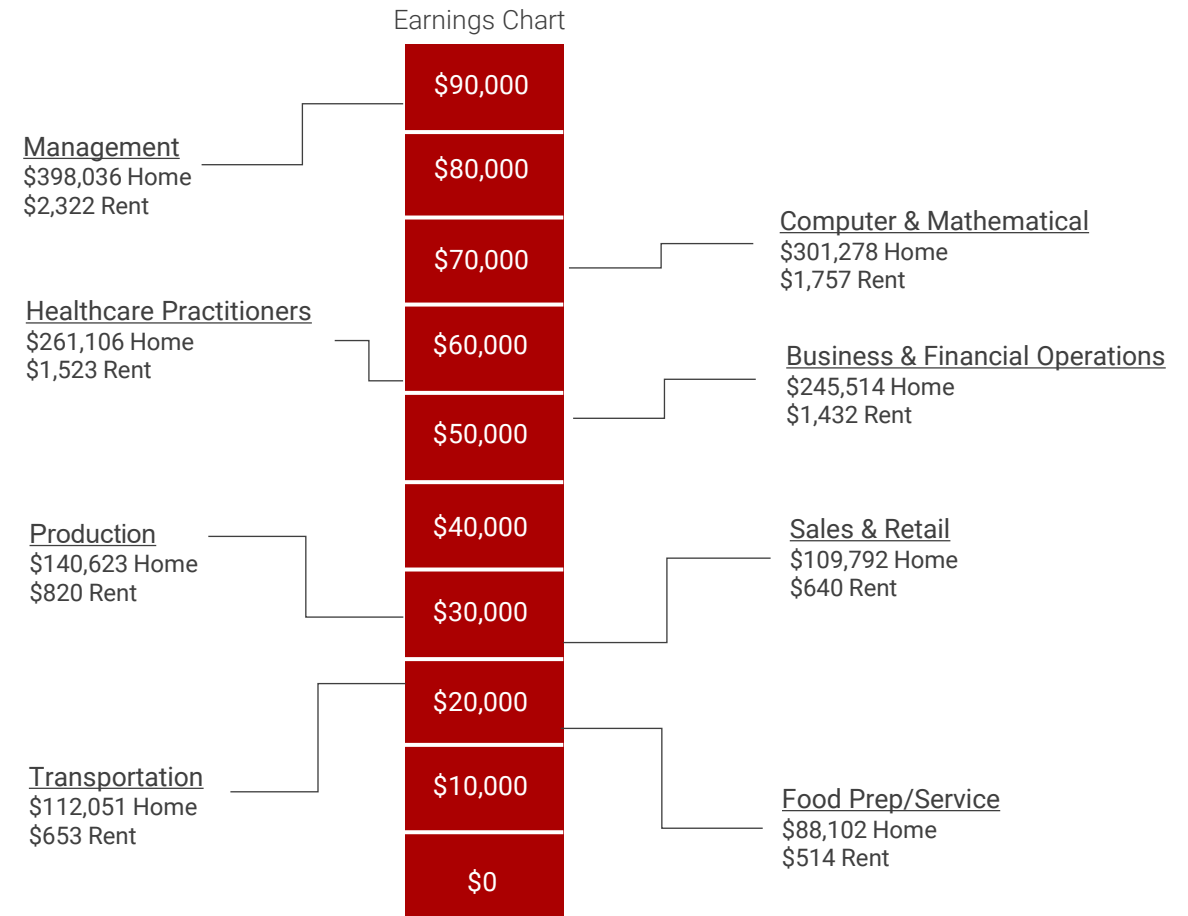
Source: EMSI 2022.1 – QCEW Employees

Occupation Category	2021 Jobs	2021 Adjusted Median Annual Earnings	AMI Bracket (1-person)
Office and Administrative Support	4,687	\$31,988	31% – 50% of AMI
Sales and Related	3,890	\$25,623	31% – 50% of AMI
Food Preparation and Serving Related	2,804	\$20,561	30% of AMI
Transportation and Material Moving	2,389	\$26,150	31% – 50% of AMI
Management	2,149	\$92,892	121% + of AMI
Computer and Mathematical	1,832	\$70,311	81% – 100% of AMI
Business and Financial Operations	1,769	\$57,297	81% – 100% of AMI
Production	1,718	\$32,818	31% – 50% of AMI
Healthcare Practitioners and Technical	1,685	\$60,936	81% – 100% of AMI
Healthcare Support	1,350	\$25,392	31% – 50% of AMI

The table above highlights the top ten most common occupations in Portsmouth as of 2021. Included in the table are estimates of the adjusted median annual earnings of these occupations and where they fall along the spectrum of HUD defined AMIs. The salient point in this comparison is that a number of very commonly held jobs such as office admin, sales/retail and food service jobs fall within AMI levels that cannot afford rent or home prices within the city. The graphic to the right illustrates what the median worker in each occupation could maximally afford without facing cost burden.

### What Can Different Jobs/Earnings Afford in Portsmouth?

Source: EMSI 2021, HUD, RKG Associates, Bankrate.com, FRED



The figure above provides estimates of what existing jobs in Portsmouth could technically afford based on the state average credit score of 710, and an average mortgage rate of 5% for a 30-year fixed loan. These estimates do not capture the affordability of housing for households who may live in Portsmouth but work outside of the city. These estimates are intended to provide a general picture of what workers employed in Portsmouth **COULD** afford should they be interested in living in the city. This **does not** reflect what is actually available.

## Employment and Wages

### Top Five Employment Growth by Occupation 2010-2021

Source: EMSI 2010-2021 – QCEW Employees

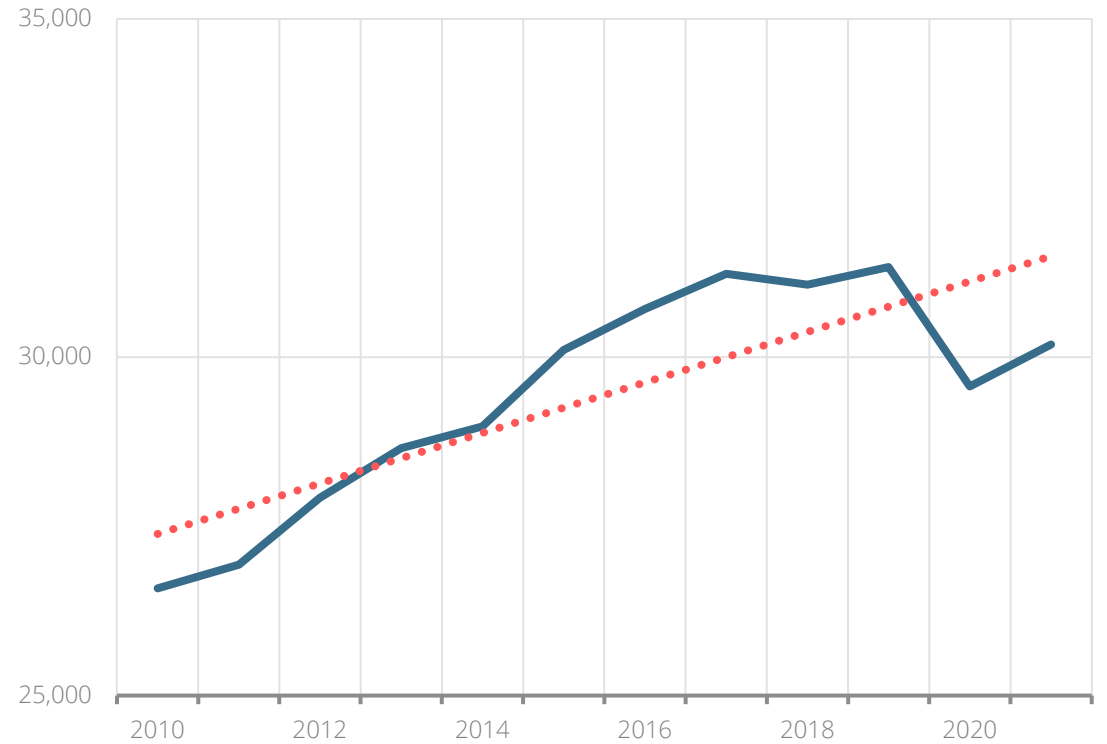
Occupation Category	2010-2021 Jobs	2021 Adjusted Median Annual Earnings
Management Occupations	670	\$92,892
Computer and Mathematical Occupations	518	\$70,311
Transportation and Material Moving Occupations	502	\$26,150
Business and Financial Operations Occupations	411	\$57,297
Office and Administrative Support Occupations	264	\$31,988

### TOTAL EMPLOYMENT HAS CONTINUED TO RISE IN PORTSMOUTH

Across industry sectors professional, scientific and technical services jobs saw the highest increase in growth over the last decade. These jobs have the highest average adjusted annual earnings among the highest employment sectors. Based on occupation categories, this growth is largely being driven by management occupations as well as computer and mathematical occupations as well as business and financial operations occupations.

### Change in Total Employment 2010-2021

Source: EMSI 2010-2021- QCEW Employees





**Employment and Wages**

**PORTSMOUTH IS AN EMPLOYMENT DESTINATION THAT ATTRACTS PEOPLE COMMUTING FROM OUTSIDE.**

**Top Ten Places of Residence for People Employed in Portsmouth, 2019**

Source: OnTheMap 2019

County	Job Count	Share
Portsmouth city (Rockingham, NH)	4,271	12.5%
Dover city (Strafford, NH)	3,058	9.0%
Rochester city (Strafford, NH)	1,981	5.8%
Hampton town (Rockingham, NH)	1,111	3.3%
Somersworth city (Strafford, NH)	1,105	3.2%
Exeter town (Rockingham, NH)	867	2.5%
Newmarket town (Rockingham, NH)	820	2.4%
Stratham town (Rockingham, NH)	744	2.2%
Kittery town (York, ME)	696	2.0%
Manchester city (Hillsborough, NH)	667	2.0%

**Top Ten Work Destinations of Portsmouth Residents, 2019**

Source: OnTheMap 2019

County	Job Count	Share
Portsmouth city (Rockingham, NH)	4,271	34.7%
Dover city (Strafford, NH)	536	4.4%
Exeter town (Rockingham, NH)	402	3.3%
Manchester city (Hillsborough, NH)	400	3.3%
Boston city (Suffolk, MA)	368	3.0%
Newington town (Rockingham, NH)	341	2.8%
Hampton town (Rockingham, NH)	311	2.5%
Durham town (Strafford, NH)	270	2.2%
Rochester city (Strafford, NH)	200	1.6%
Nashua city (Hillsborough, NH)	196	1.6%

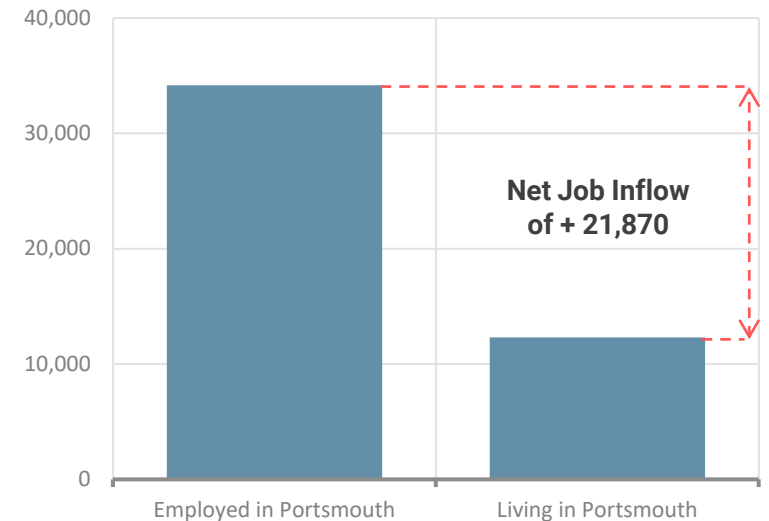
**PORTSMOUTH IS A NET IMPORTER OF JOBS**

Based on the Census’ Longitudinal Employer-Household Dynamics data, which tracks job flows, the City of Portsmouth is a net importer of over 20,000 jobs. The table to the top left highlights the top ten most common municipalities workers commute from while the table to the top right highlights the top ten most common places Portsmouth residents travel to for work.

While these measures do not account for the majority of the workforce, these relationships are important to note because it can indicate how labor markets and housing markets bridge between communities in the region. Workers travel to Portsmouth from all over the region and vice-versa from the city, but the LODES data suggests that Dover, Exeter and Manchester have strong labor market ties to Portsmouth.

**Labor Market Size (All Jobs), 2019**

Source: OnTheMap 2019



## Housing Stock

# PORTSMOUTH'S HOUSING STOCK IS CHANGING TO ACCOMMODATE SHIFTING DEMOGRAPHICS, HOUSING PREFERENCES, AND LIMITED LAND AVAILABILITY.

## HOUSING UNITS IN PORTSMOUTH HAVE INCREASED.

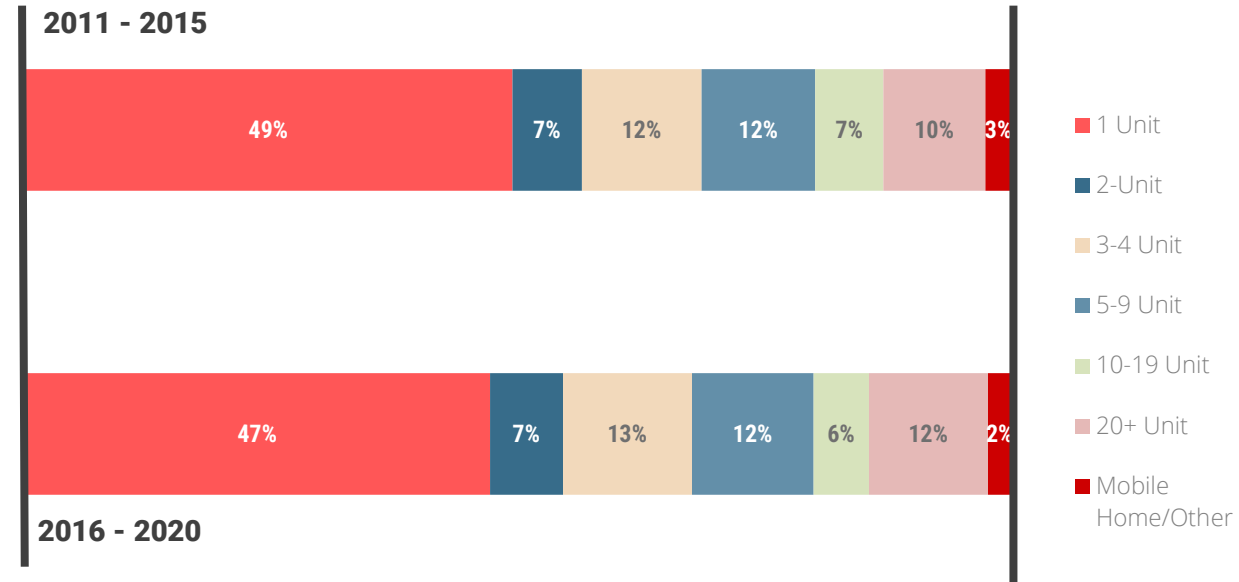
According to the US Census Bureau's Decennial Census data, between 2010 to 2020 the City of Portsmouth's housing stock grew by 514 units. This raised the total number of housing units from 10,647 in 2010 to 11,161 in 2020. Looking at the City's recent development trends, future development pipeline, and Census data on units in structure, it appears much of that growth is being driven by the addition of more multifamily housing in standalone residential or mixed-use buildings.



Examples of housing types in Portsmouth.

## Units in Structure 2011 - 2020

Source: ACS 5-Year Estimates



## PORTSMOUTH'S SHARE OF SINGLE-FAMILY HOUSING HAS DECREASED AS THE SHARE OF MULTIFAMILY INCREASES.

Over the past decade, Portsmouth's share of single-family housing has decreased from 49% to 47% of the total housing stock. This was largely driven by an increase in the share of units in multifamily structures.



## Housing Tenure

### Housing Tenure 2016 - 2020

Source: ACS 5-Year Estimates

**50.3% Owner Occupied**

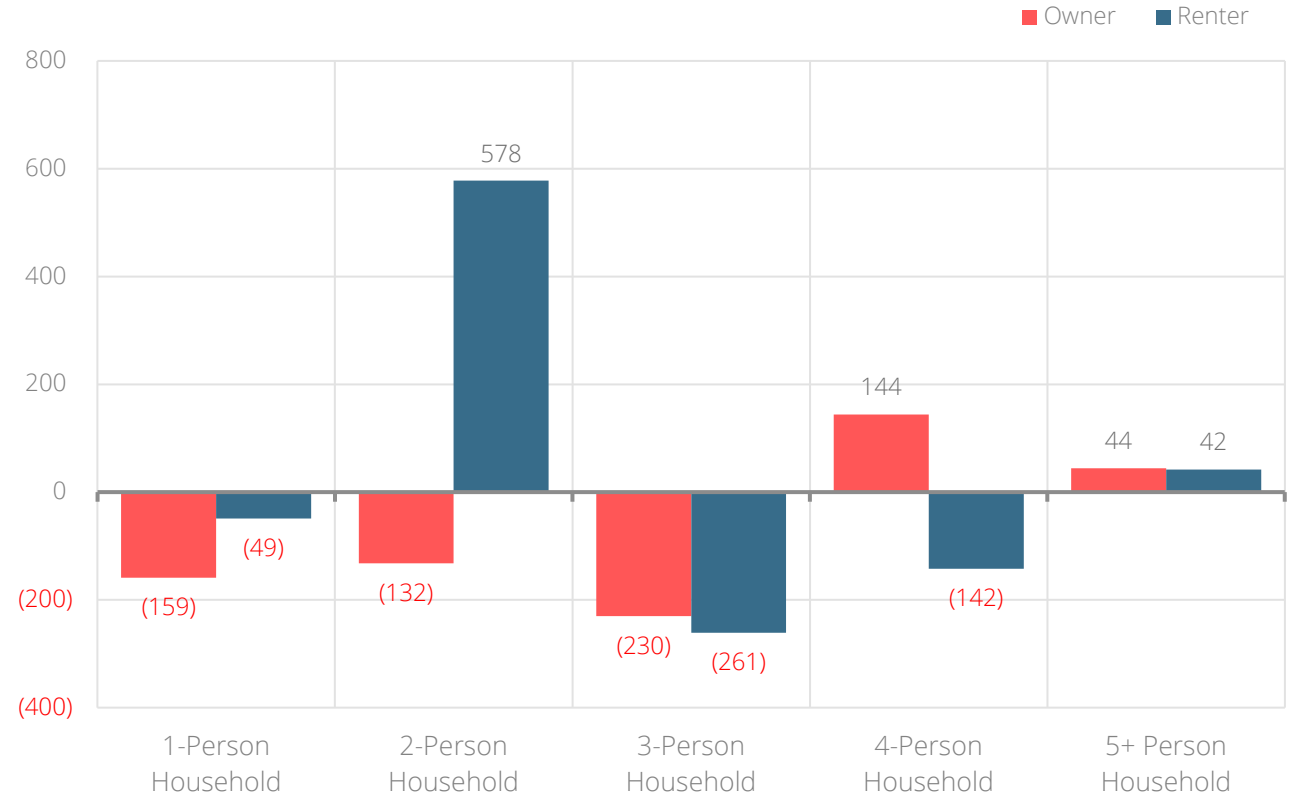
**49.7% Renter Occupied**

### OWNER & RENTER HOUSEHOLDS ARE INCREASING.

Over the past decade, Portsmouth has seen net increases in both renter and owner households. Increases in renter households have occurred at higher rates than owner households which has led to a shift in total households by tenure to an almost 50/50 split among owner and renter households.

### Net Change in Households by Tenure and Size 2011 - 2020

Source: ACS 5-Year Estimates



### 2-PERSON RENTER AND 4+ PERSON OWNER HOUSEHOLDS ARE DRIVING CHANGE.

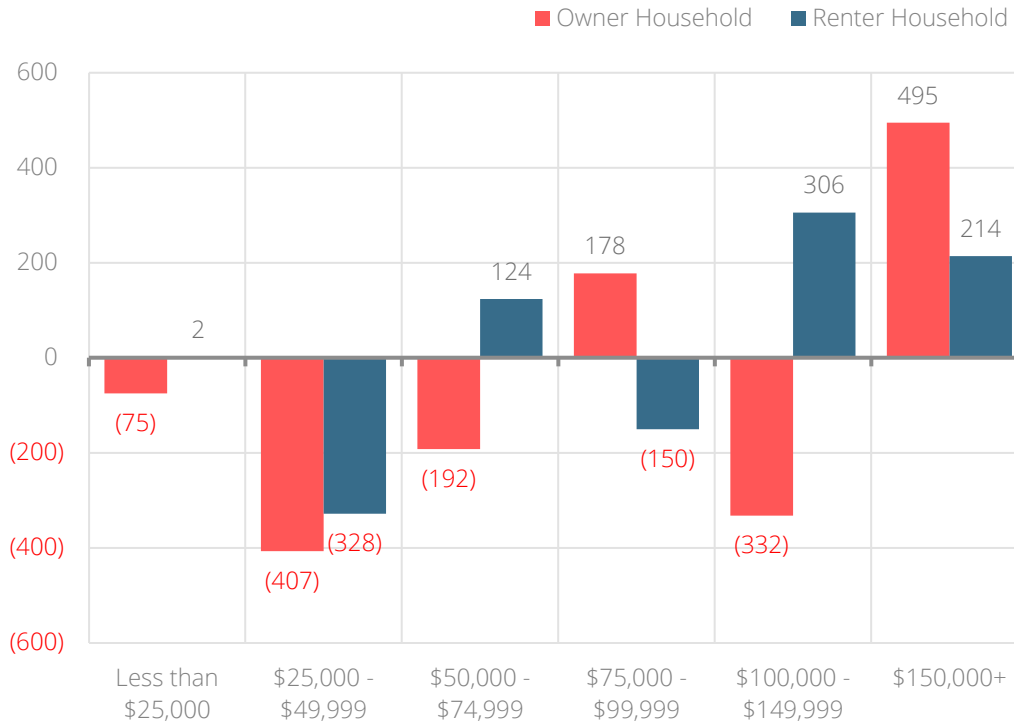
Despite the overall decreases in households over the past decade, Portsmouth has seen a 44.5% increase in 2-person renter households and increases in 4-or-more person owner households. This can be linked to the increases in family households particularly those aged 25 – 44 who are typically married couples and households in early family formation years.



# Housing Tenure

## Net Change in Household Income by Tenure 2011-2020

Source: ACS 5-Year Estimates

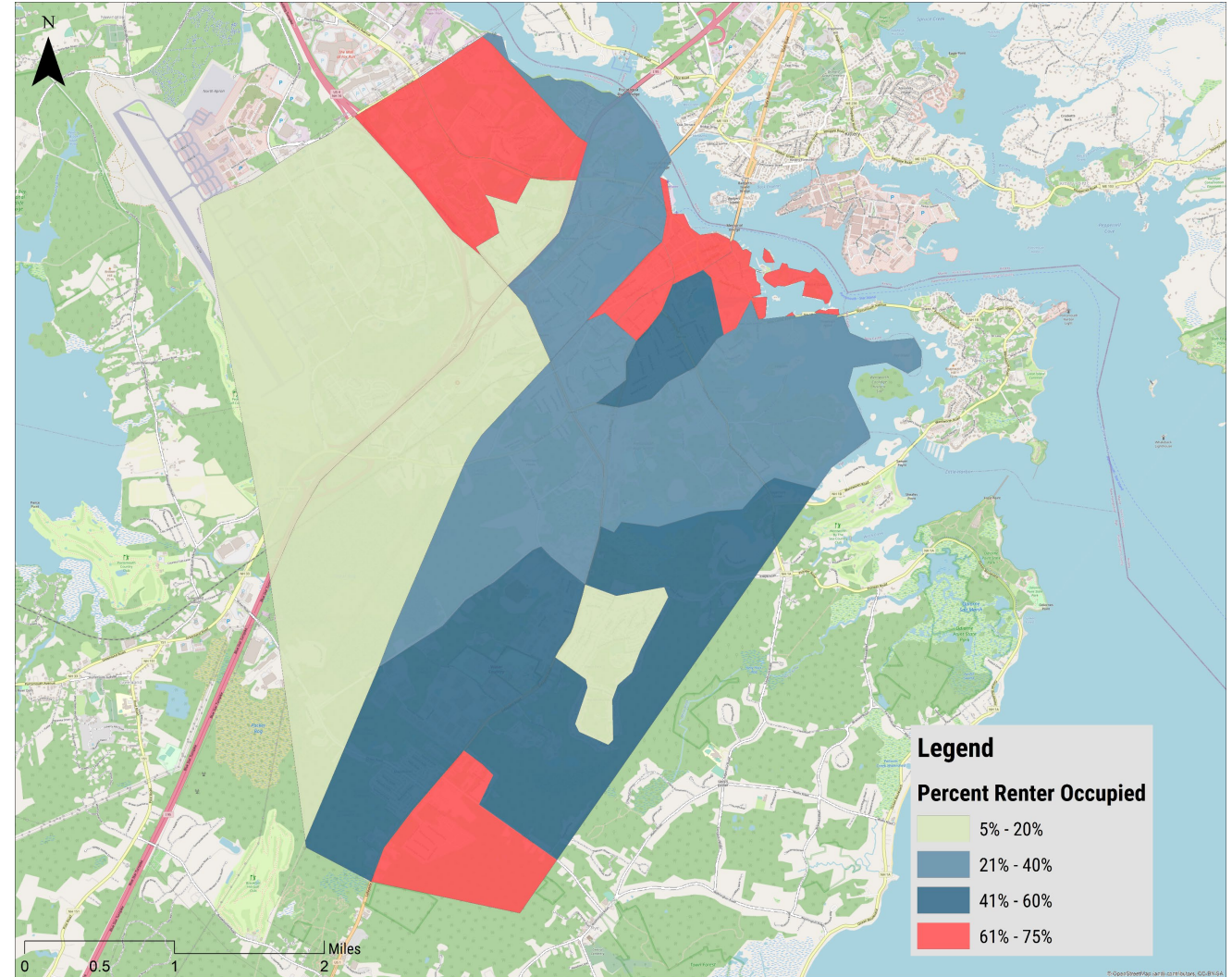


### HIGH INCOME RENTER HOUSEHOLDS ARE DRIVING CHANGE

Over the past decade, Portsmouth has seen its highest growth in household incomes at the \$100,000 or more range. These households are largely settling in the higher income neighborhoods located along the shore and in the downtown area where there are the majority of available rental units. As household incomes change particularly on the higher end, added market demand will place upwards pressure on prices that may transition into price points that many existing households may no longer be able to afford.

## Percent of Renter Households

Source: ACS 2020 5-Year Estimates





## Housing Stock: Owner Occupied

### Ownership Units by Age of Structure

Source: ACS 2020 5-Year Estimates

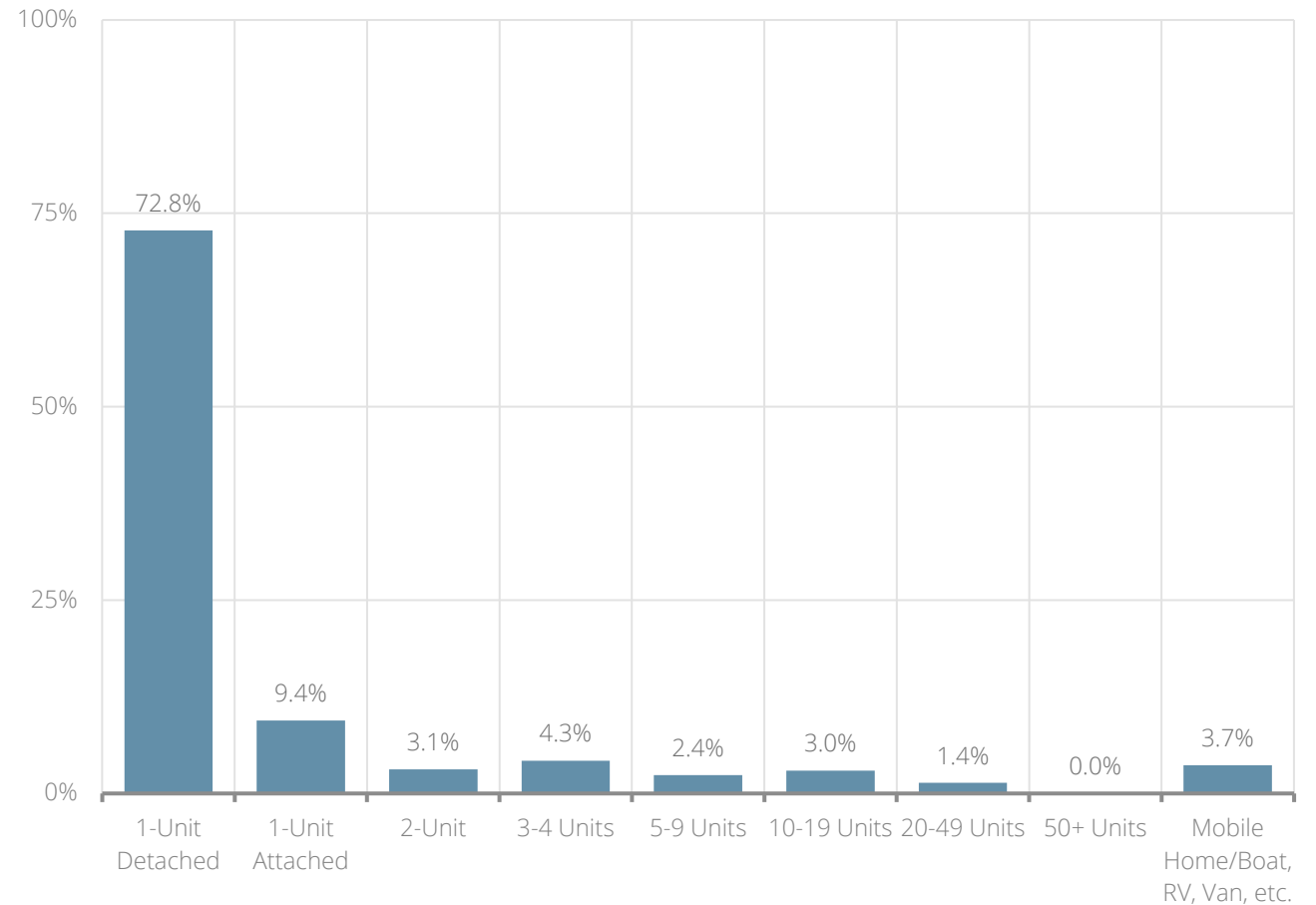
Age	Units	% of Total
Built 2000 or later	617	12%
Built Between 1980 and 1999	763	15%
Built Between 1960 and 1979	622	12%
Built 1959 or earlier	3,076	61%

### MOST OWNERSHIP UNITS WERE CONSTRUCTED BEFORE 1960.

In Portsmouth, 73% of all owner-occupied units were constructed before 1980. 27% of all owner-occupied units are less than 40 years old. By New England standards, Portsmouth's housing stock is fairly typical, although from stakeholder interviews and the city's assessment data a number of single-family properties have seen renovations and improvements which has increased the value of many older homes.

### Ownership Units by Structure Type

Source: ACS 2020 5-Year Estimates



### OWNERSHIP UNITS ARE CONCENTRATED IN SMALLER STRUCTURES.

Not surprisingly, the majority (82.2%) of owner-occupied units are found in single unit structures whether attached or detached. Very few units are in structures larger than ten units, which might indicate a couple larger condominium developments.

**Home Values & Sales**

**THE MEDIAN HOME VALUE HAS INCREASED IN PORTSMOUTH.**

The figure to the right indicates the share of homes that fall in each value range within the city of Portsmouth. Over the past decade, the share of housing units valued at \$250,000+ increased from 77% of the total housing stock to 90%. Within that bracket of higher value homes, growth was driven by home values ranging from \$400,000 to \$500,000.

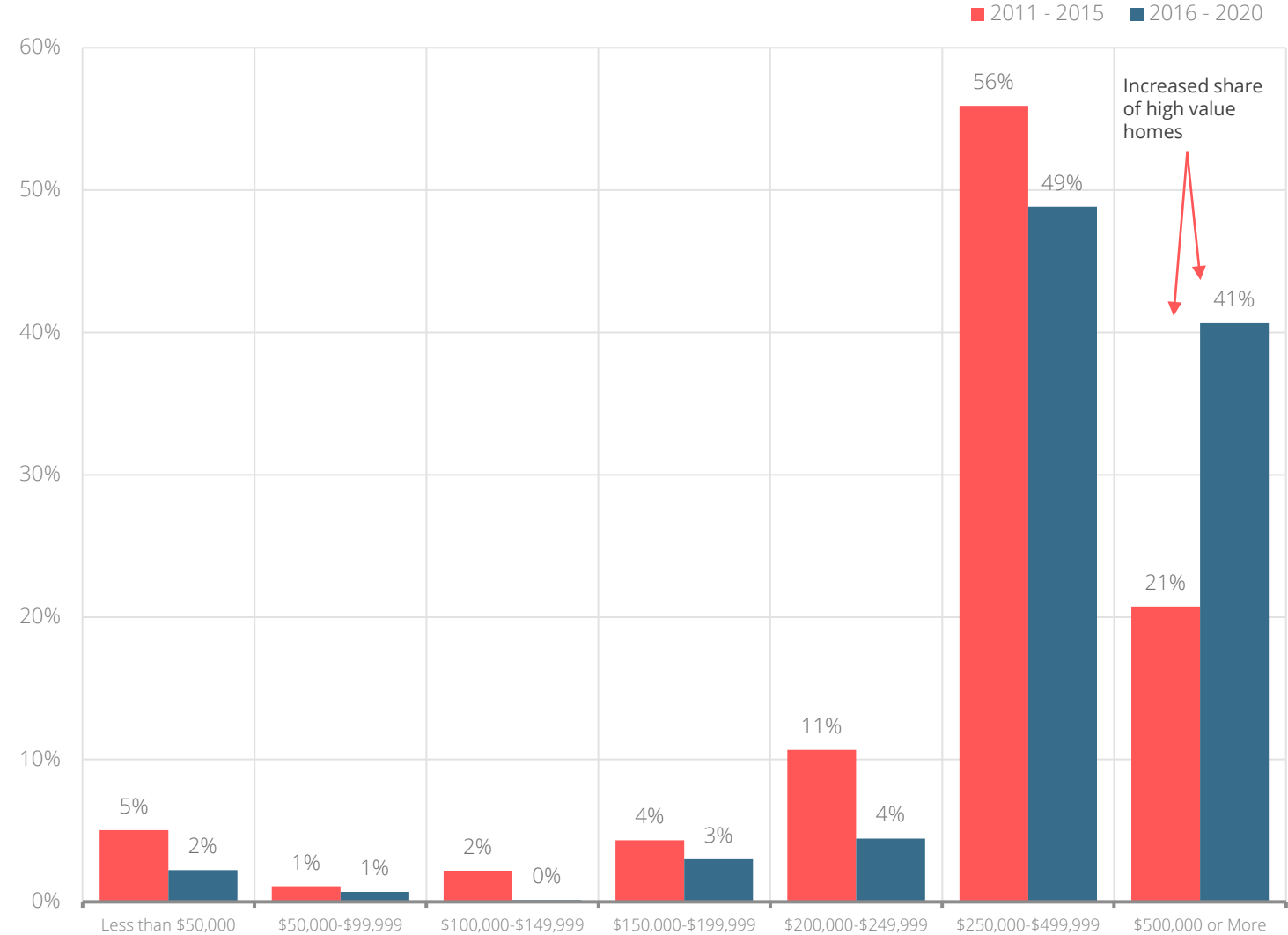
Since 2010 the median home value in Portsmouth has increased by 43.5% to a median home value of \$456,200 in 2020.



A home in Portsmouth with a Zestimate of around \$436,000 on Zillow.com

**Change in Home Value Distribution 2011-2020**

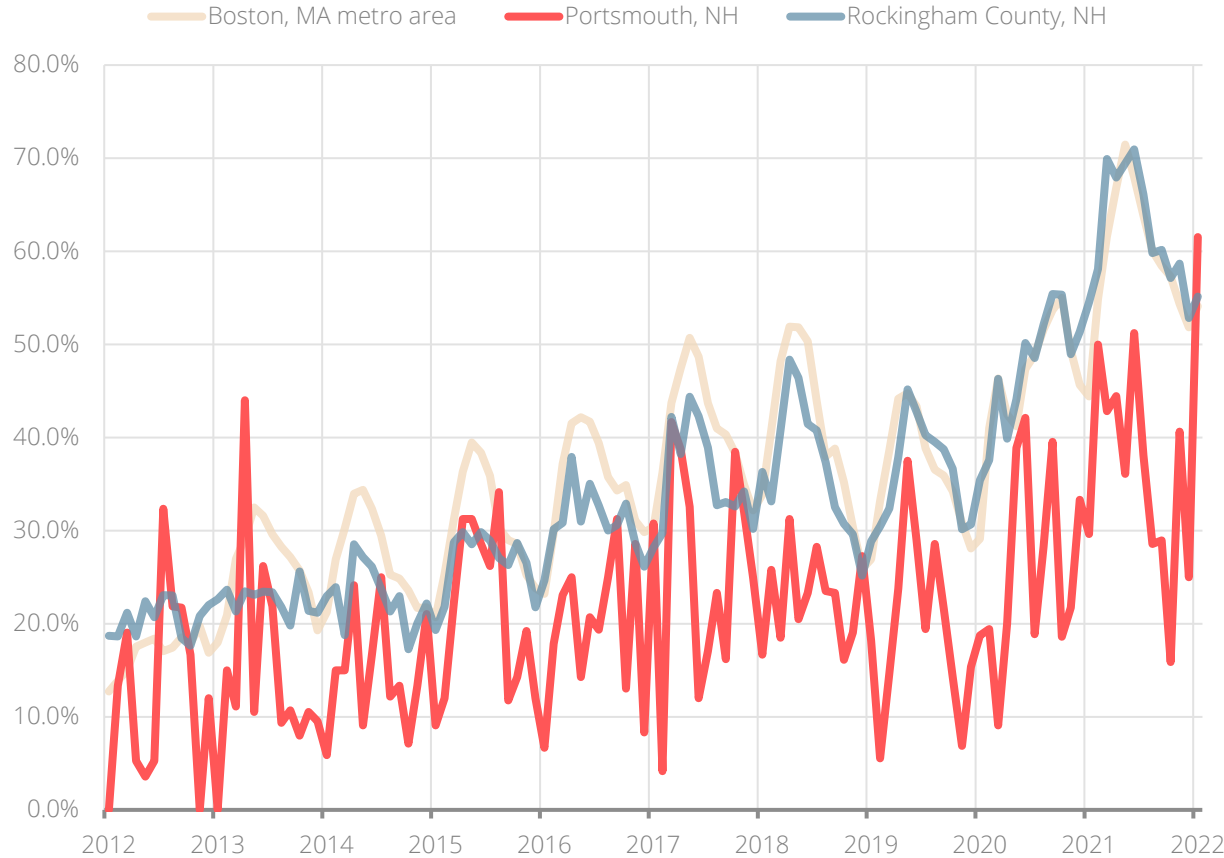
Source: ACS 5-Year Estimates



## Home Values & Sales

### Percentage of Homes Sold Above Asking

Source: Redfin 2012-2021

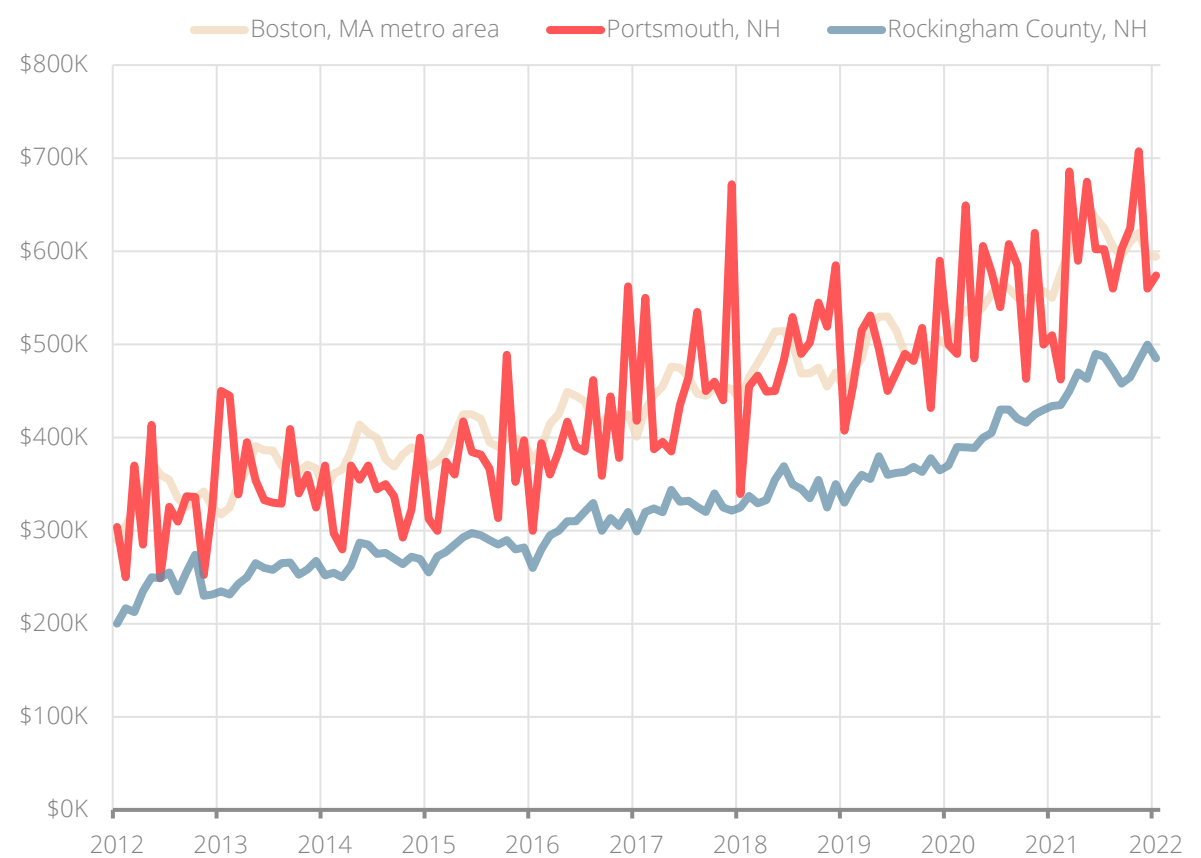


#### THE PERCENTAGE OF HOMES SOLD ABOVE ASKING IS INCREASING

Since 2012, the percentage of homes sold above asking price has increased to about 62% in 2022. These are rates higher than that of the Boston Metro area and Rockingham county. Households in the region are competing for an increasingly limited number of homes for sale and in 2022, many households may be trying to get ahead of rising mortgage rates making competition for homes in hot markets exceptionally high such as in Portsmouth.

### Median Sales Prices of All Homes

Source: Redfin 2012-2022



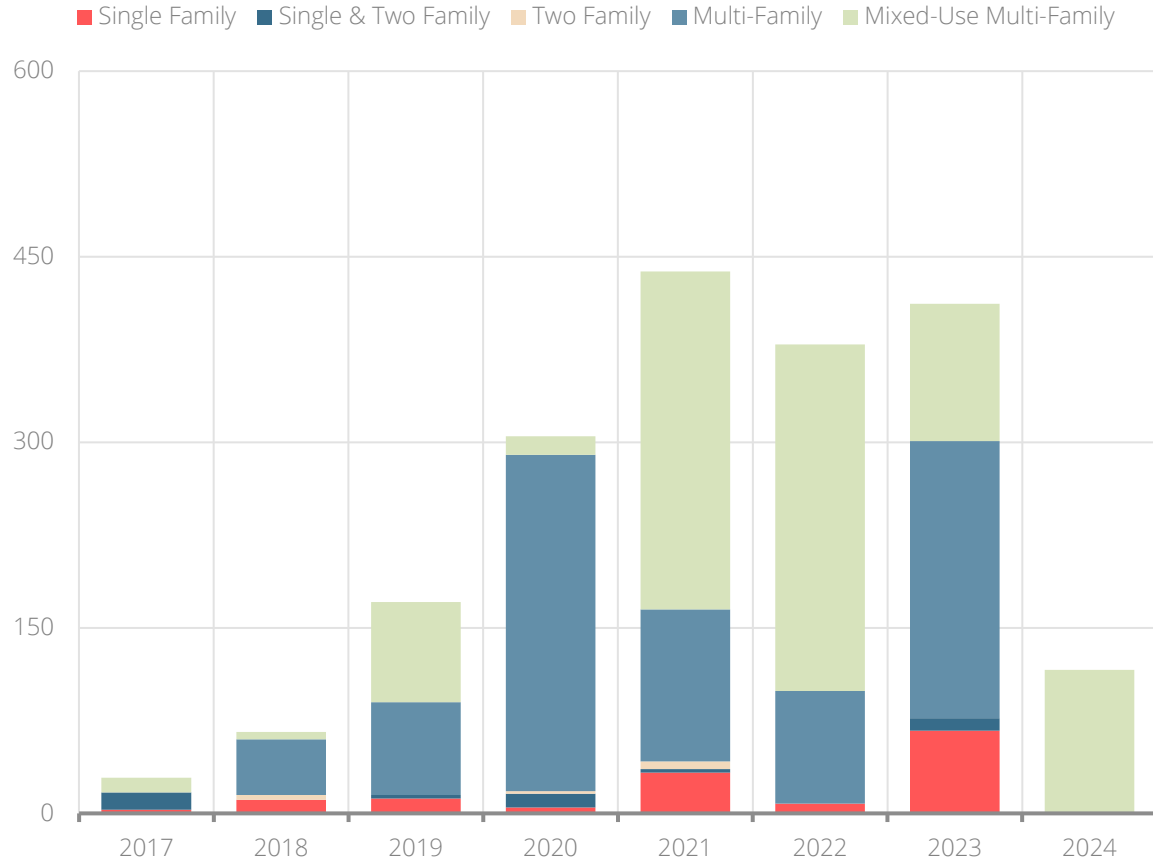
#### MEDIAN SALE PRICES ARE RISING.

Since 2012, median sale prices in Portsmouth have exceeded those of Rockingham county. Furthermore, median sales prices in Portsmouth are comparable with those of the Boston metro area. Portsmouth's housing stock is much smaller than that of the Boston metro area meaning that a higher percentage of total housing units in Portsmouth are exceptionally expensive compared to the county and region, which may force many existing residents to move out of the city to more affordable markets.

## Construction Pipeline and Sale Price per SQFT

### Number of New Dwelling Units by Completion/Anticipated Completion

Source: City of Portsmouth (2022)

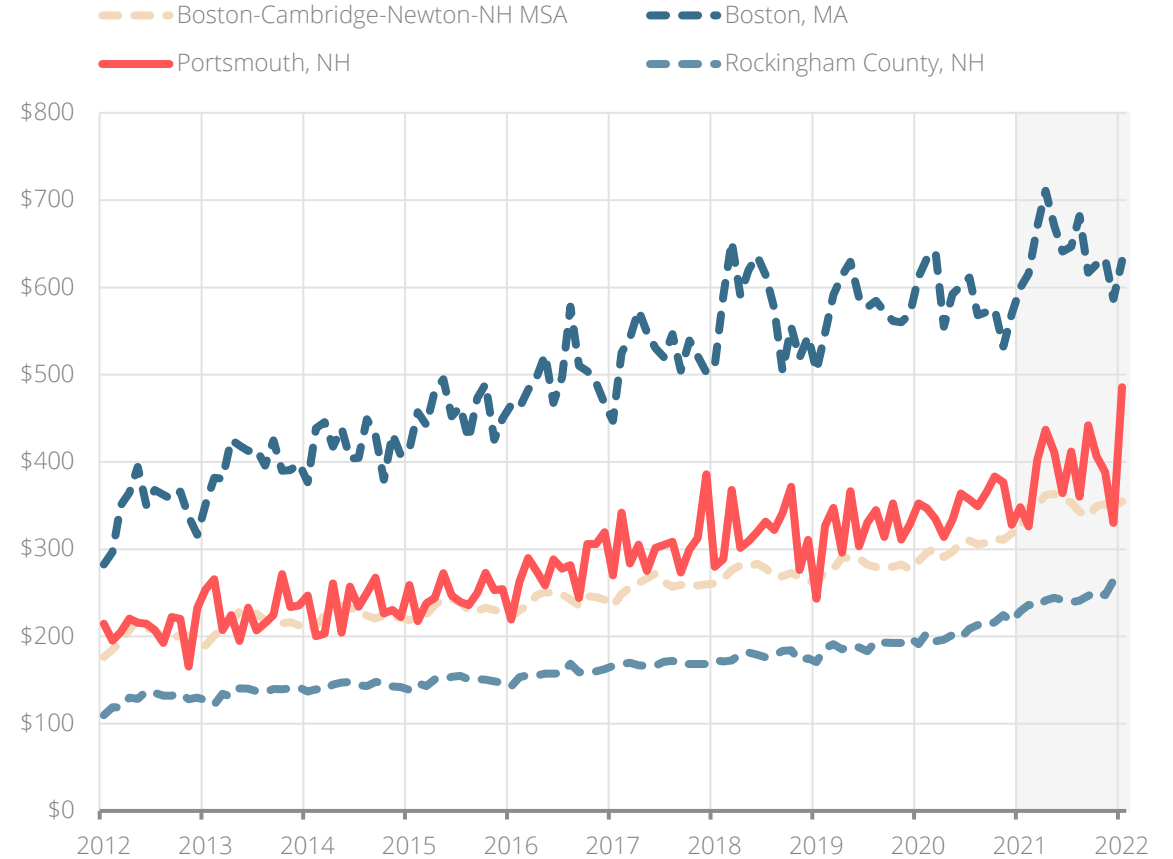


### ANTICIPATED RESIDENTIAL COMPLETION ARE LARGELY MULTIFAMILY AND MIXED USE

From 2017 – 2021 new residential construction in Portsmouth has largely been driven by multifamily and mixed-use multifamily developments. This trend is anticipated to continue through 2024 along with an increase in new single-family units.

### Regional Comparison Sale Price per Square Foot

Source: Redfin Market Data (2012 - 2022)



### COST PER SQUARE FOOT HAS INCREASED

Over the past five years, the cost per square foot in Portsmouth has increased rapidly, with accentuated growth in 2020 to 2022. Between the high costs of construction, increased total housing costs and the influx of higher income households into the city, single family home prices have been growing at rates comparable to larger cities within the Boston-Cambridge-Newton-NH MSA.

## Home Values & Sales

### VALUES INCREASE IN A TIGHT MARKET

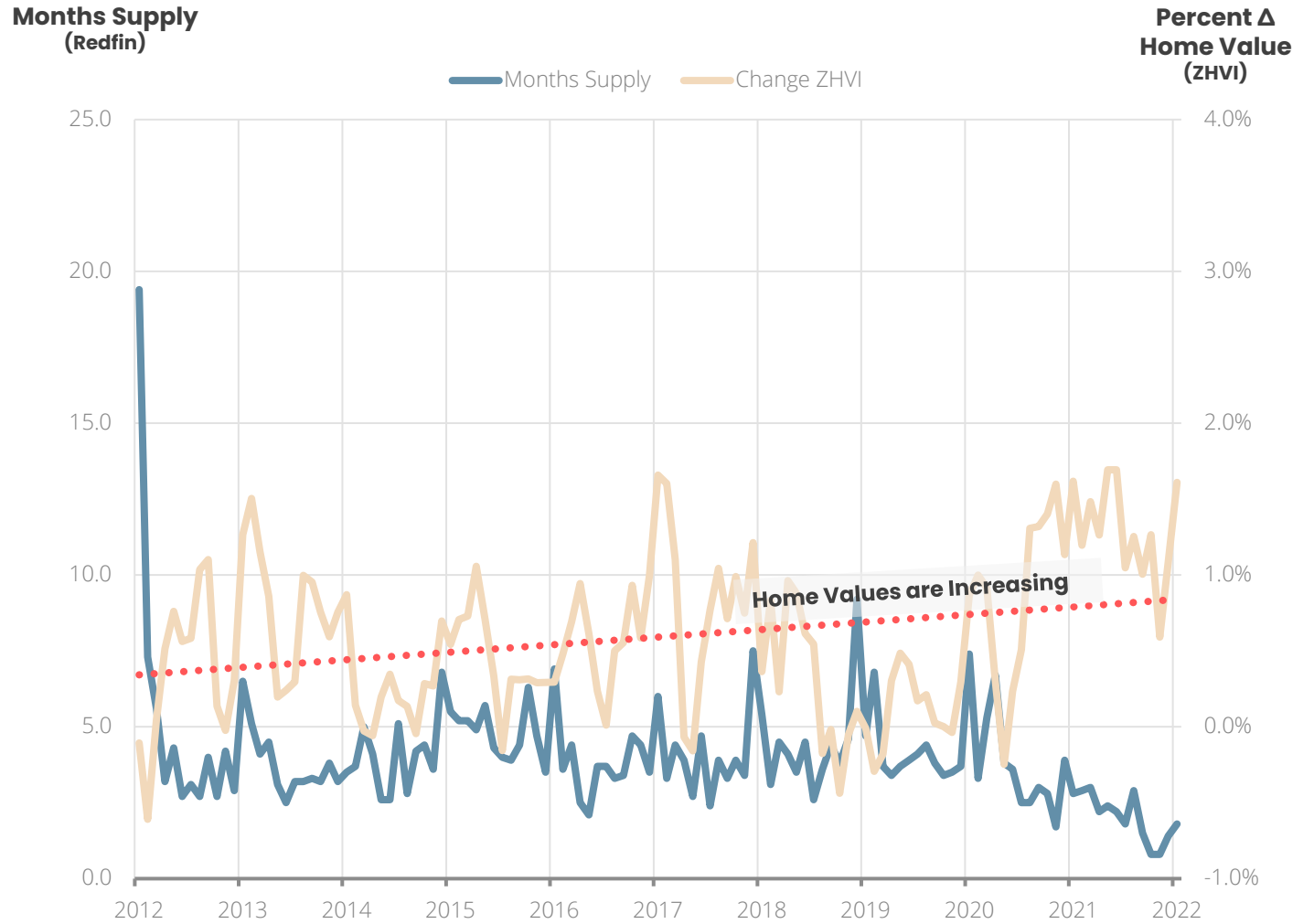
Early in the COVID-19 pandemic (beginning of 2020) homebuying slowed causing a dip in sales prices and a slight increase in housing inventory.

Inventory in Portsmouth has been low since the drop in 2012 with slight increases in 2018, 2019 and beginning of 2020. Since April of 2020, Portsmouth inventory, measured as months of supply (how many homes available at the current sales rate) dropped to all time lows while prices have increased monthly through 2022.

With low interest rates in 2020 – 2021, home sales increased in Portsmouth driving down inventory. Demand for housing in Portsmouth has only increased and with a limited available supply, sale prices have continued to rise through 2022.

### Change in Home Values and Inventory

Source: Redfin 2012-2022, ZHVI 2022





**Rents**

**RENTS ARE INCREASING IN PORTSMOUTH.**

Gross rent, which is rent plus utilities, has increased 18.5% over the last decade to a high of \$1,353 per month.

The ACS median gross rent estimates encompass all of Portsmouth rental housing stock not just newly constructed market rate. Often there is a lag in new market rate asking rents and ACS 5-year estimates.

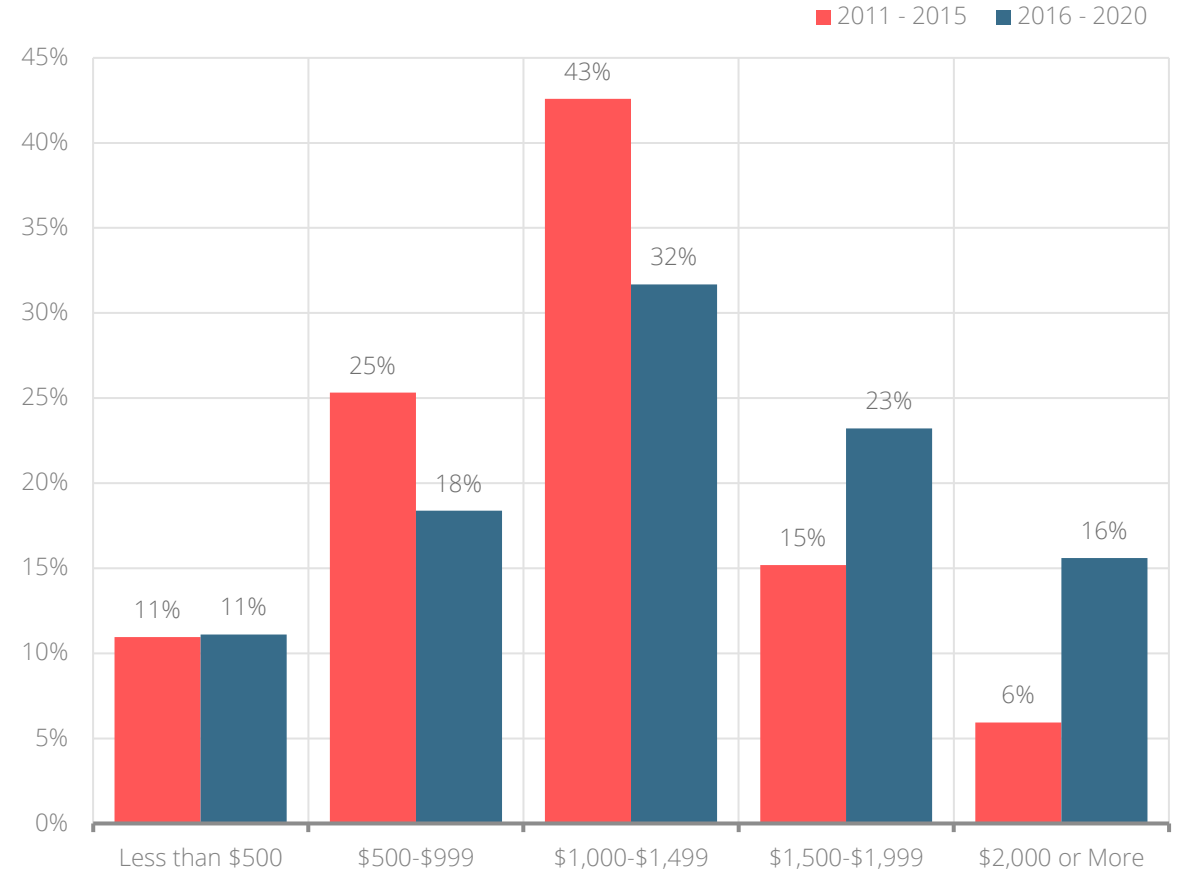
**2020  
Median Gross Rent  
\$1,353 per Month**



Multifamily property in Portsmouth.

**Change in Gross Rent Distribution 2011-2020**

Source: ACS 5-Year Estimates



**RENTS AT OR ABOVE \$1,500 HAVE INCREASED BY 56.3%.**

In Portsmouth, the share of rental units priced over \$1,500 increased from 21% of the rental stock to 39% of the rental stock. This is most likely linked to the increase of higher income renter households over the past decade.

## Housing Stock: Renter Occupied

### Rental Units by Age of Structure

Source: ACS 2020 5-Year Estimates

Age	Units	% of Total
Built 2000 or later	413	8%
Built Between 1980 and 1999	1,118	22%
Built Between 1960 and 1979	1,199	24%
Built 1959 or earlier	2,289	46%

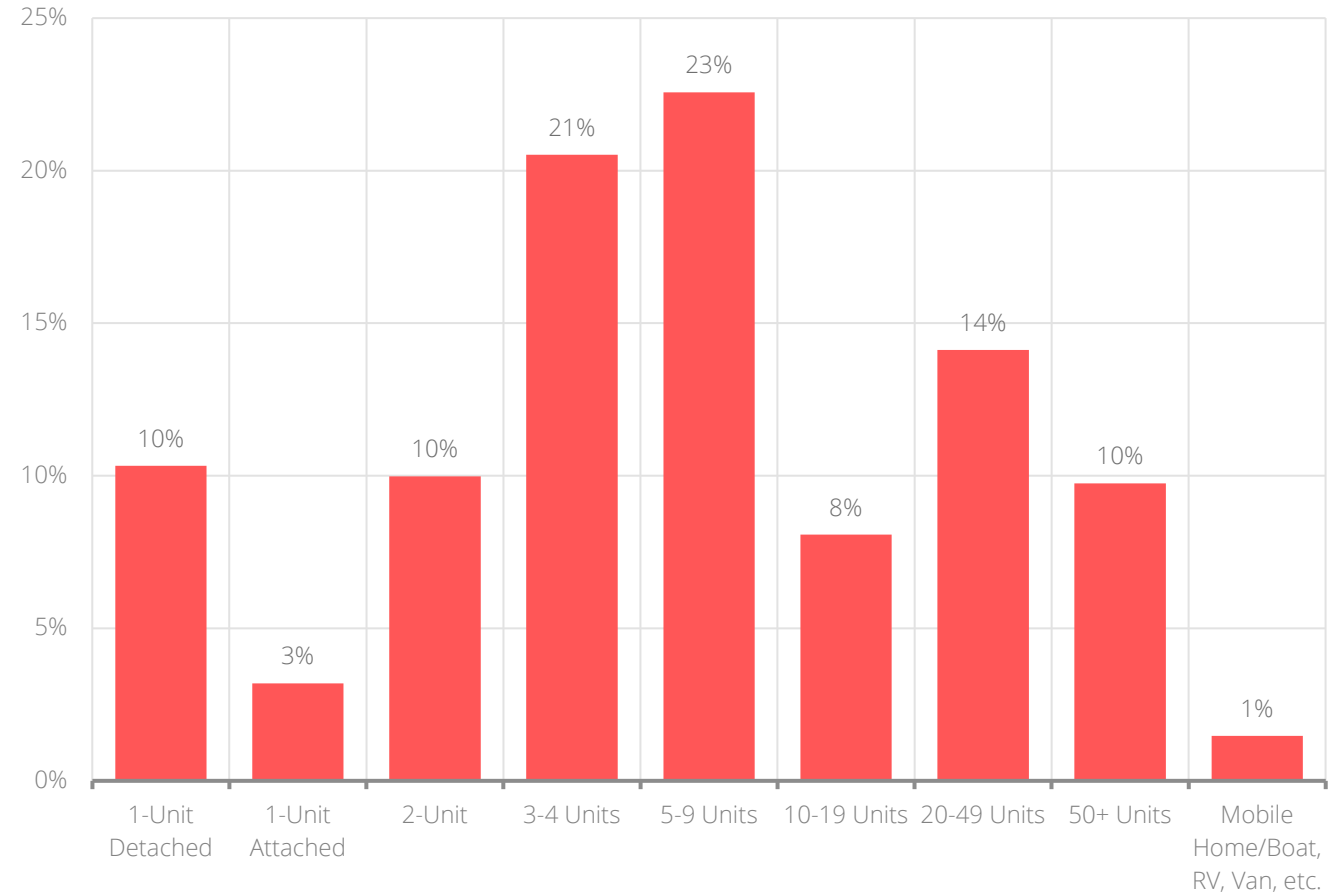
### MOST RENTAL UNITS ARE IN BUILDINGS PRE-1980.

In Portsmouth, 70% of all rental units are in structures built prior to 1980; 46% of which were constructed before 1960. While these older buildings can be a key component of the naturally-occurring affordable rental stock in the city, they may have some long-term maintenance challenges and potentially interior and exterior finishes not appealing to today's renters.

As newly amenitized rental housing stock comes on the market, there may be added pressure placed on these older buildings to raise rents or redevelop to compete with newer product, especially as the rental housing demand rising rapidly in Portsmouth.

### Rental Units by Structure Type

Source: ACS 2020 5-Year Estimates



### RENTAL UNITS IN PORTSMOUTH ARE SPREAD ACROSS A WIDE RANGE OF STRUCTURES.

Portsmouth has a good diversity of building typologies among rental units. The largest number of units are in buildings with 5-9 units followed by 3-4-unit structures. The city also has a good spread of rental units in higher density structures as well one- and two-unit structures.

## Rents

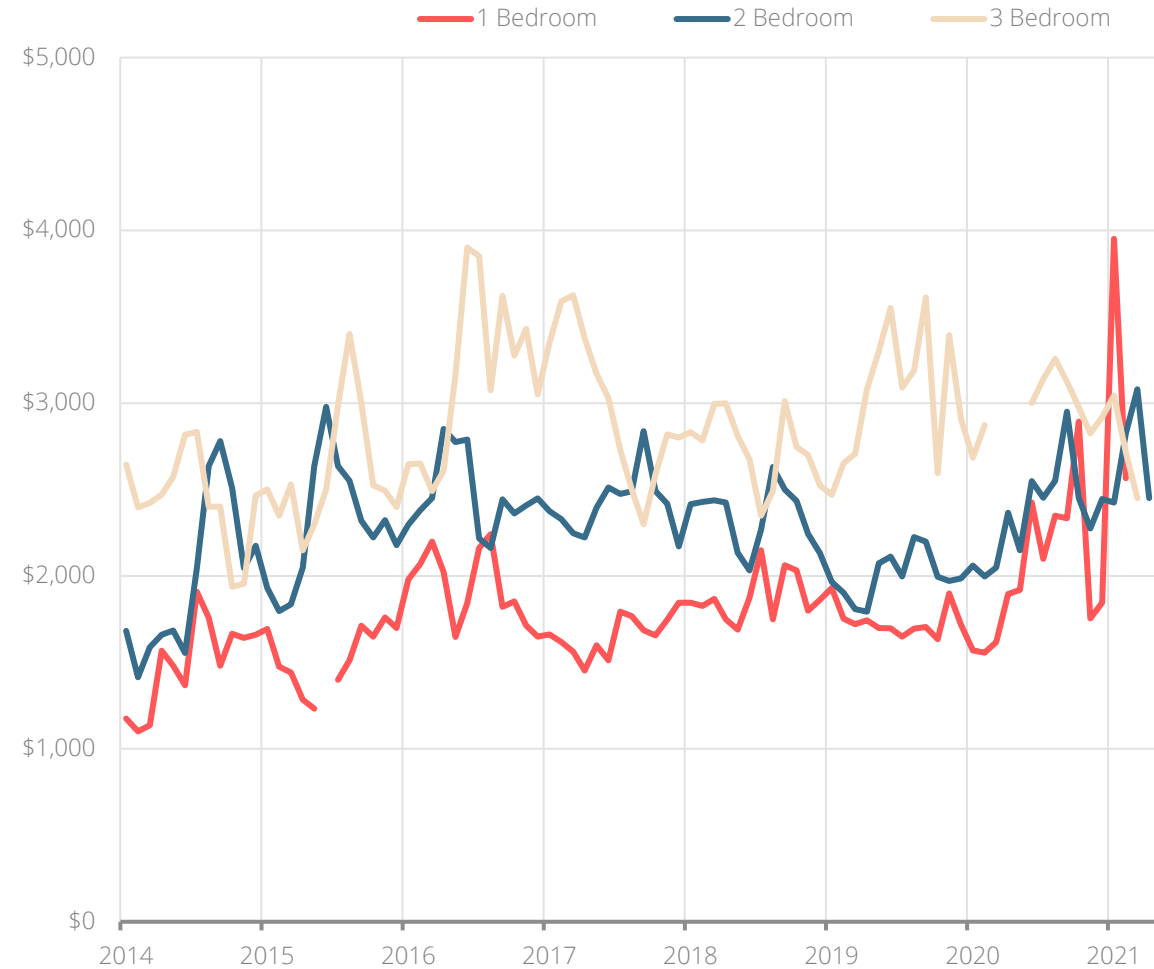
**RENTS FOR ALL UNIT TYPES ARE ON THE RISE.**

Zumper rental data tracks asking rents for units put on the market month-over-month. Median sale price data is derived from these asking rents by the number of bedrooms in the unit. Compared to ACS data, Zumper provides more update asking rents compared to the 5-year estimates provided by the Census Bureau.

According to data from Zumper, between 2014 and 2021, median rents for 1-bedroom rental units increased by 118% from \$1,175 a month to \$2,566 a month. Across rental unit types, median rents have followed similar growth rates. These median rent rates are some of the highest across the state of New Hampshire.

**Portsmouth Median Rent by Unit Type**

Source: Zumper, 2014 - 2021



## Vacancy

### PORTSMOUTH'S HOUSING MARKET IS TIGHT

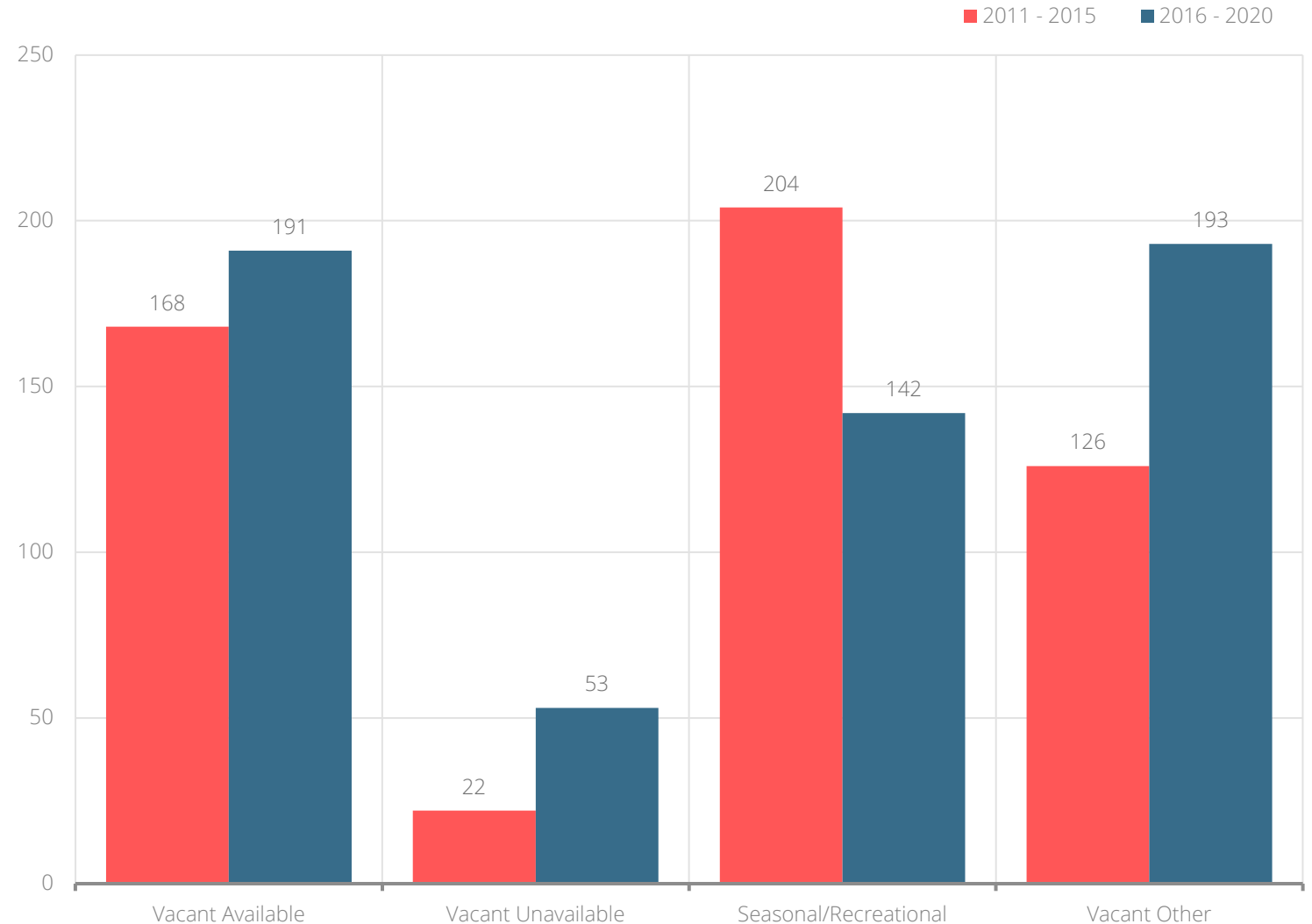
In 2020, Portsmouth's total vacancy was around 5.4%. The Census records vacant units a few different ways to comprise the total vacancy count for a particular geography. Housing vacancy is captured in four different categories by the Census, which includes: vacant available, vacant unavailable, seasonal, and vacant other.

- Vacant available refers to unoccupied units that are currently for sale or for rent.
- Vacant unavailable refers to off market for sale and for rent units.
- Seasonal and recreation refer to housing units that are not occupied year-round such as second homes, beach houses etc.
- Vacant Other which refers to units that are not available for rent or sale and are off the market for different reasons. These include undergoing substantial rehab, uninhabitable units, foreclosure, among others.

In 2020, Portsmouth's vacancy rate for units actively listed as for sale or for rent was 1.86%. A healthy vacancy rate for a community is typically between 4% to 6%. Maintaining a healthy vacancy level is important, because the available for sale and for rent units allow households to move in and out of the community and across housing types within the market. This dynamic typically offers some degree of insulation for owners and renters to fluctuations in regional prices because an available supply of units can help buffer against sharp rises in price that a tighter market could experience as has been the case in communities across the state.

### Vacant Housing Units by Category 2011 - 2020

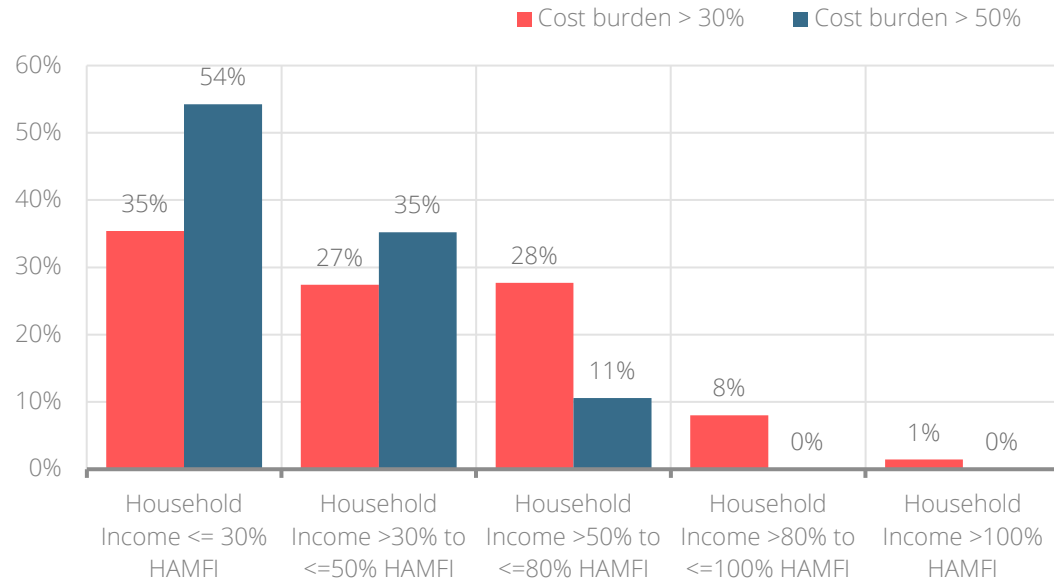
Source: ACS 5-Year Estimates



**Cost Burden**

**Income by Cost Burden Renters**

Source: CHAS 2018



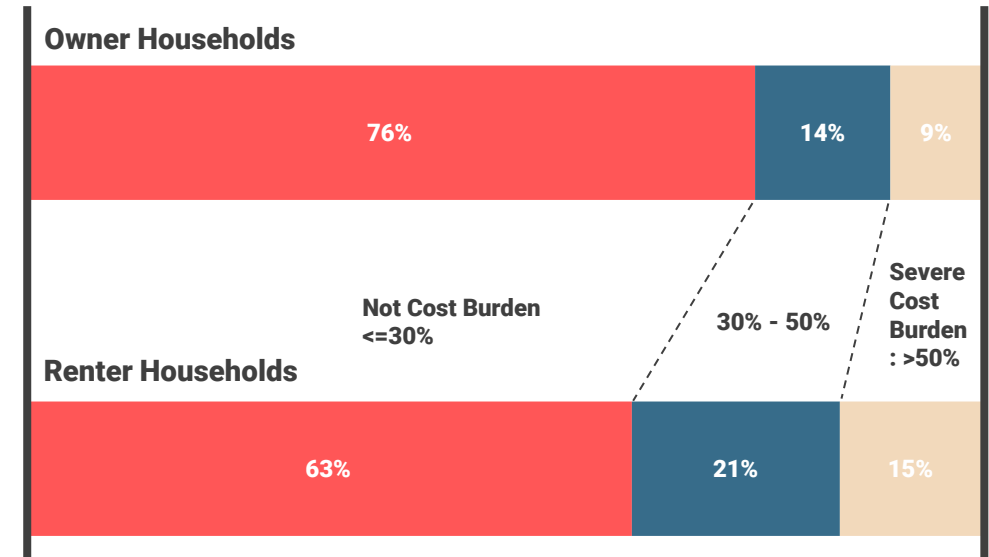
**MANY RENTER HOUSEHOLDS IN PORTSMOUTH ARE CONSIDERED COST BURDENED.**

HUD considers a household to be cost burdened if they are spending more than 30% of their monthly income on housing costs. In Portsmouth, about 36% of all renter households are cost burdened which is slightly below state averages.

The challenge for households spending more than 30% of their income on housing costs is it leaves less money for spending on other necessities such as food, transportation, education, healthcare, and childcare. Finding ways to build more housing that is affordable to renters is one way of helping to keep cost burdening down.

**Cost Burdened Owner vs. Renter Households 2018**

Source: CHAS 2018



**RENTERS IN PORTSMOUTH ARE MORE LIKELY TO BE COST BURDENED COMPARED TO OWNERS.**

According to data from HUD, 36% of renters were spending more than 30% of their income on housing costs compared to 23% of homeowners in 2018. 15% of those renters were spending more than 50% of the income compared to only 9% of homeowners.



## Homelessness

### Cross Roads House Outcome Stats 2020 - 2021

Source: CRS FY 2020-21 Report

#### Cross Roads House FY21 Outcomes

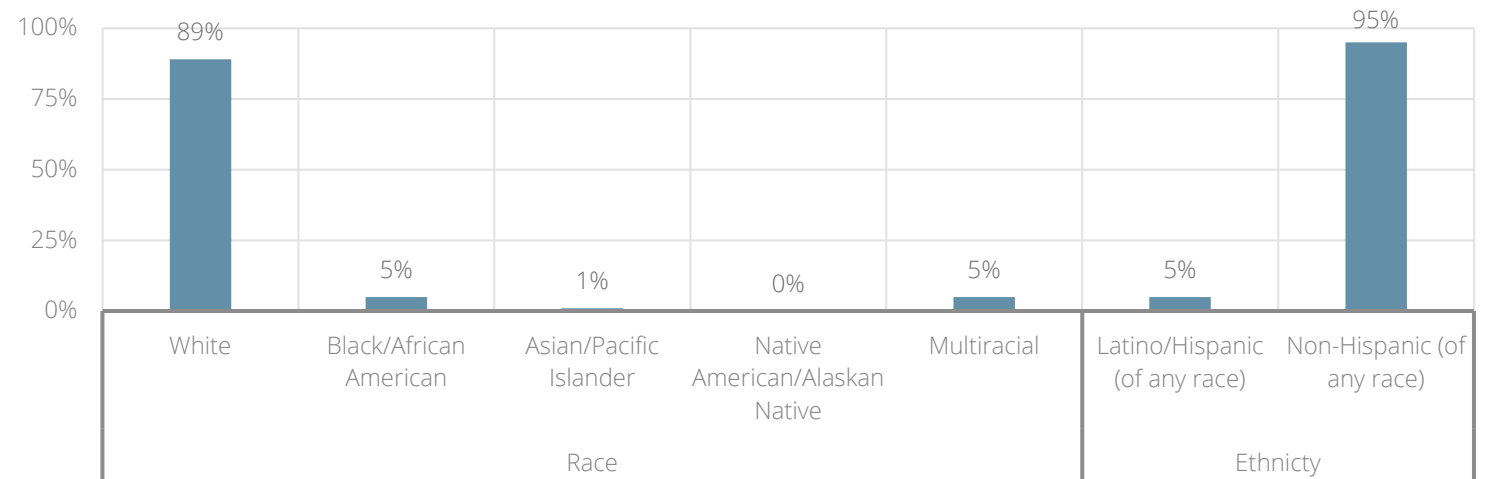
- 39% of adult residents (single and parenting adults) in all programs that went to permanent housing [n = 101]
- 37% of singles in all programs that went to permanent housing [n = 87]
- 85% of families in all programs that went to permanent housing [n = 11]
- The average length of stay for all residents (including children) was 75 days which was a 27% decrease from 103 in FY20
- The recidivism rate increased to 7% from 5% the previous year

Through stakeholder interviews it has been indicated that individuals and households are increasingly struggling to afford the rising housing costs particularly the increases in local rents. This trend is not only prevalent within the City of Portsmouth but also the larger Rockingham County and MSA region.

Cross Roads House services more than the City of Portsmouth and from stakeholder interviews it was indicated that it is particularly difficult to find family sized housing but that in general the availability of affordable housing is exceptionally tight. Rising costs particularly since the COVID-19 further exacerbated cost burdening in the region which also places greater challenges on household seeking to remain permanently housed.

\* Total number of those served indicated by [n=]

Age Group	FY2021 Percentage of number served*	Veteran Status	FY2021 Percentage of number served*
Infants, toddlers and preschool aged children, ages 0-4	5%	Active Military	0%
School-aged children, ages 5-8	2%		
School-aged children, ages 9-12	2%		
Teen-aged youth, ages 13-17	1%		
Older youth and young adults, ages 18-24	9%		
Adults, ages 25 - 64	74%		
Seniors, ages 65 and over	7%		
<b>Total</b>	<b>100%</b>	Veteran	4%
		Not Active Military or Veteran	96%
		<b>Total</b>	<b>100%</b>



**Veterans**

**Population Comparison by Veteran Status**

Source: ACS 2020 5-Year Estimates

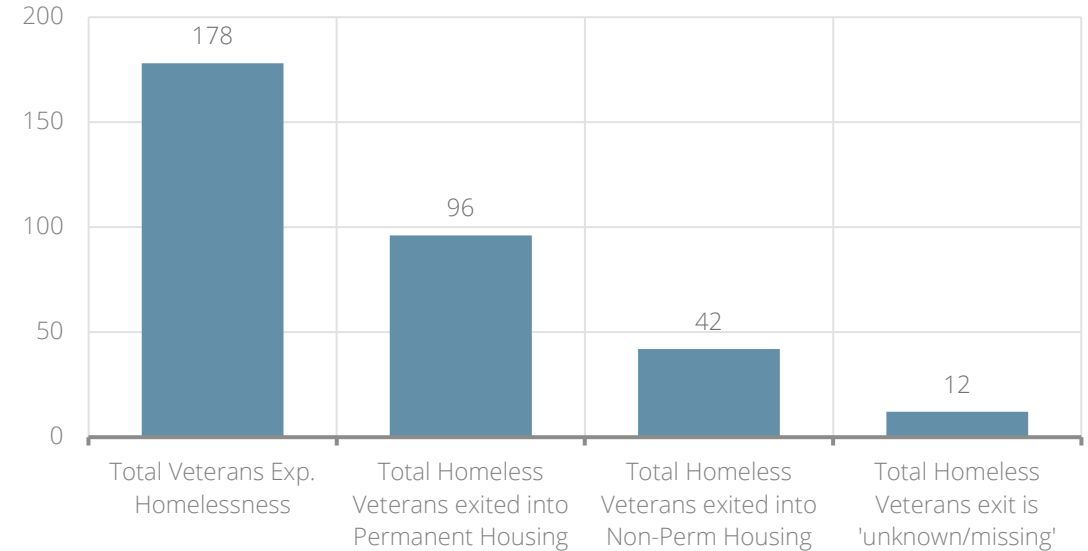
	Portsmouth	New Hampshire
Veterans	1,366	93,326
Total Population	21,418	1,355,244
Ratio Veterans-to-Population	0.06	0.07
Veteran Median Household Income	\$43,669	\$47,458
Median Household Income	\$78,712	\$77,923

**LIKE THE STATE, PORTSMOUTH HAS A SIMILAR RATIO OF VETERANS TO TOTAL POPULATION AND HAVE COMPARABLE INCOMES**

According to 2020 ACS data, there are approximately 1,366 veterans living in Portsmouth who earn a median annual household income of \$43,699 (50% of AMI). This is well below the city-wide median household income suggesting that veterans may be more likely to experience cost burdening and other challenges associated with affording housing in the city.

**Total Veteran Homelessness and Exits by Type**

Source: Harbor Care NH 2021



**IN 2021, 178 VETERANS EXPERIENCED HOMELESSNESS ACROSS NEW HAMPSHIRE**

According to data from Harbor Care, 178 veterans experienced homelessness across the state of New Hampshire. 96 veterans who entered the homelessness system exited to permanent housing and 42 to non-permanent housing. Coupled with the ACS data for the City and State, many veterans earn below 50% of the area median income. Portsmouth has a deficit in housing units affordably priced to households in this income bracket placing these households at greater risk of severe cost burdening and homelessness.

# HOUSING AFFORDABILITY GAP ANALYSIS



## Housing Costs & Population Change

### PORTSMOUTH SAW SLOWER POPULATION GROWTH BUT RAPIDLY INCREASING HOUSING COSTS

The Boston-Cambridge-Newton, MA-NH MSA is a growing market. Most municipalities across state lines within the MSA have experienced population growth over the past decade.

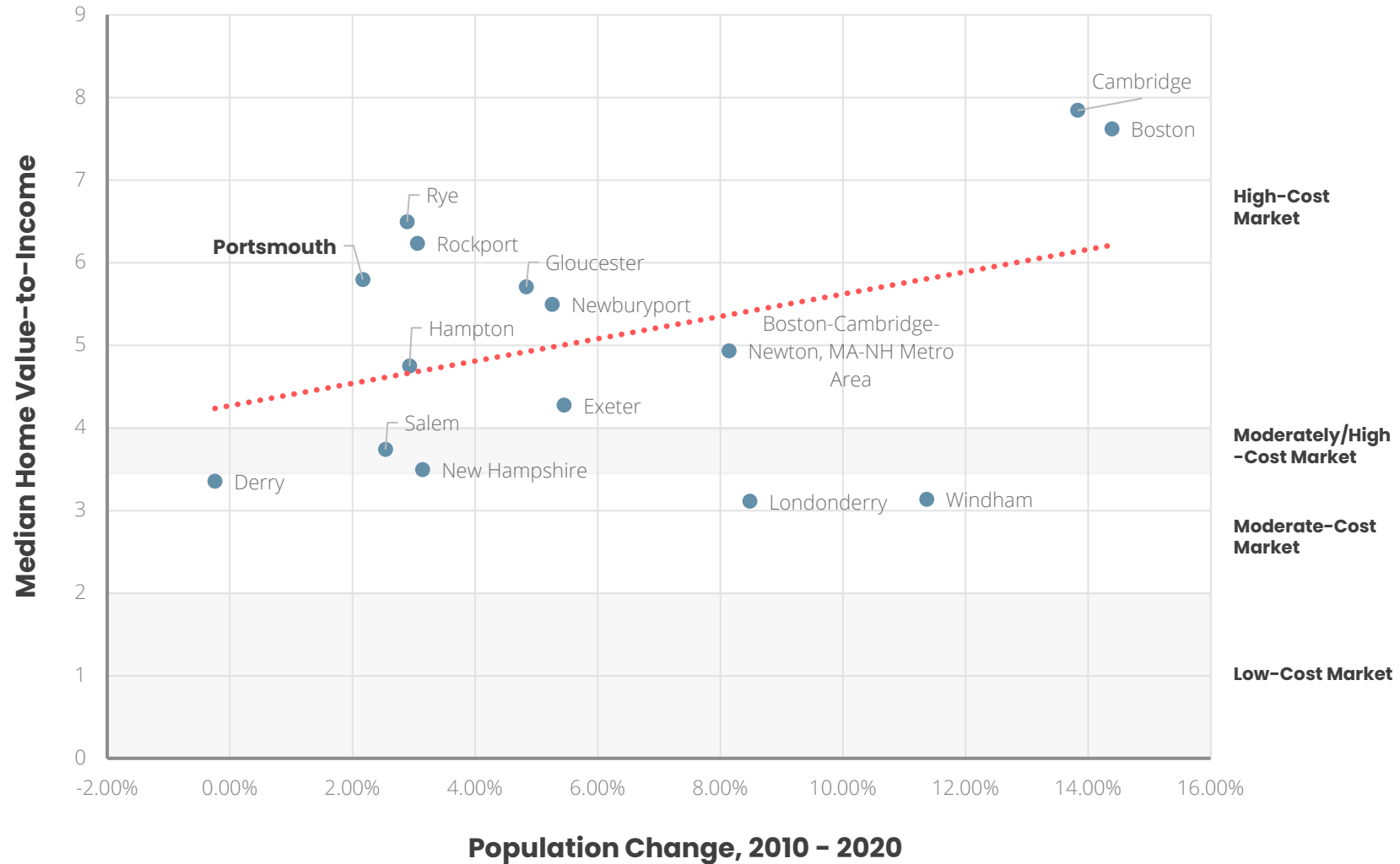
These trends were occurring prior to the COVID-19 pandemic but sales data from the years of the pandemic into 2022 indicate that housing costs accelerated through this period.

Coastal cities like Portsmouth saw an influx in new residents due to changes in workplace requirements, desirability of living outside larger metropolitan areas and other housing preferences causing prices to drive up on a limited housing inventory.

Portsmouth saw slower growth than other communities in Rockingham County, the state overall and communities in the Boston metro area, yet housing costs in Portsmouth are some of the highest in the MSA. This slower growth could be in part linked to the limited availability of units which may can constrained growth in the city.

### Regional Housing Costs & Population Growth

Source: ACS 5 Year Estimates (2010 – 2020), [Brookings Institute](#)



**Housing Affordability for Portsmouth Households, 2020**

Source: HUD 2021, ACS 2020, RKG Associates

**THERE IS A GREAT NEED FOR AFFORDABLE HOUSING IN PORTSMOUTH.**

In Portsmouth, about **35.9% of the renter households and 11.6% of the owner households earn less than 50% of the area median income (AMI), totaling 2,392 households.** These households often experience housing instability, may rely on housing assistance, and are typically spending more on housing as a percentage of their overall income.

Area Median Income (AMI) refers to the midpoint of a region’s income distribution where half the households in a region earn more than the median and half earn less than the median. For housing, AMI thresholds set the limits for households eligible to live in income-restricted housing units and how much those units can be rented or sold for.

Based on average household sizes, the AMI estimates for owner households uses 3-person household income thresholds and for renter households uses 2-person household income thresholds.

Area Median Income Threshold	Income	Owner Households		Affordable Home Purchase Price			
		#	%	FHA		Conventional	
				Single Family	Condo	Single Family	Condo
30% AMI (Extremely Low Income)	\$28,800	347	6.8%	\$97,851	\$62,167	\$123,406	\$76,888
50% AMI (Very Low Income)	\$48,000	244	4.8%	\$163,086	\$127,401	\$205,677	\$159,159
80% AMI (Low Income)	\$71,950	586	11.5%	\$244,459	\$208,774	\$308,301	\$261,783
100% AMI (Moderate Income)	\$96,000	836	16.5%	\$326,171	\$290,487	\$411,354	\$364,836
120% AMI (Moderate Income)	\$115,200	496	9.8%	\$391,406	\$355,721	\$493,625	\$447,107
Above 120% AMI (Middle Income +)	\$115,201+	2,569	50.6%	\$391,407+	\$355,722+	\$493,626+	\$447,108+

Area Median Income Threshold	Income	Renter Households		Affordable Monthly Rent
		#	%	
30% AMI (Extremely Low Income)	\$25,600	1,169	23.3%	\$640
50% AMI (Very Low Income)	\$42,650	632	12.6%	\$1,066
80% AMI (Low Income)	\$63,950	935	18.6%	\$1,599
100% AMI (Moderate Income)	\$85,300	722	14.4%	\$2,133
120% AMI (Moderate Income)	\$102,360	348	6.9%	\$2,559
Above 120% AMI (Middle Income +)	\$102,361+	1,213	24.2%	\$2,560+



## Housing Affordability Gap

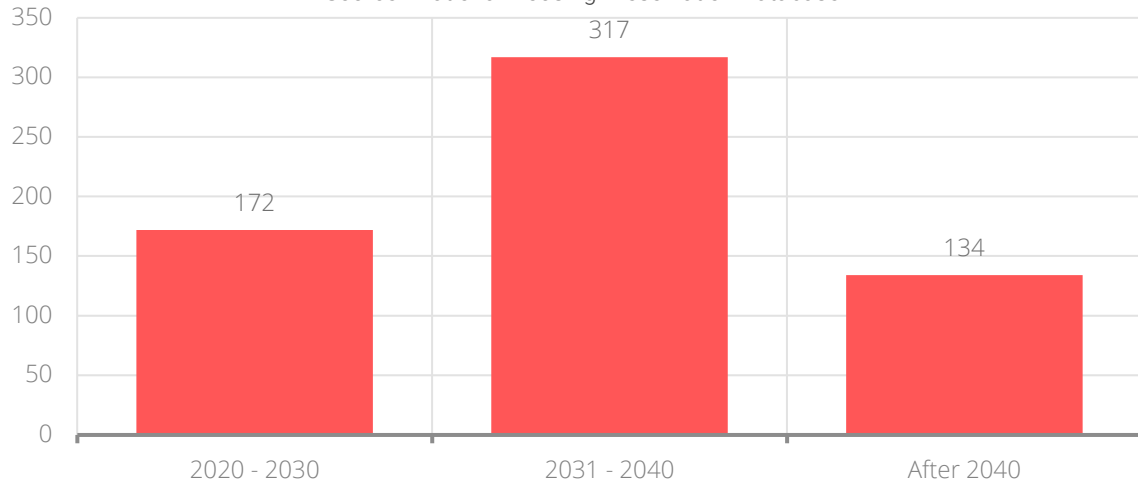
### PORTSMOUTH'S PUBLIC HOUSING AUTHORITY ACCOUNTS FOR APPROXIMATELY HALF OF ALL SUBSIDIZED HOUSING IN THE CITY

One challenge facing Portsmouth, particularly for renter households at or below 50% of AMI (earning approximately \$42,650 or less annually), is the availability of affordably priced housing. The city currently has about 939 housing units receiving some form of federal assistance from Low Income Housing Tax Credits (LIHTC) to Project and Tenant-Based Rental Vouchers. This compares to about 1,801 renter households that have incomes at or below 50% of AMI.

The other data point to consider is when federal subsidies on units are set to expire which could mean buildings and units could revert to market-rate with increases in rents for existing tenants. According to data from the National Housing Preservation Database (NHPD), between 2020 and 2030 Portsmouth could see 489 units lose federal subsidies. It will be important to identify property owners or managers of these complexes and begin exploring options for maintaining affordability restrictions on these units.

### Federally Subsidized Housing Units by Expiration

Source: National Housing Preservation Database



### Portsmouth Subsidized Housing Inventory

Source: National Housing Preservation Database, Portsmouth Housing Authority

Property	Number of Assisted Units	Primary Funding Stream
Osprey Landing	263	LIHTC
Keefe House	58	Section 8
Great Bay Residential Facility II	13	Section 8
Gosling Meadows	124	Public Housing
Woodbury Manor	40	Public Housing
State Street	12	Public Housing
Pleasant	8	Public Housing
Feaster	100	Public Housing
Margeson	137	Public Housing
Wamesit Place	100	LIHTC
Betty's Dream	24	LIHTC
Atlantic Heights	30	LIHTC
Connors Cottage	20	LIHTC
Lafayette School	10	LIHTC
<b>Total Assisted</b>	<b>939</b>	

## Housing Affordability Gap

**THERE ARE MORE POTENTIAL BUYERS IN HIGHER INCOME BRACKETS THAN THERE ARE HOUSING UNITS THAT MATCH THEIR PRICE POINTS.**

For households earning at or below 50% of AMI, there is a deficit of 291 housing units in the conventional lending scenario, and a shortage of 401 units in the FHA lending scenario.

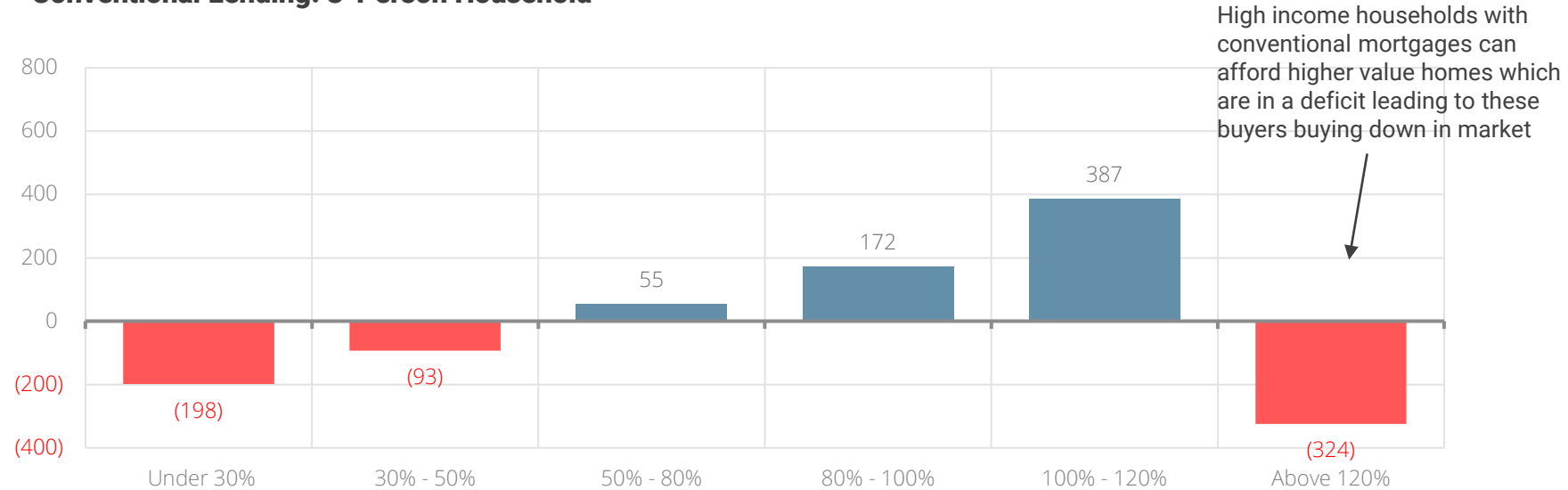
For units valued between 50-100% of AMI there is a net surplus of 481 units in the FHA scenario, and 227 units in the conventional lending scenario. For units valued at or above 100% of AMI, there is a surplus of 882 units in the FHA scenario and a surplus of 63 units in the conventional lending scenario.

This suggests that there is a deficit of very high value homes compared to incomes, which can lead to higher income households buy down in the market causing price increases in the middle of the market from added demand. This often manifests itself in "middle value" homes being purchased well above asking price leaving fewer options for middle-to-lower income homebuyers.

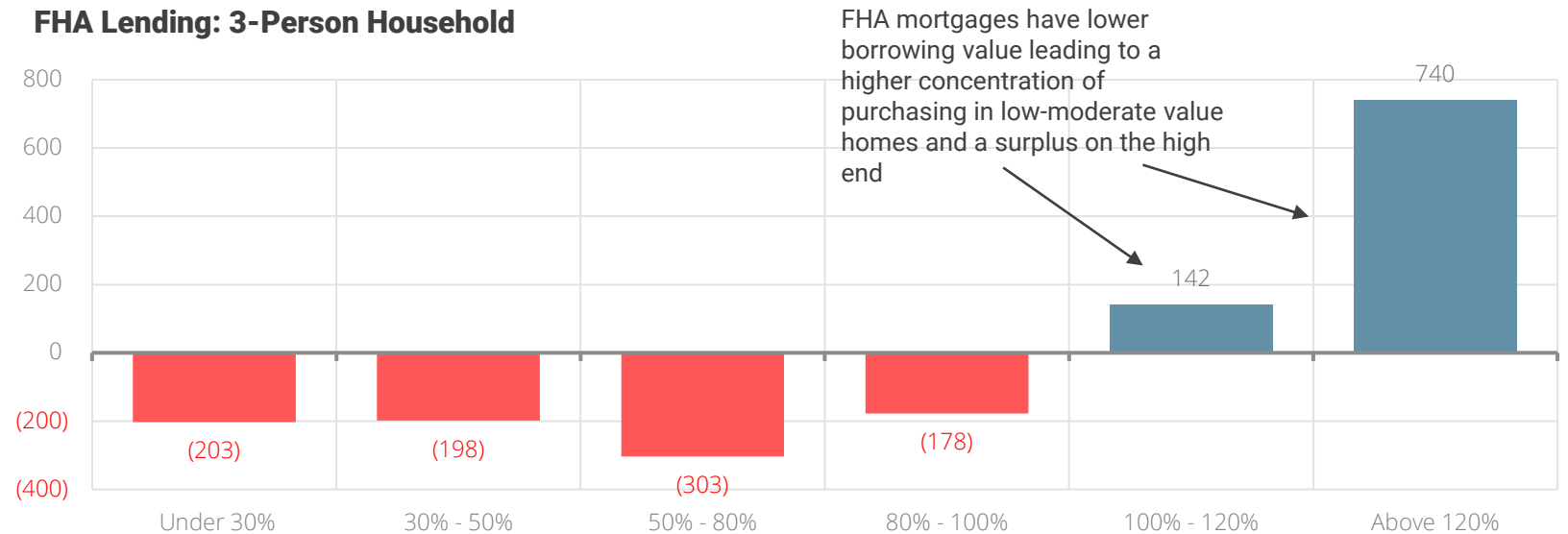
## Supply and Demand Gap for Ownership Housing Units, Portsmouth

Source: HUD & ACS 5-Year 2020 Estimates

### Conventional Lending: 3-Person Household



### FHA Lending: 3-Person Household



## Housing Affordability Gap

### THE RENTAL SUPPLY IS TIGHT AT BOTH THE LOWEST END AND HIGHEST END OF THE INCOME SPECTRUM.

For extremely low-income 2-person renter households, the supply of affordable and available units is tight. There are 373 more households earning less than 30% of AMI than available affordably priced units with monthly gross rents at or below \$640. For 1-person renters, there is a greater deficit of 382 units priced for households earning 50% of AMI or less.

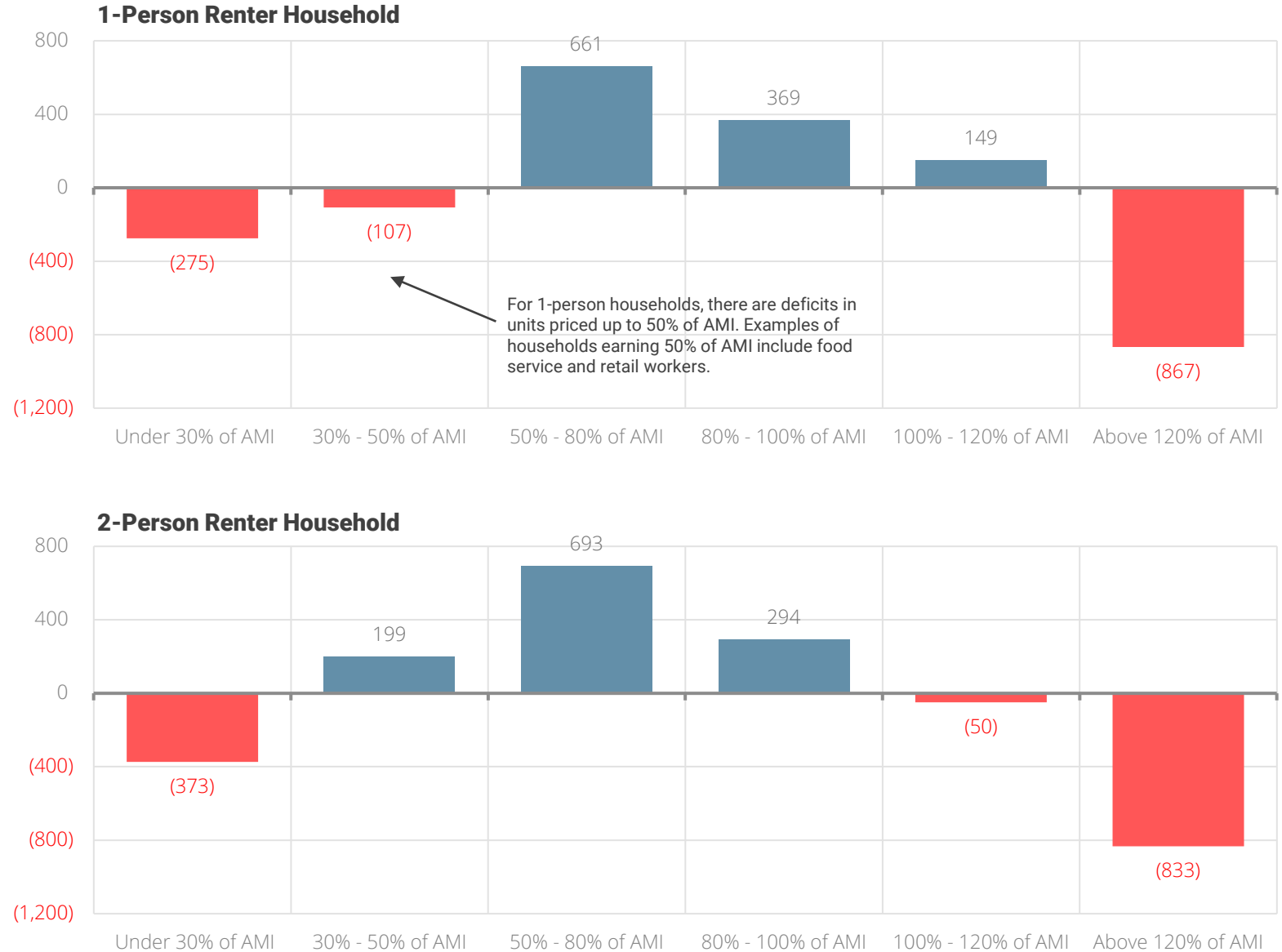
Units priced between 50-100% of AMI account for a **surplus of 1,657 units** that are likely rented by households with lower incomes who are likely spending more than they should on housing costs.

The gap between demand and supply for households above 100% AMI is 883 units for 2-person renter households and 867 for 1-person renter households.

The lack of higher priced rental units compared to high income households in Portsmouth puts increased demand on the supply of housing priced for lower income households. Higher income households have more choices in the housing market and are likely renting units at a lower price point than they could otherwise afford. New construction of multifamily units can relieve this demand pressure, but the impacts of COVID-19 and migration patterns of workers has caused demand in Portsmouth to exceed available supply.

## Rental Supply and Demand Gap, Portsmouth

Source: HUD & ACS 5-Year 2020 Estimates



# DEVELOPMENT TRENDS





## Development Trends

### DEVELOPMENT HAS SHIFTED FROM PRIMARILY SINGLE FAMILY TO MULTIFAMILY & MIXED USE

From 2000 – 2015, the City of Portsmouth primarily built single family homes and condominiums at progressively larger sizes. Since 2016, the city's development trends have shifted more towards multifamily development.

The assessor's database indicated a couple larger multifamily properties were constructed in the early part of that time period and the current construction pipeline indicates that more multifamily has been constructed in the 2016 – 2022 time period with a number of additional multifamily and mixed-use properties anticipated to be completed in the next couple of years.

Comparing population trends with the city's development trends, population growth within the city is largely constrained by available supply. As the city has transitioned into more high-density developments it has experienced increased growth rates compared to previous decades.

Portsmouth's housing market has considerable demand meaning price increases are often driven by buyer's competition particularly among higher income households who have been moving into the city over the past decade.

	No. of Properties	% of All Properties	Estimated No. of Units	Acreage	% of All Land Area	Land SF	Estimated Total Bldg. SF	% of All Properties	Avg. Bldg. SF/Property	FAR
<b>Pre 2000</b>										
Single Family	3,867	60.4%	3,867	1,611	68.9%	70,196,504	6,242,326	54.9%	1,614	0.09
2 - 3 Family	354	5.5%	776	68	2.9%	2,975,584	828,972	7.3%	2,342	0.28
APT 4 – 7	122	1.9%	520	60	2.6%	2,631,460	499,872	4.4%	4,097	0.19
APT Over 8	26	0.4%	1,666	168	7.2%	7,313,288	1,537,576	13.5%	59,138	0.21
Condominium	1,902	29.7%	1,902	431	18.4%	18,760,448	2,131,802	18.8%	1,121	0.11
Mobile Home/Other	132	2.1%	132	0	0.0%	0	120,217	1.1%	911	0.00
<b>TOTAL/% TOTAL</b>	<b>6,403</b>	<b>87.1%</b>	<b>8,862</b>	<b>2,338.8</b>	<b>85.7%</b>	<b>101,877,284</b>	<b>11,360,765</b>	<b>83.5%</b>	<b>1,774</b>	<b>0.11</b>
<b>2000-2010</b>										
Single Family	184	38.7%	184	149	91.2%	6,503,072	548,679	55.3%	2,982	0.08
2 - 3 Family	0	0.0%	0	0	0.0%	0	0	0.0%	0	0.00
APT 4 – 7	0	0.0%	0	0	0.0%	0	0	0.0%	0	0.00
APT Over 8	0	0.0%	0	0	0.0%	0	0	0.0%	0	0.00
Condominium	230	48.4%	229	13	7.9%	563,835	365,251	36.8%	1,588	0.65
Mobile Home/Other	61	12.8%	61	1	0.9%	62,944	77,774	7.8%	1,275	1.24
<b>TOTAL/% TOTAL</b>	<b>475</b>	<b>6.5%</b>	<b>474</b>	<b>163.7</b>	<b>6.0%</b>	<b>7,129,851</b>	<b>991,704</b>	<b>7.3%</b>	<b>2,088</b>	<b>0.14</b>
<b>2011-2015</b>										
Single Family	66	36.9%	66	37	86.1%	1,619,125	163,689	44.4%	2,480	0.10
2 - 3 Family	4	2.2%	10	2	5.1%	95,396	18,946	5.1%	4,737	0.20
APT 4 – 7	0	0.0%	0	0	0.0%	0	0	0.0%	0	0.00
APT Over 8	0	0.0%	0	0	0.0%	0	0	0.0%	0	0.00
Condominium	87	48.6%	87	4	8.9%	166,964	159,909	43.4%	1,838	0.96
Mobile Home/Other	22	12.3%	22	0	0.0%	0	26,188	7.1%	1,190	0.00
<b>TOTAL/% TOTAL</b>	<b>179</b>	<b>2.4%</b>	<b>185</b>	<b>43.2</b>	<b>1.6%</b>	<b>1,881,486</b>	<b>368,732</b>	<b>2.7%</b>	<b>2,060</b>	<b>0.20</b>
<b>2016-2021</b>										
Single Family	54	18.1%	54	51	27.9%	2,215,897	137,171	15.5%	2,540	0.06
2 - 3 Family	4	1.3%	9	1	0.4%	34,412	13,968	1.6%	3,492	0.41
APT 4 – 7	0	0.0%	0	0	0.0%	0	0	0.0%	0	0.00
APT Over 8	2	0.7%	338	7	4.0%	317,117	311,856	35.2%	155,928	0.98
Condominium	190	63.8%	190	36	19.5%	1,548,107	356,619	40.2%	1,877	0.23
Mobile Home/Other	48	16.1%	48	88	48.1%	3,820,168	67,138	7.6%	1,399	0.02
<b>TOTAL/% TOTAL</b>	<b>298</b>	<b>4.1%</b>	<b>639</b>	<b>182.2</b>	<b>6.7%</b>	<b>7,935,702</b>	<b>886,752</b>	<b>6.5%</b>	<b>2,976</b>	<b>0.11</b>
<b>CITY TOTAL</b>	<b>7,355</b>	<b>100.0%</b>	<b>10,160</b>	<b>2,727.8</b>	<b>100.0%</b>	<b>118,824,324</b>	<b>13,607,953</b>	<b>100.0%</b>	<b>1,850</b>	<b>0.11</b>

## Development Trends

### DEVELOPMENT DENSITY HAS INCREASED OVER TIME.

RKG used the same property assessment database to look at valuation and development intensity trends for different types of housing across the city.

The assessed values of the older residential structures in Portsmouth are less than those constructed after the year 2000. Condominiums are seeing the highest assessed values when comparing pre- and post-2000 construction.

RKG also looked at development intensity using floor are ratio (the ratio of built square feet to parcel size) to measure differences in density for different types of residential buildings.

Not surprisingly, multi-family structures with five or more units are the densest form of development in the city followed by condominiums. Single-family homes have the lowest FARs averaging around 0.08.

	Total Land Assessed Value	Total Bldg. Assessed Value	Total Assessed Value	Avg. Land Assessed Value (per Acreage)	Avg. Bldg Assessed Value (per SF)	FAR
<b>Pre 2000</b>						
Single Family	\$986,647,758	\$1,059,120,600	\$2,045,768,358	\$612,258	\$169.67	0.09
2 - 3 Family	\$105,353,600	\$114,502,300	\$219,855,900	\$1,542,287	\$138.13	0.28
APT 4 – 7	\$38,015,400	\$50,585,900	\$88,601,300	\$629,290	\$101.20	0.19
APT Over 8	\$54,008,600	\$100,886,700	\$154,895,300	\$321,690	\$65.61	0.21
Condominium	\$0	\$690,727,800	\$690,727,800	\$0	\$324.01	0.11
Mobile Home/Other	\$0	\$6,136,200	\$6,136,200	\$0	\$51.04	0.00
<b>TOTAL/% TOTAL</b>	<b>\$1,184,025,358</b>	<b>\$2,021,959,500</b>	<b>\$3,205,984,858</b>	<b>\$506,258</b>	<b>\$177.98</b>	<b>0.11</b>
<b>2000-2010</b>						
Single Family	\$66,384,900	\$105,691,400	\$172,076,300	\$444,671	\$192.63	0.08
2 - 3 Family	\$0	\$0	\$0	\$0	\$0.00	0.00
APT 4 – 7	\$0	\$0	\$0	\$0	\$0.00	0.00
APT Over 8	\$0	\$0	\$0	\$0	\$0.00	0.00
Condominium	\$120,000	\$140,457,900	\$140,577,900	\$9,271	\$384.55	0.65
Mobile Home/Other	\$0	\$8,923,800	\$8,923,800	\$0	\$114.74	1.24
<b>TOTAL/% TOTAL</b>	<b>\$66,504,900</b>	<b>\$255,073,100</b>	<b>\$321,578,000</b>	<b>\$406,313</b>	<b>\$257.21</b>	<b>0.14</b>
<b>2011-2015</b>						
Single Family	\$19,599,400	\$37,045,700	\$56,645,100	\$527,291	\$226.32	0.10
2 - 3 Family	\$1,334,400	\$4,436,300	\$5,770,700	\$609,315	\$234.15	0.20
APT 4 – 7	\$0	\$0	\$0	\$0	\$0.00	0.00
APT Over 8	\$0	\$0	\$0	\$0	\$0.00	0.00
Condominium	\$0	\$93,033,300	\$93,033,300	\$0	\$581.79	0.96
Mobile Home/Other	\$0	\$3,589,800	\$3,589,800	\$0	\$137.08	0.00
<b>TOTAL/% TOTAL</b>	<b>\$20,933,800</b>	<b>\$138,105,100</b>	<b>\$159,038,900</b>	<b>\$484,658</b>	<b>\$374.54</b>	<b>0.20</b>
<b>2016-2021</b>						
Single Family	\$18,371,156	\$30,939,800	\$49,310,956	\$361,139	\$225.56	0.06
2 - 3 Family	\$1,215,900	\$2,765,300	\$3,981,200	\$1,539,114	\$197.97	0.41
APT 4 – 7	\$0	\$0	\$0	\$0	\$0.00	0.00
APT Over 8	\$9,513,500	\$18,397,900	\$27,911,400	\$1,306,799	\$58.99	0.98
Condominium	\$200	\$123,179,200	\$123,179,400	\$6	\$345.41	0.23
Mobile Home/Other	\$0	\$10,633,200	\$10,633,200	\$0	\$158.38	0.02
<b>TOTAL/% TOTAL</b>	<b>\$29,100,756</b>	<b>\$185,915,400</b>	<b>\$215,016,156</b>	<b>\$159,737</b>	<b>\$209.66</b>	<b>0.11</b>
<b>CITY TOTAL</b>	<b>\$1,300,564,814</b>	<b>\$2,601,053,100</b>	<b>\$3,901,617,914</b>	<b>\$476,776</b>	<b>\$191.14</b>	<b>0.11</b>

# HOUSEHOLD DEMAND PROJECTIONS



## Household Demand Model & Current Development Pipeline

### GROWTH IS CONSTRAINED BY SUPPLY

Based on estimates provided by the city, Portsmouth’s current development pipeline, which includes residential projects approved, under construction or recently completed since 2020, is anticipated to add 137 1-2 family units and 1,513 multi-family units by 2024.

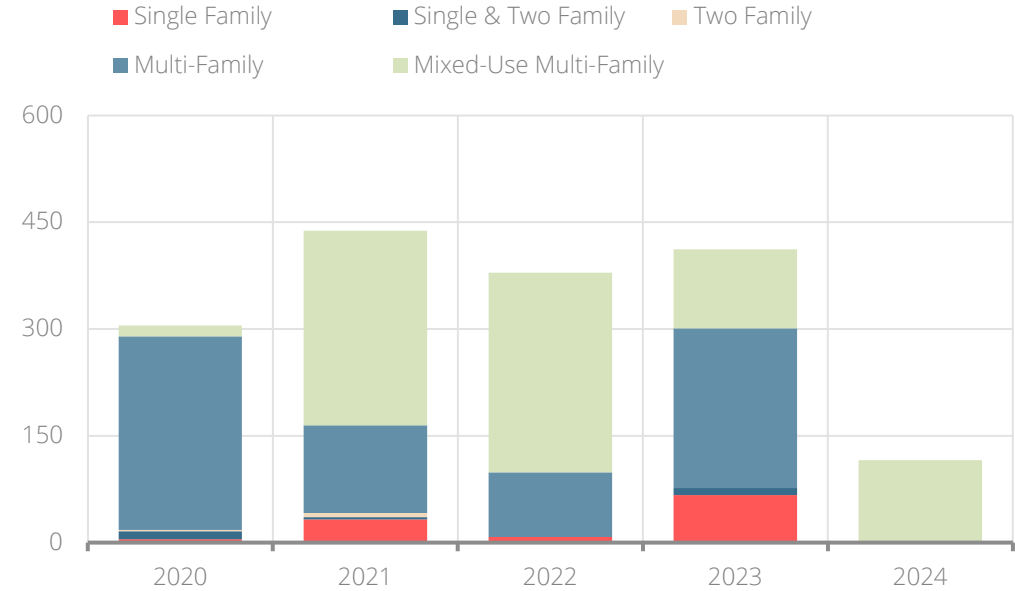
As indicated previously, Portsmouth has seen consistent population growth over the past decade but at a slower rate than comparable coastal cities due to the constraints in available housing stock. Portsmouth is a high demand market and vacancy rates remain considerably low preventing the circulation of new and existing residents through housing types based on changing preferences, household composition and employment changes.

Population projections conducted by the New Hampshire Office of Energy and Planning in partnership with the state’s Regional Planning Commission estimated in 2016 that by 2020 Portsmouth’s population would reach 21,664. US Decennial Census estimates for 2020 were 21,956. By 2030, the OEP estimates that Portsmouth’s population will reach 22,374.

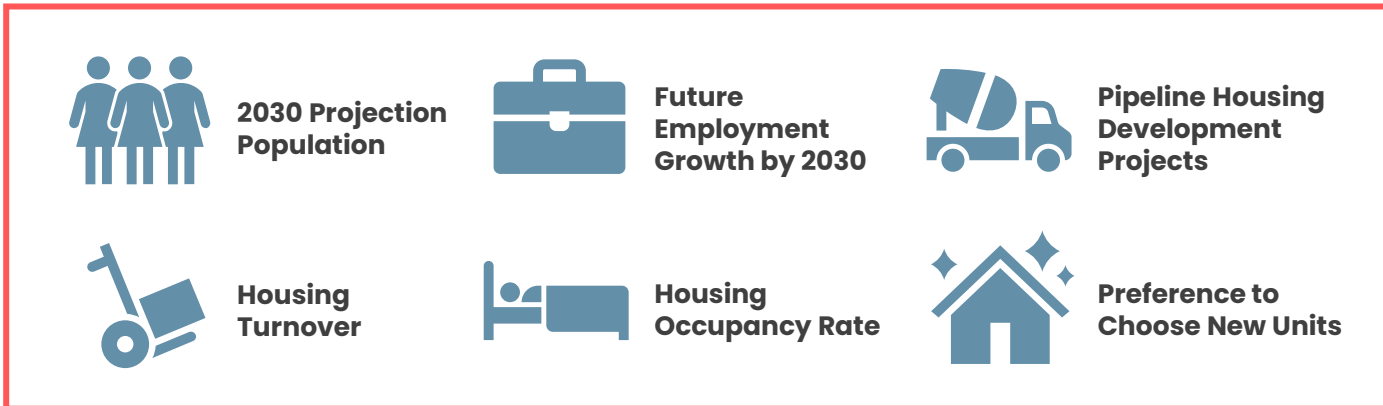
Factoring in these estimates along with the current city development pipeline and workforce estimates projected by EMSI, RKG estimates that over the next 8 years the City of Portsmouth could support an increase of 227 new owner-occupied units and 2,897 new renter-occupied units depending on how successfully the city is in capturing regional employment growth.

### Recent Construction and Anticipated Completion of Future Development

Source: City of Portsmouth (2022)



### Housing Demand Factors Considered



## Estimated Demand by Household Size

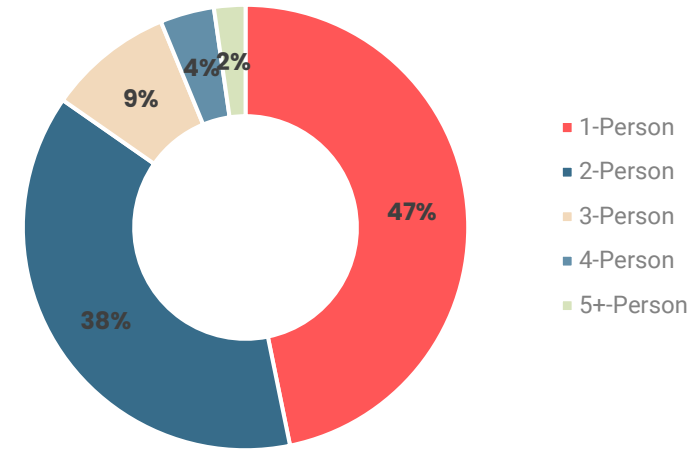
### 2020-2030 Projected New Housing Unit Demand By Household Size

The graphs to the right show a methodology developed by RKG to allocate projected household growth to households by size. RKG used Portsmouth’s 2020 household composition and assumes that will remain constant out to the year 2030. For example, in 2020, 27.3% of owner-occupied households were 1-person and 42.5% were 2-person households. These percentages are applied in the same way to the new owner-occupied housing demand projected for 2030. **Note that this is the ideal situation in which new housing units in the city should be allocated by household size assuming the 2020 household composition remains.**

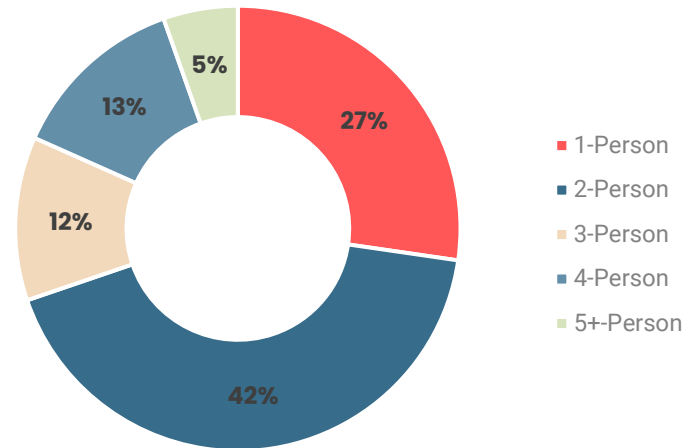
In total, 85% of the total new housing units will be needed by 1- and 2-person households. **This means the city will need to consider how to increase the production of smaller units to accommodate the increase in the demand for 1- and 2-person household units.**

One important consideration in this methodology is that it is used past composition estimates from the ACS and the city’s current development pipeline. This means that future demand is derived from the existing unit breakdown and development trends. It does not account for the increase in unmet demand for larger households particularly family households. City demographic and housing trends have shown an increase in 2-person households, which can be linked to the continued development of 1- and 2-bedroom units. Through stakeholder interviews, it was expressed that there is a large demand for more family sized units to meet the needs of growing families.

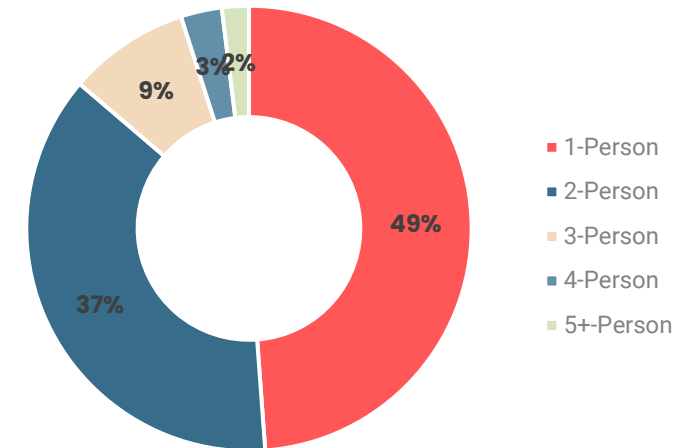
**Total Demand**



**Owner Demand**



**Renter Demand**



Source: ACS Estimates 2010 – 2020, City of Portsmouth, NH OEP RPC Projections, RKG Associates



## Estimated Demand by Household Income AMI

### 2020-2030 Projected New Housing Unit Demand By Household Income AMI

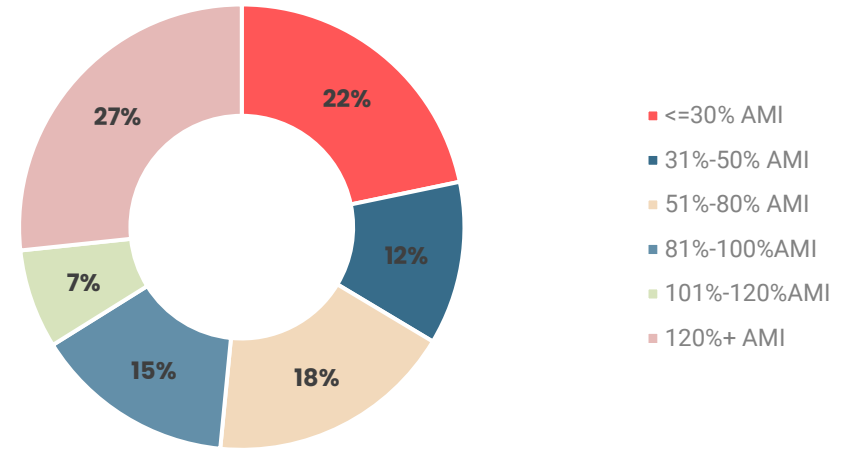
RKG also allocated the projected new housing demand by 2030 by household income AMI threshold. RKG used Portsmouth's 2020 household distribution by AMI threshold and assumes that will remain constant through 2030. For example, in 2020, 6.8% of owner-occupied households earned household incomes at or below 30% of AMI and 4.8% earned 31%-50% of AMI. These percentages are applied in the same way to the new owner-occupied housing demand projected for 2030.

In total, around **52%** of the new housing unit demand projected by 2030 will be coming from households earning **at or below 80% of AMI**.

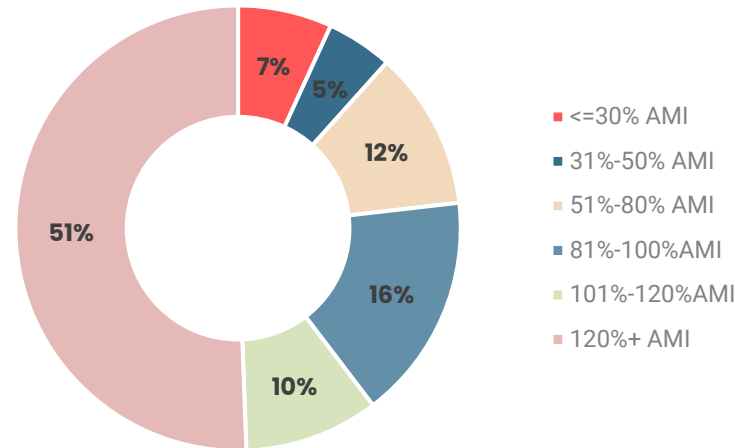
This means the city will need to consider how to **increase the production of units that are affordable to these households earning at or below 80% of AMI**.

Therefore, increasing **rental units available to households which could afford a maximum monthly rent of \$1,599 and single-family homes with prices at or below \$308,301** should be a strategy for addressing the supply of housing at price points affordable to these households.

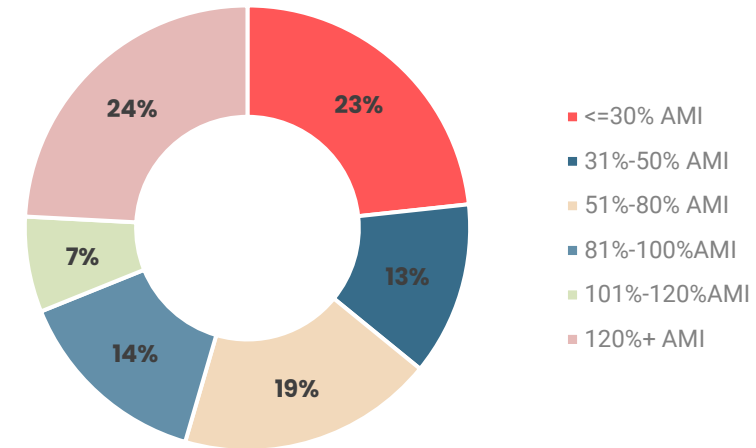
### Total Demand



### Owner Demand



### Renter Demand



Source: ACS Estimates 2010 – 2020, City of Portsmouth, NH OEP RPC Projections, RKG Associates, HUD

# PORTSMOUTH HOUSING SURVEY RESULTS

**MOST RESPONDENTS LIVE AND WORK IN PORTSMOUTH.**

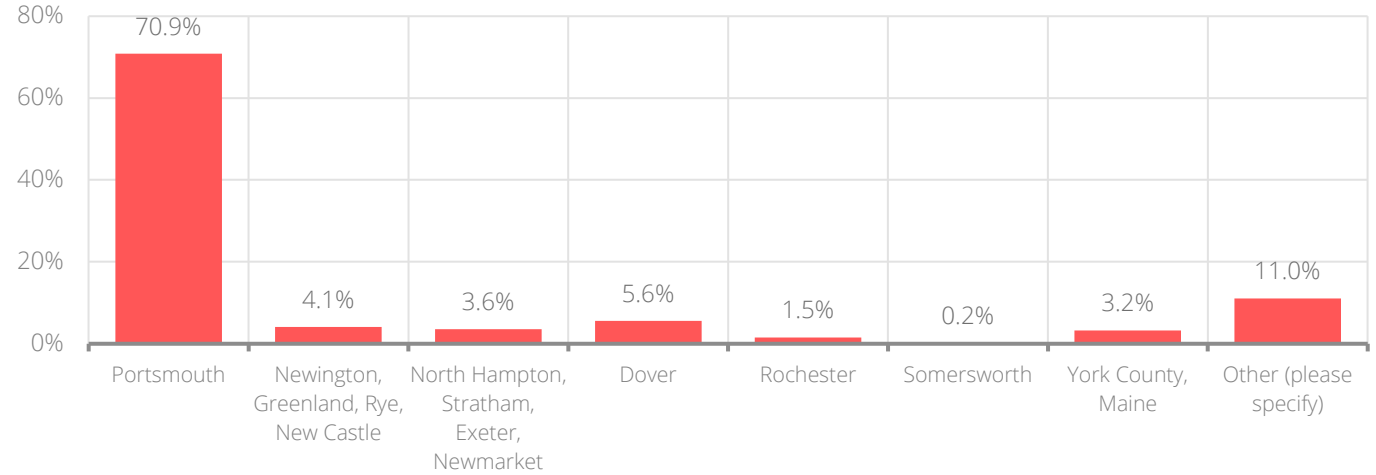
The Portsmouth Housing Survey, which was administered from April to May of 2022 received a total of 590 respondents.

The majority of these respondents indicated that they live in the City of Portsmouth and also work in the city. Respondents also included residents from neighboring towns and cities as well as workers who commute around the NH Seacoast region.

Almost one fifth of survey respondents were those who are retired or recently retired.

**What Town or City do you live in?**

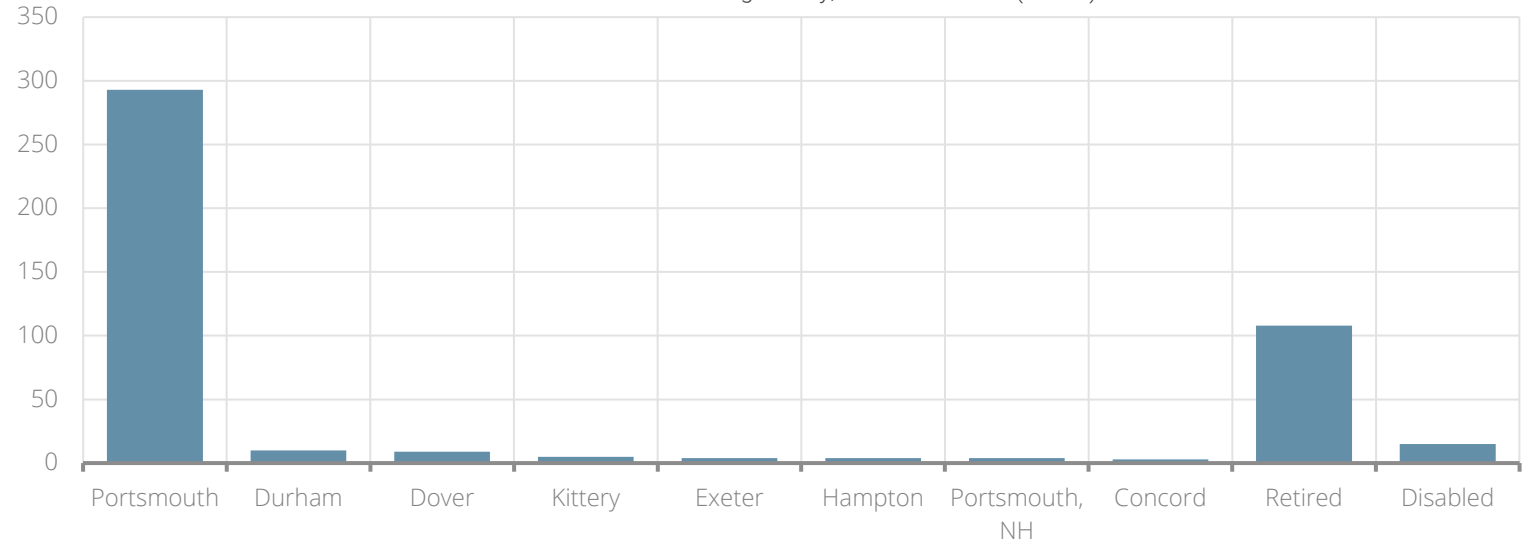
Source: Portsmouth Housing Survey, RKG Associates (n=590)



**Top 10 Responses:**

**What Town or City do you work in? If you are retired or do not work, please indicate.**

Source: Portsmouth Housing Survey, RKG Associates (n=577)



## Survey Demographics

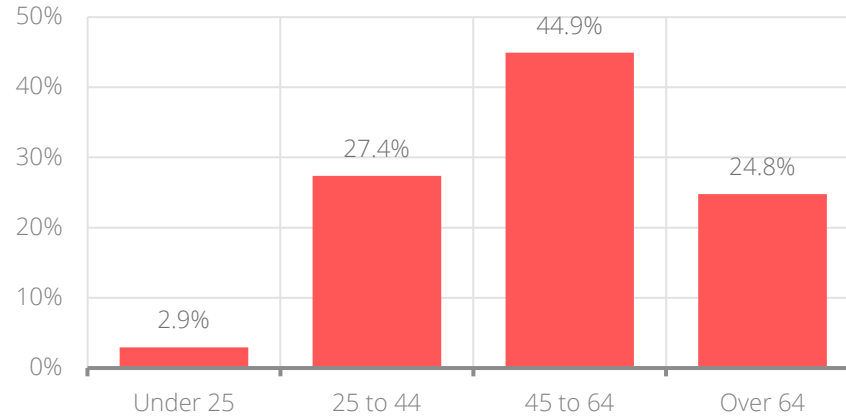
### THE DIVERSITY OF RESPONDENTS REFLECTS THE POPULATION OF PORTSMOUTH.

The majority of respondents identified as living in 1 or 2 person households with no children. Most respondents indicated that they earn around the city's median annual income (\$78,712) which is in the range of \$50,000 - \$100,000.

By age, the survey respondents reflect the overall age composition of the city based on ACS 2020 estimates. Survey respondents' answers highlight two growing demographic segments within the Portsmouth population: younger couples and a growing older adult population.

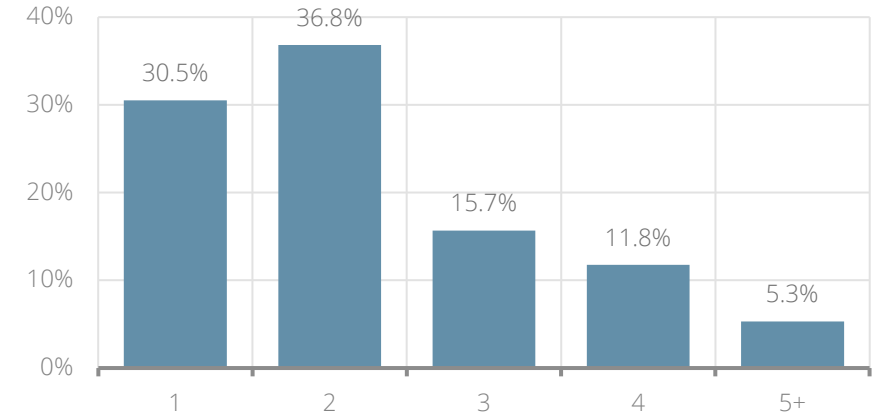
### What is your age range?

Source: Portsmouth Housing Survey, RKG Associates (n = 581)



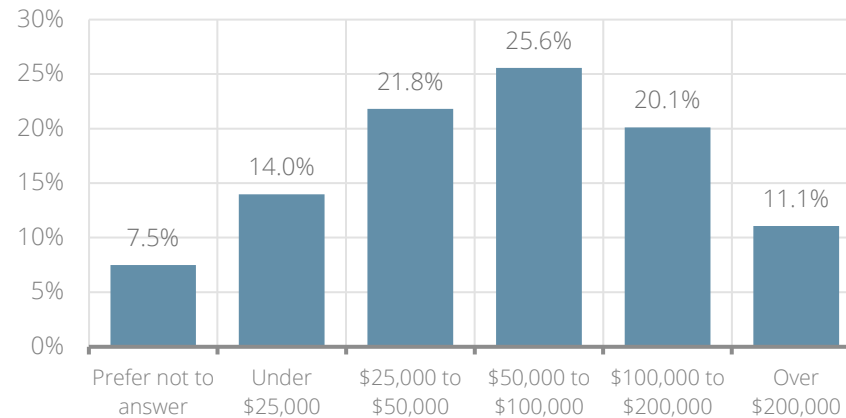
### How many people live in your home (including yourself)?

Source: Portsmouth Housing Survey, RKG Associates (n = 587)



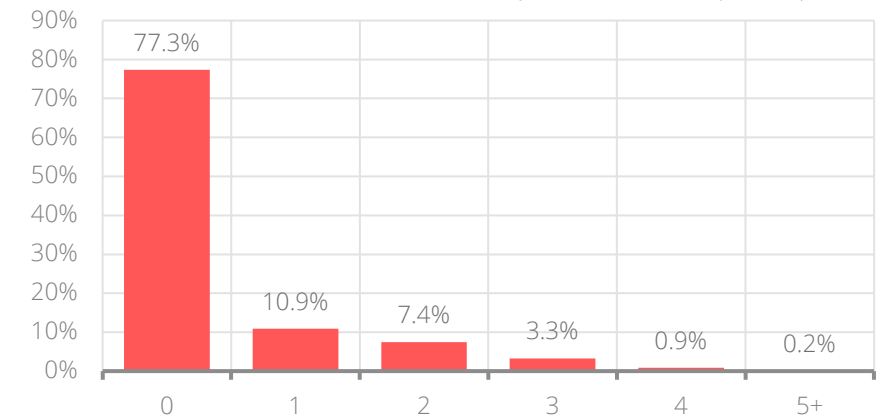
### What is your current household income?

Source: Portsmouth Housing Survey, RKG Associates (n = 587)



### Of those living in your home, how many are children under the age of 18?

Source: Portsmouth Housing Survey, RKG Associates (n = 578)



## Survey Demographics

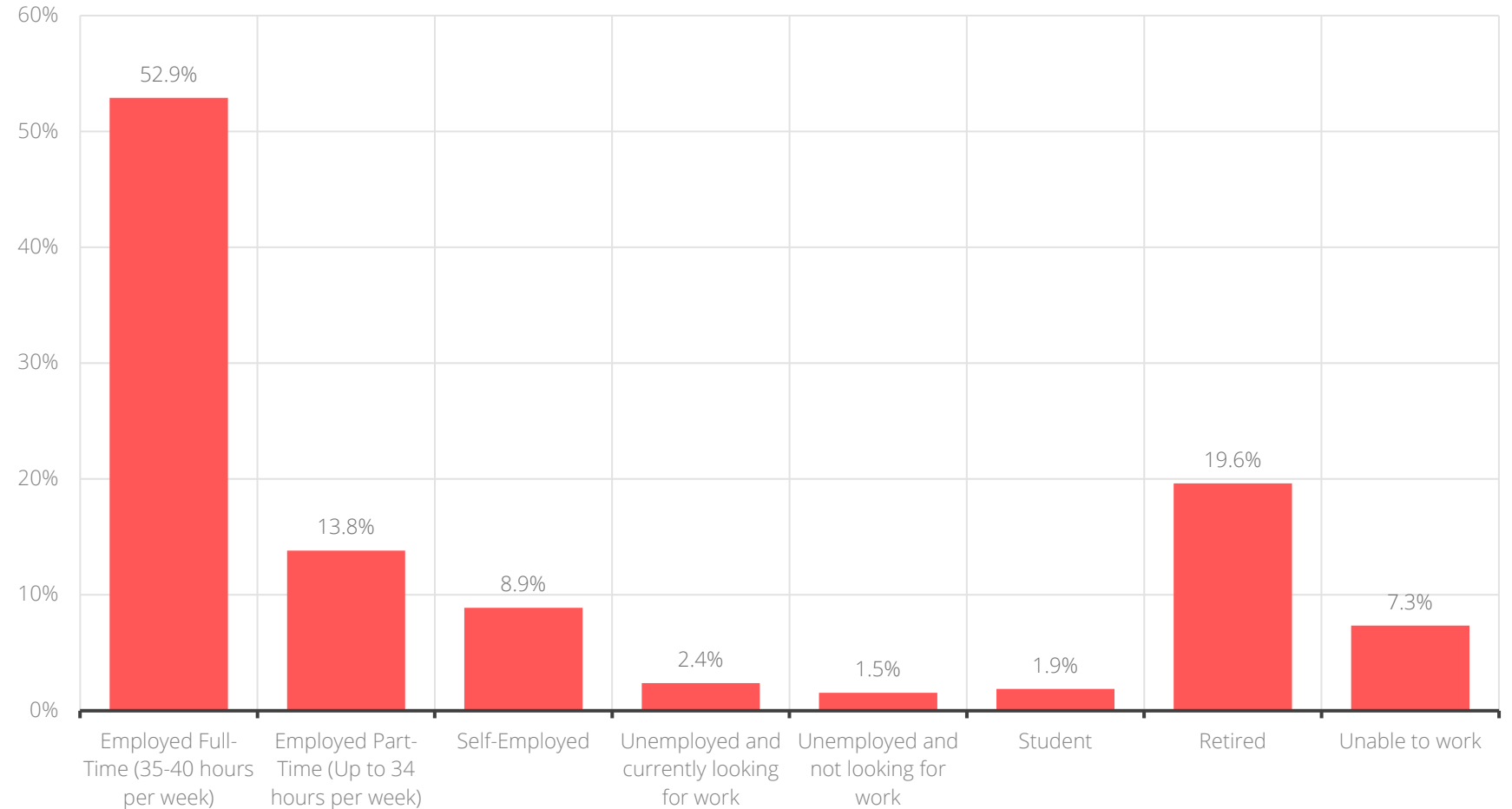
### THE MAJORITY OF RESPONDENTS ARE ACTIVELY EMPLOYED OR RETIRED.

Over half of survey respondents indicated that they are actively employed full-time or self-employed with another 14% indicating that they are employed part-time.

Nearly 20% of survey respondents indicated that they are retired.

### What is your employment status?

Source: Portsmouth Housing Survey, RKG Associates (n = 586)





## Survey Housing Characteristics

### THE MAJORITY OF RESPONDENTS MOVED TO PORTSMOUTH IN THE LAST 20 YEARS.

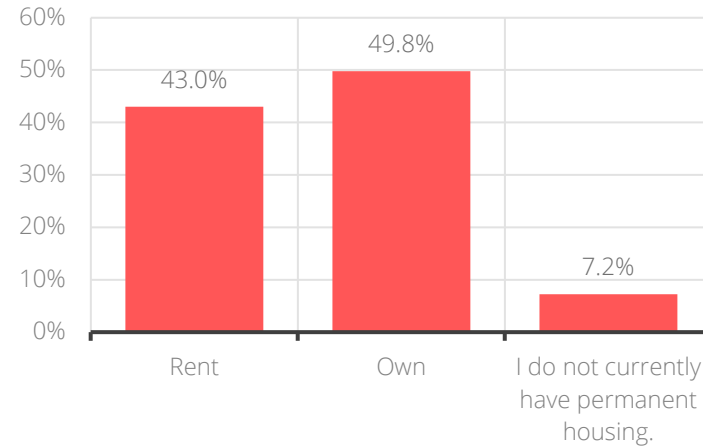
Amongst survey respondents there is a relatively even split between those who identified as renters and those who identified as owners, which reflects the actual tenure composition of the city.

The majority of survey respondents have lived in Portsmouth since 2000, which supports the population gains estimated by the Census over that same time period.

Most respondents indicated that they live with someone else whether it be a spouse or partner, parents, roommates, or as part of an intergenerational household.

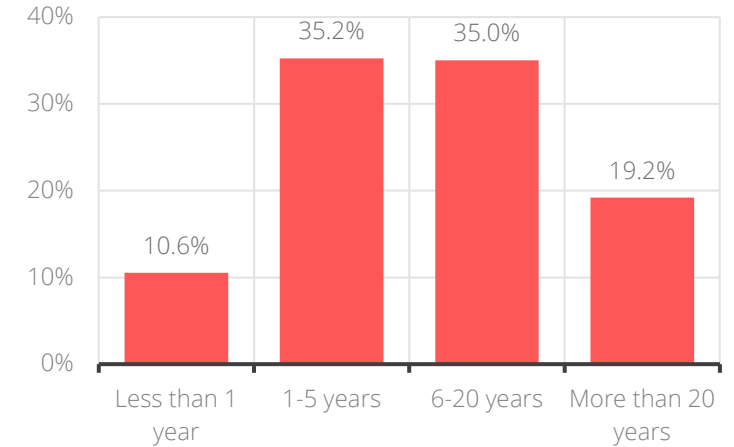
### Do you currently rent or own your home?

Source: Portsmouth Housing Survey, RKG Associates (n = 470)



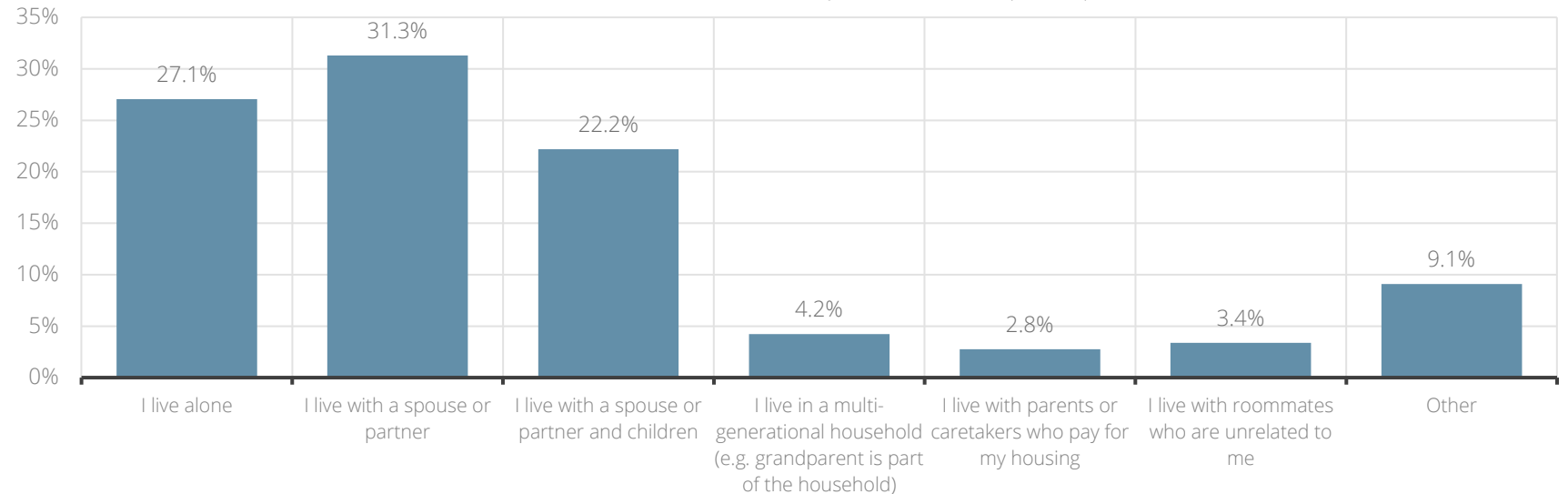
### How long have you lived in your current residence?

Source: Portsmouth Housing Survey, RKG Associates (n = 474)



### Which best describes your current living arrangement or household composition?

Source: Portsmouth Housing Survey, RKG Associates (n = 473)



## Survey Housing Characteristics

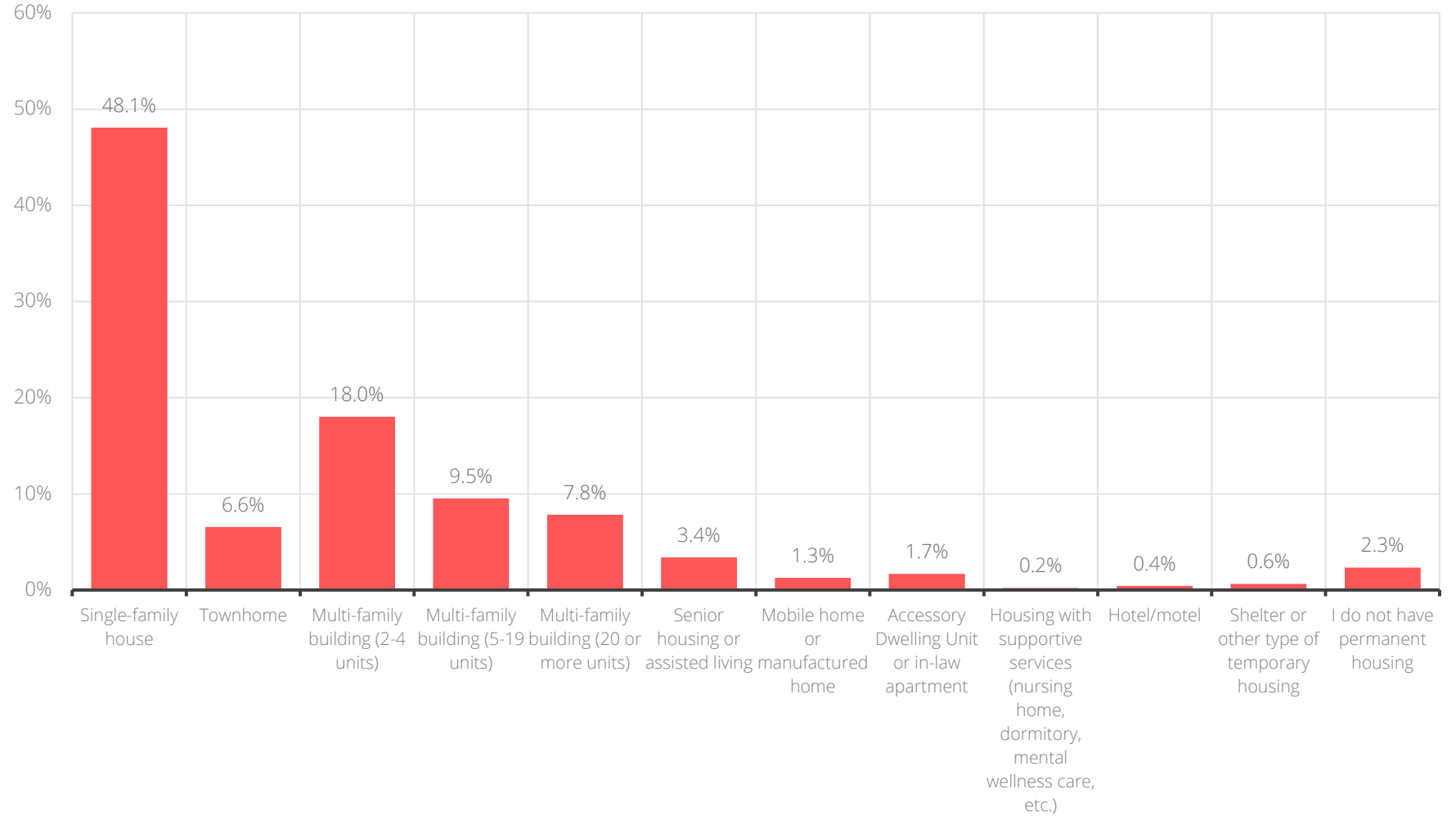
### MOST RESPONDENTS RESIDE IN SINGLE FAMILY HOMES.

Amongst survey respondents, the majority currently live in a single family home.

The second highest proportion of respondents indicated that they currently live in a 2–4-unit multi-family building.

### Which best describes the type of home you live in?

Source: Portsmouth Housing Survey, RKG Associates (n = 472)



## Survey Housing Characteristics

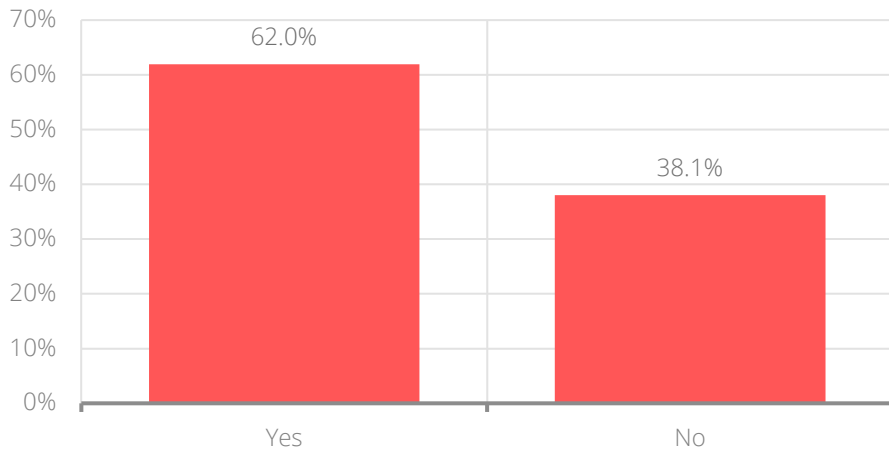
**1 IN EVERY 3** RESPONDENTS INDICATED THAT THEIR CURRENT RESIDENCE DOES NOT MEET THEIR NEEDS. **HALF** OF WHOM CITED HIGH COSTS AS THE PRIMARY CONCERN.

Amongst survey respondents who indicated that their current residence did **NOT** meet their housing needs, the primary concerns included:

- House was too small or not enough bedrooms
- Home has become too expensive to continue to afford
- Poor conditions/unsafe living space
- Other: the most common indicated in other was lack of accessibility features for those who are aging or living with a disability

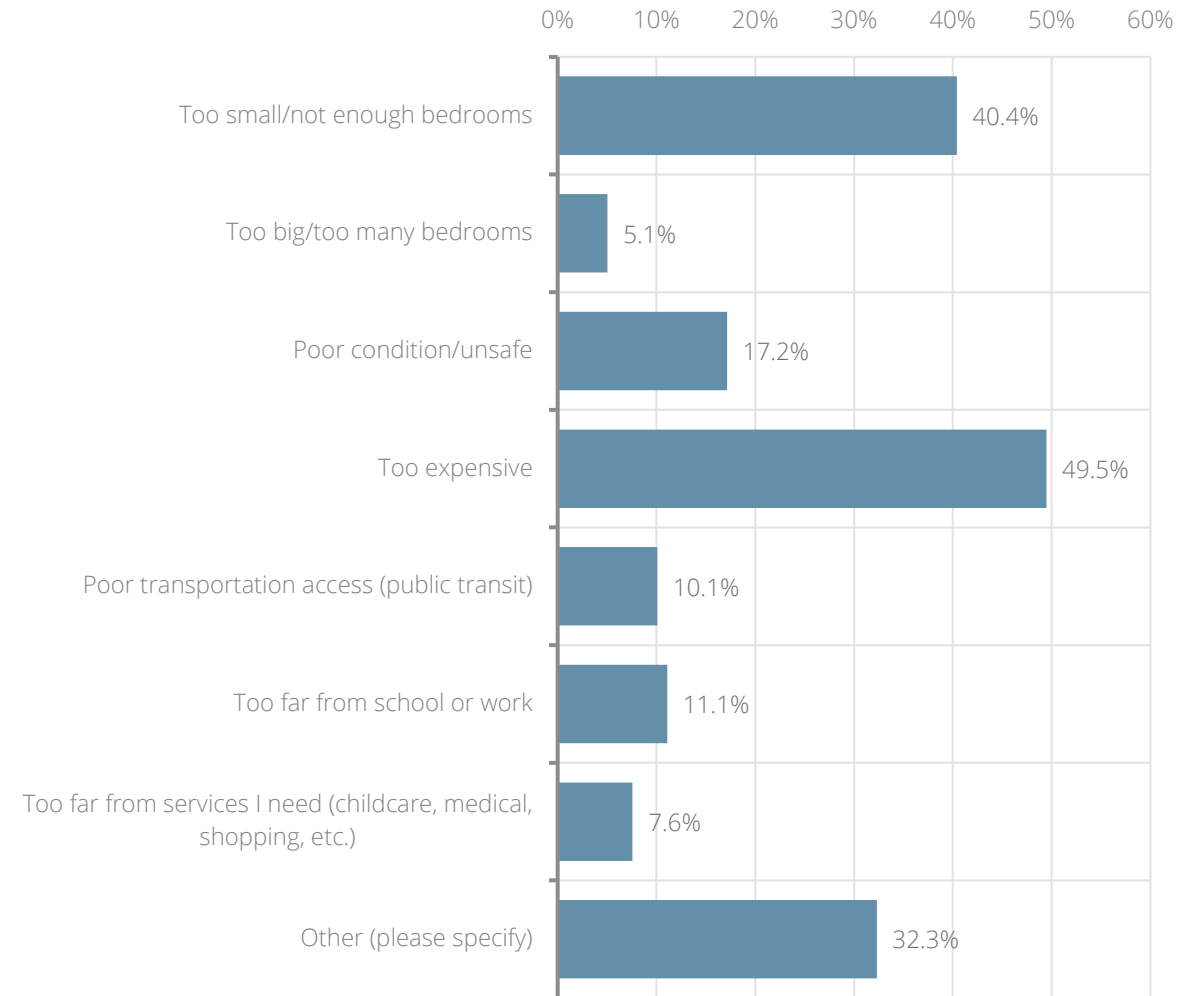
### Does your current residence meet your housing needs for comfortable/safe/affordable living?

Source: Portsmouth Housing Survey, RKG Associates (n = 473)



### If you answered no to the previous question, what are your concerns about your current residence?

Source: Portsmouth Housing Survey, RKG Associates (n = 198)



## Survey Housing Characteristics

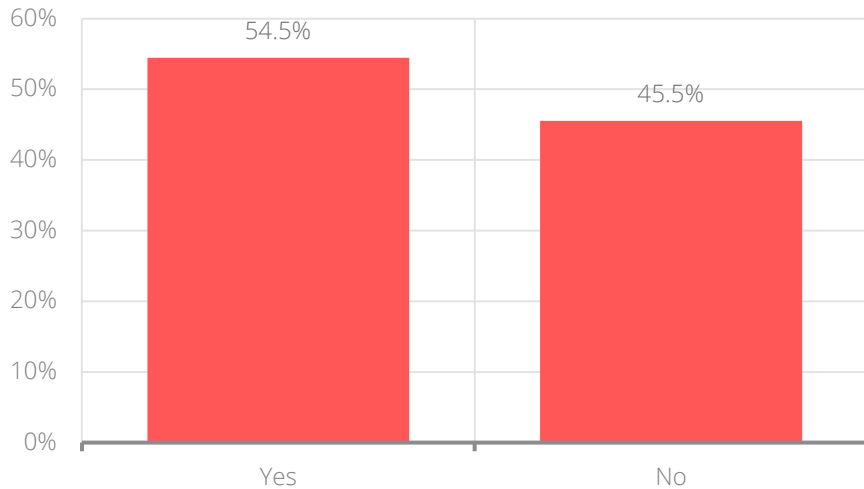
### MOST RESPONDENTS INDICATED THEY HAD A HARD TIME FINDING THE HOME THEY CURRENTLY LIVE IN.

Amongst survey respondents who indicated that it was difficult to find their current residence, the most common challenges included:

- Available options were too expensive
- Limited options were available
- What was available was of poor quality
- Available options were too small or not enough bedrooms

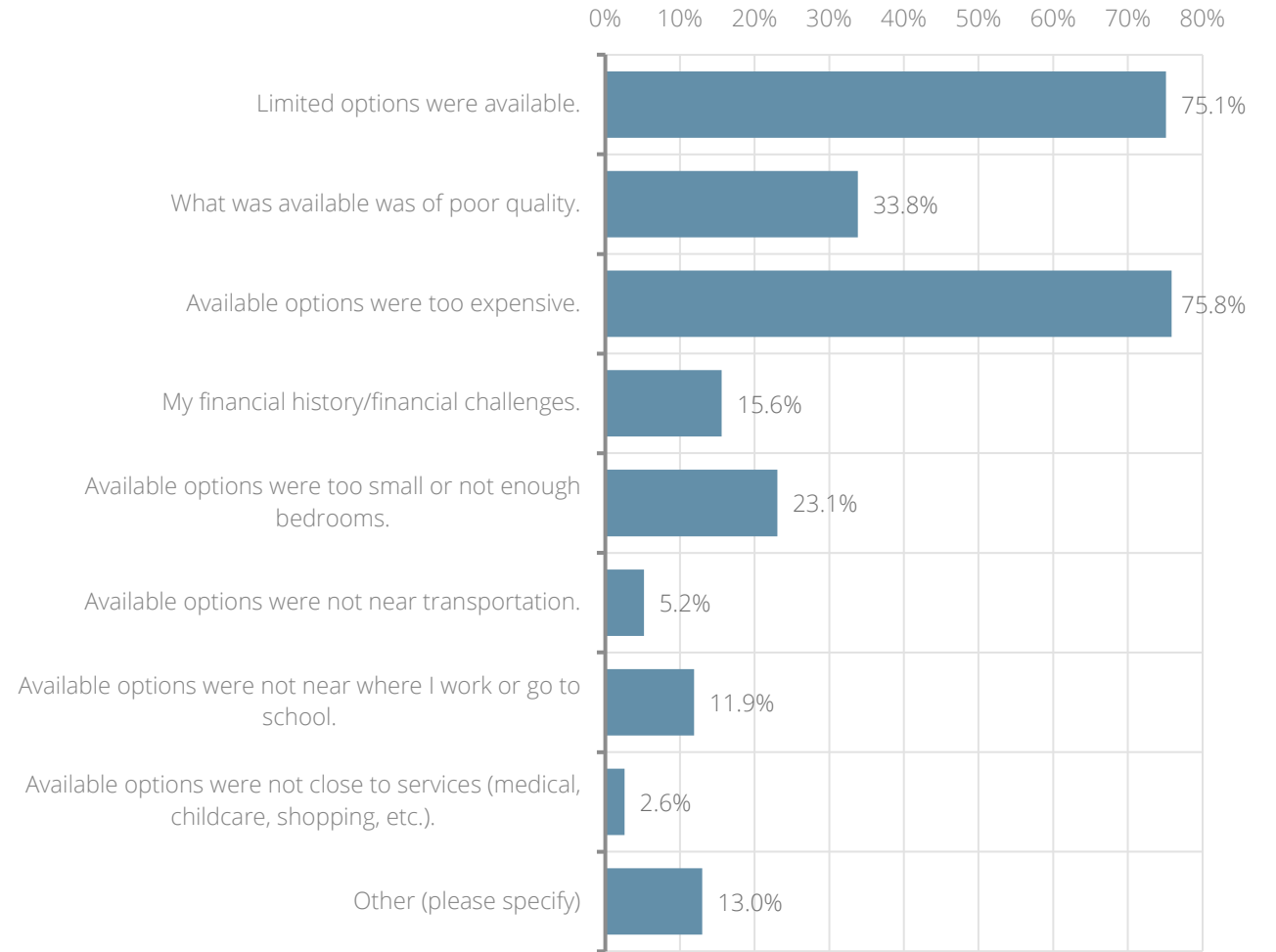
### Did you have challenges finding your current residence?

Source: Portsmouth Housing Survey, RKG Associates (n = 470)



### If you answered yes to the previous question, what challenges did you face when looking for and securing your current residence?

Source: Portsmouth Housing Survey, RKG Associates (n = 269)



## Survey Housing Characteristics

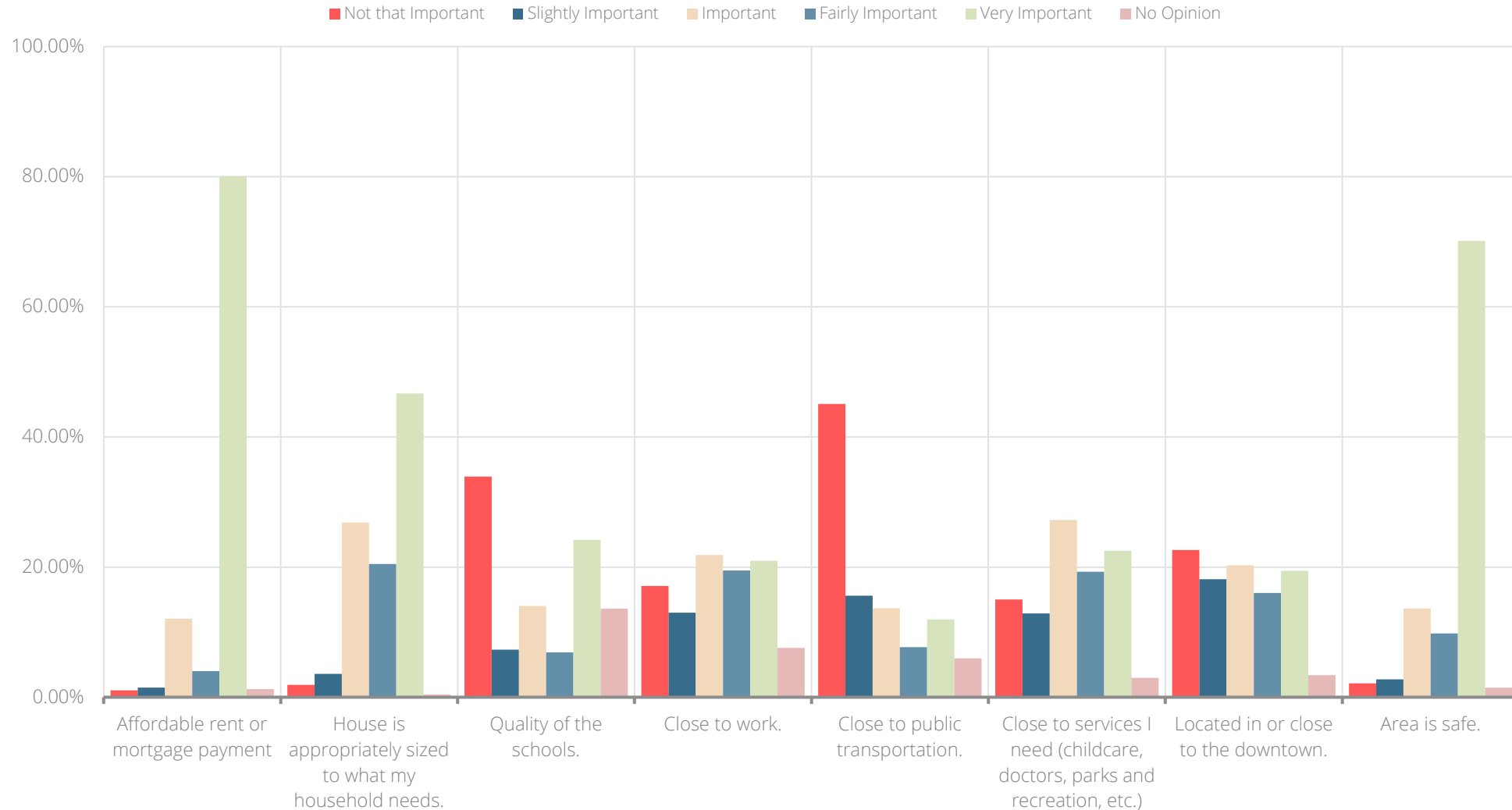
# When you were/are looking for a place to live, how important are the following considerations?

Source: Portsmouth Housing Survey, RKG Associates (n = 472)

### AFFORDABILITY & SIZE WERE THE MOST IMPORTANT CONSIDERATIONS.

Among survey respondents, the majority indicated that affordable rent or mortgage payments, safety, and finding appropriately sized housing units were among the most important considerations when looking for a home.

Among survey respondents, quality of schools and being close to public transit were not considered as important when looking for a home in the city.





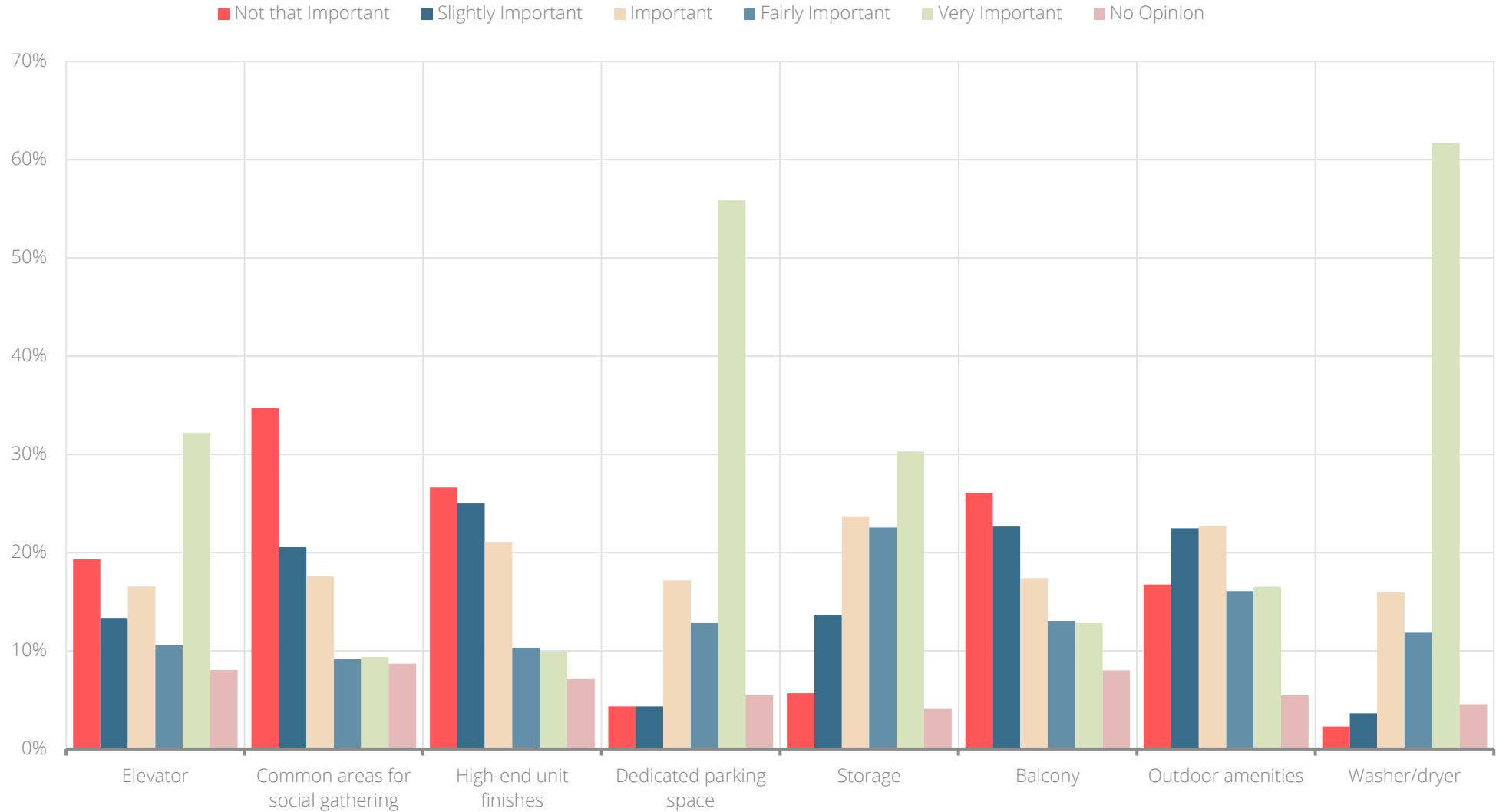
**Survey Housing Characteristics**

**If you were/are looking for a home in a multi-unit building with more than one floor, how important are the following considerations for the building and unit?**

Source: Portsmouth Housing Survey, RKG Associates (n = 439)

**PARKING, WASHER/DRYER AND ELEVATOR AMONG MOST IMPORTANT IN MULTI-FAMILY BUILDINGS.**

Among survey respondents, the majority indicated that when looking for a home in a multi-unit building, dedicated parking and washer and dryers were some of the most important considerations. Additionally, elevators were also considered an important priority, which was also re-iterated in the additional comments section. Many survey respondents indicated that Portsmouth needs more multi-family units that are accommodating to older adults or those living with a disability.



## Survey Housing Characteristics

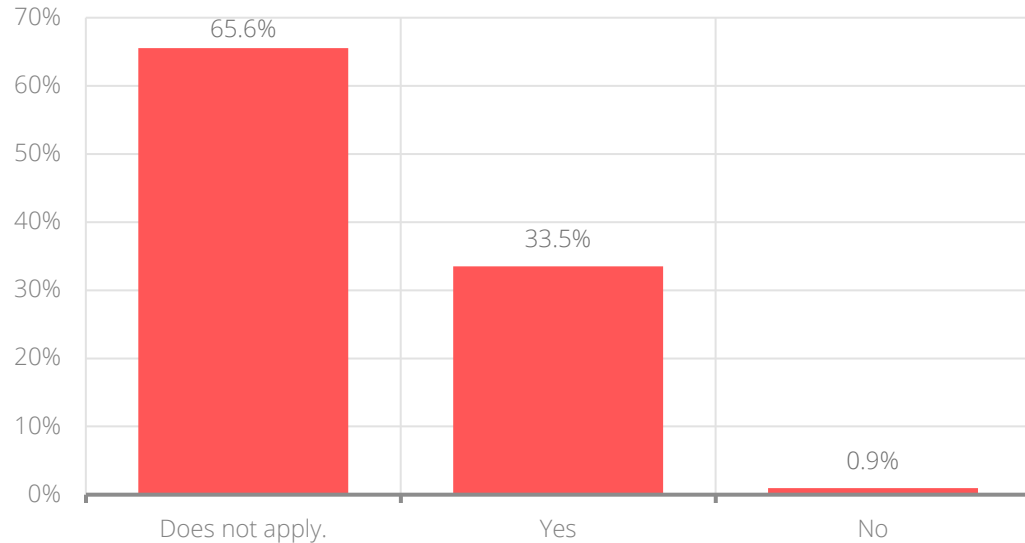
### MOST RESPONDENTS INDICATED THAT THEY LIKE PORTSMOUTH BUT COSTS WERE A REASON TO LEAVE.

Respondents who previously lived in Portsmouth but moved away, expressed an interest to move back if they could find price appropriate housing and housing that meets their needs. The top two reasons respondents had to move out of Portsmouth included:

- Housing costs became too expensive
- Could not find type of housing or unit size that met their households needs

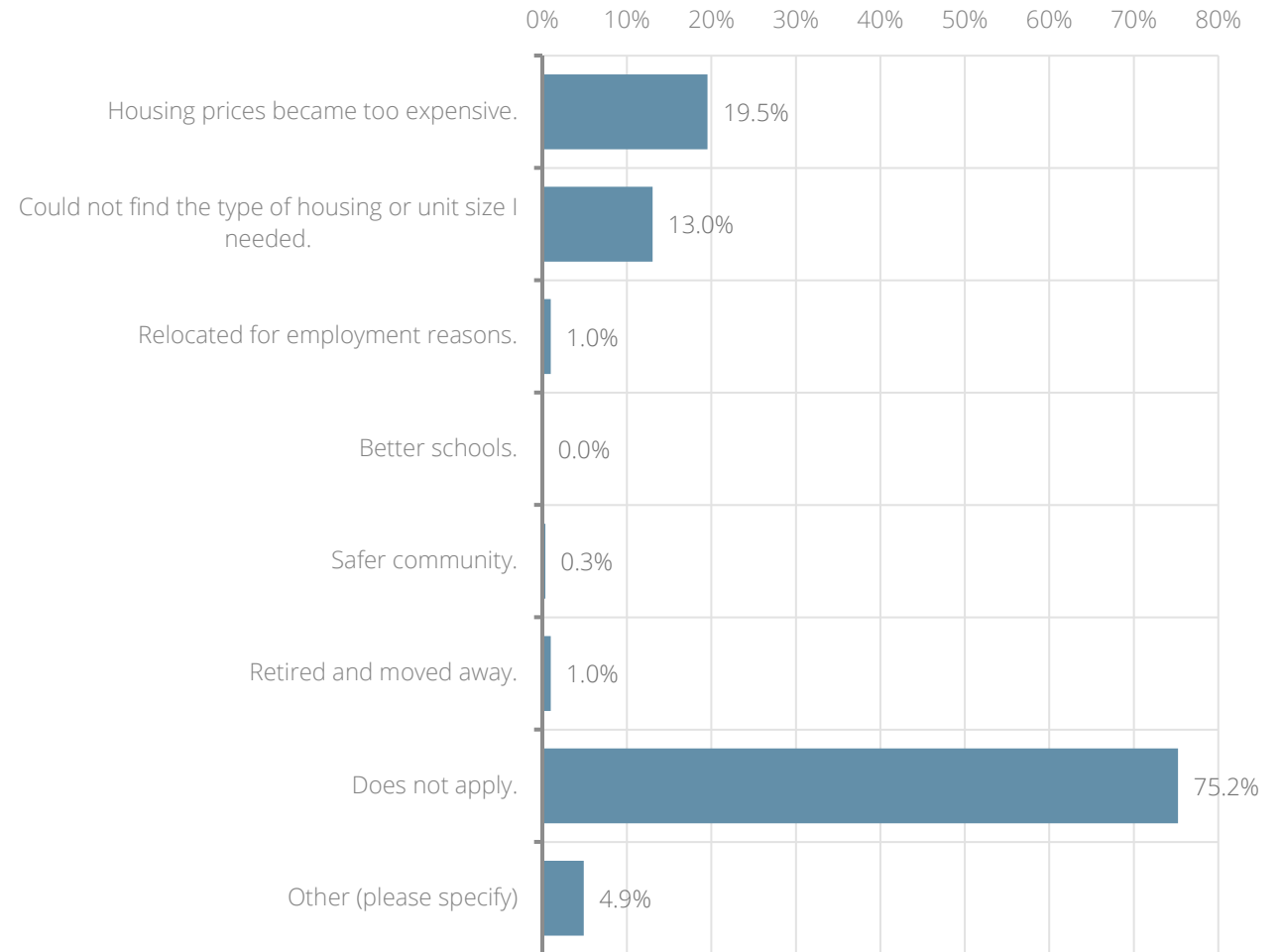
### To whom this applies: If housing was available that fit your needs and your price range, would you like to move back to Portsmouth?

Source: Portsmouth Housing Survey, RKG Associates (n = 427)



### To whom this applies: If you moved out of Portsmouth within the last three years, please indicate the reason(s) why.

Source: Portsmouth Housing Survey, RKG Associates (n = 307)



## Survey Housing Characteristics

### If you are someone over the age of 65 and are concerned about having to move out of Portsmouth, what would help you to be able to stay in the city?

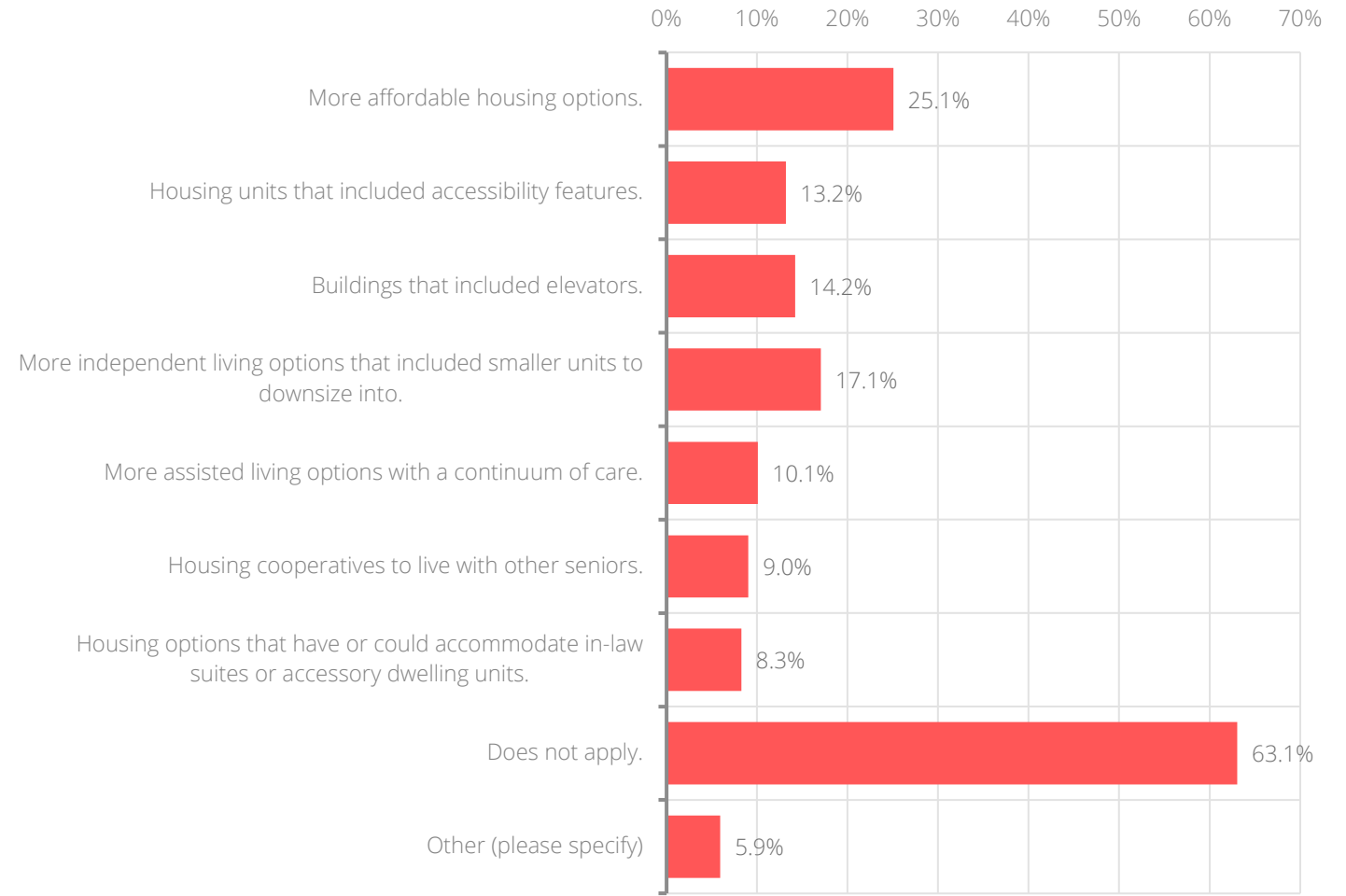
Source: Portsmouth Housing Survey, RKG Associates (n = 387)

#### **MOST RESPONDENTS INDICATED THAT OLDER ADULT RESIDENTS NEED MORE ACCESSIBLE AND SMALLER HOUSING OPTIONS AT AFFORDABLE PRICE POINTS.**

Amongst survey respondents who are over the age of 65, the primary concerns about having to move out of the city involve the lack of affordable housing options for households on a fixed income, the limited supply of housing options with accessibility features, fewer buildings with elevators, as well as a lack of more independent living options that include smaller units to downsize into.

Many older adult survey respondents also indicated that they want to stay near family in the area but the lack of affordably priced units with independent living options has forced them to move back in with family.

Respondents also indicated that there needs to be more options for older adult residents with disabilities and those with health care needs.



## Survey Housing Characteristics

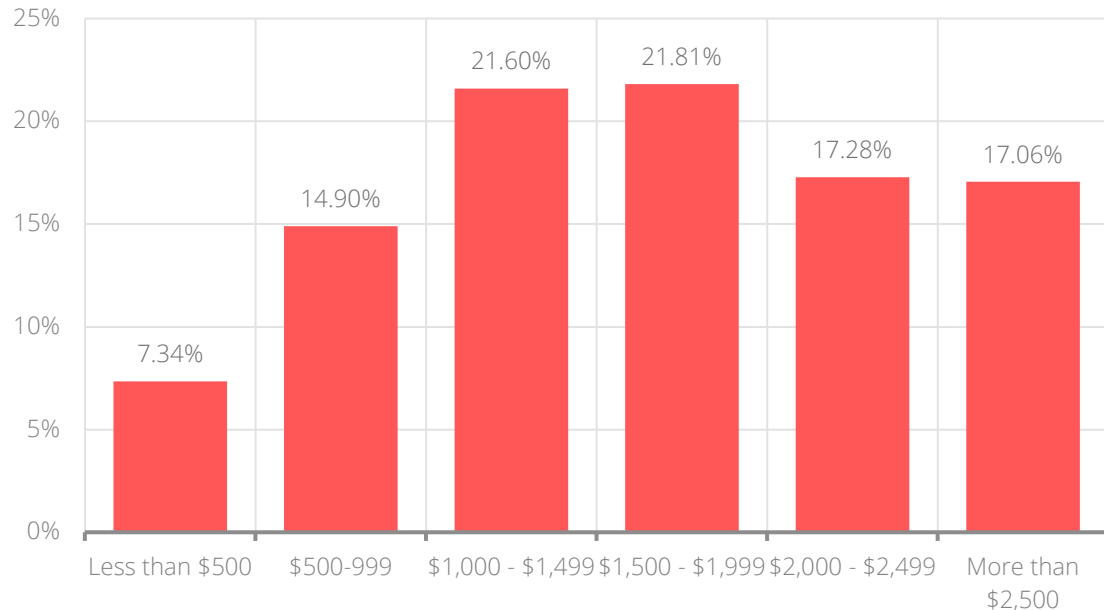
### MOST RESPONDENTS INDICATED THAT AFFORDABILITY IS A GROWING CONCERN.

Amongst survey respondents, over half indicated that they could afford to spend a maximum of \$2,000 on monthly housing costs meaning rent/mortgage, utilities, insurance, and taxes combined. Many indicated their ability to afford housing is further impacted by:

- Student loans
- Car loans or lease payments
- Medical care/insurance costs
- Tax increases

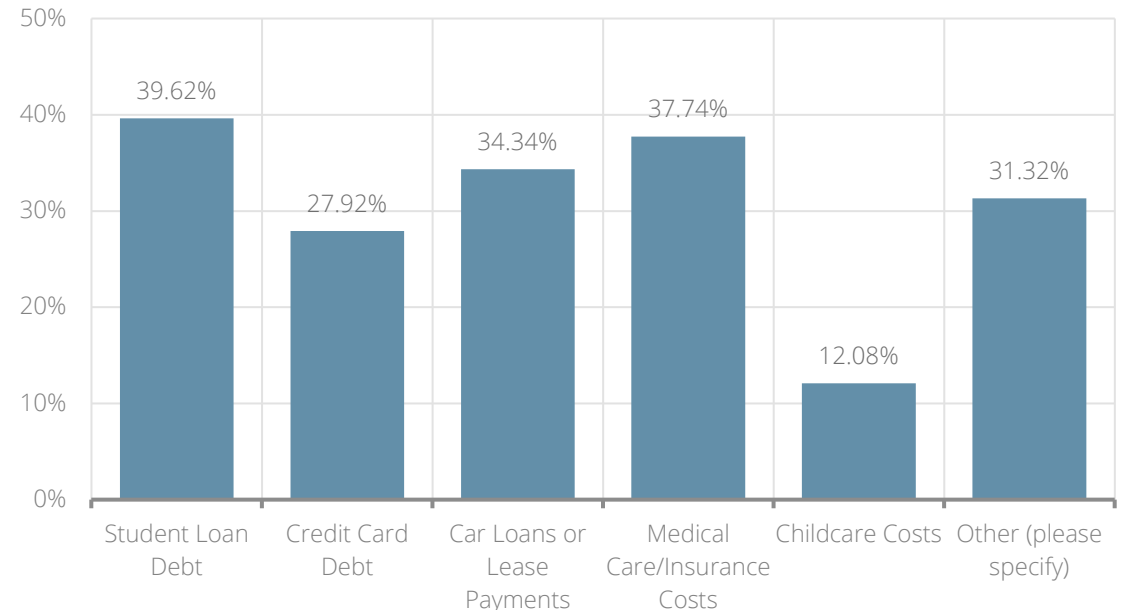
### How much can your household afford to spend on housing costs each month (rent/mortgage, utilities, insurance, taxes combined)?

Source: Portsmouth Housing Survey, RKG Associates (n = 463)



### Are any of the following costs limiting your ability to afford the housing you want or need?

Source: Portsmouth Housing Survey, RKG Associates (n = 265)



## Survey Housing Characteristics

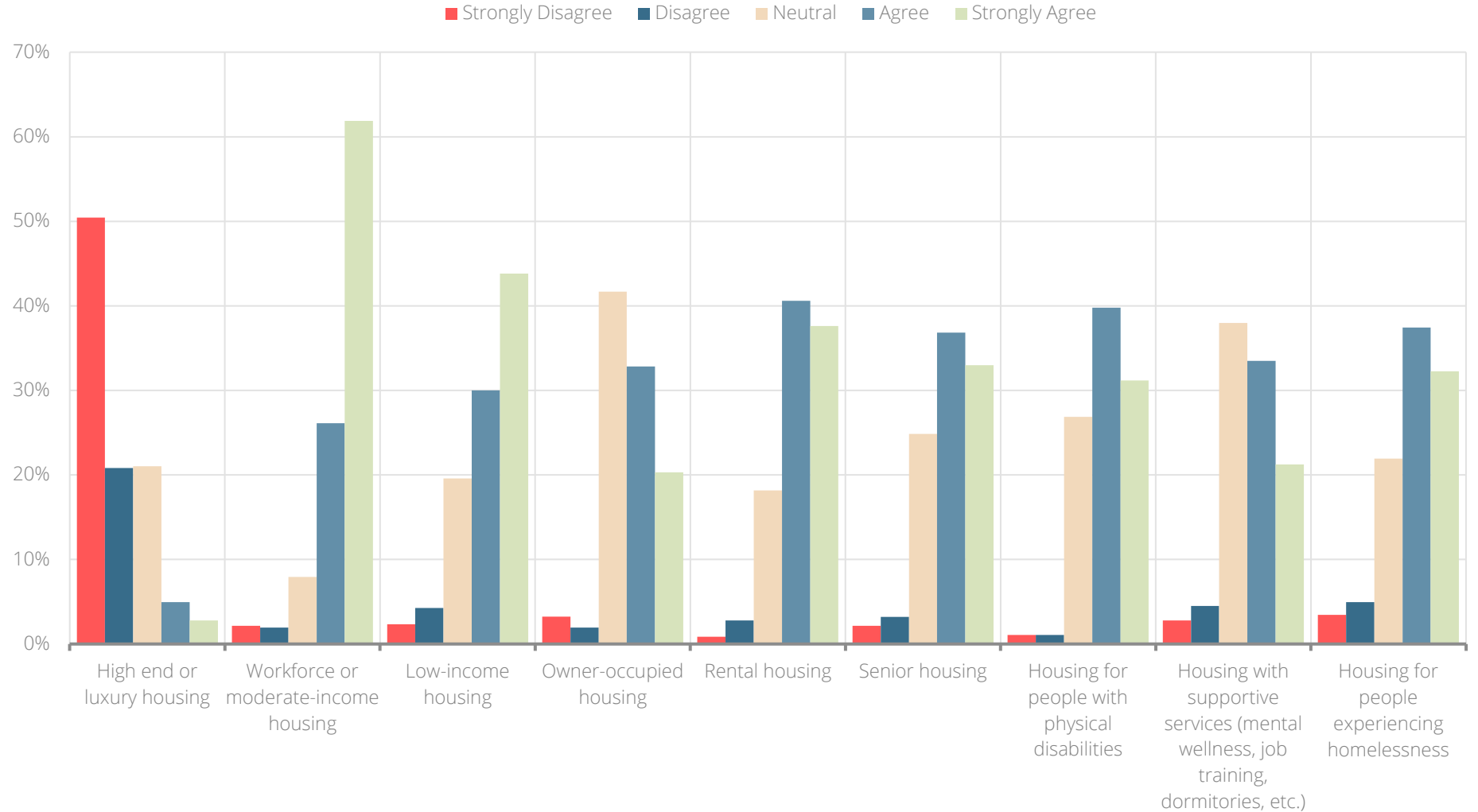
### When thinking about housing in Portsmouth, please indicate your level of agreement with the need for additional housing under each type.

Source: Portsmouth Housing Survey, RKG Associates (n = 472)

#### THERE IS AN EXPRESSED NEED FOR WORKFORCE HOUSING.

Among survey respondents, the majority indicated that there is a very strong need for workforce and moderate-income housing, low-income housing, and housing for people experiencing homelessness.

The majority of survey respondents also indicated that they strongly disagree with the prospect of more high-end or luxury housing.





## Survey Housing Characteristics

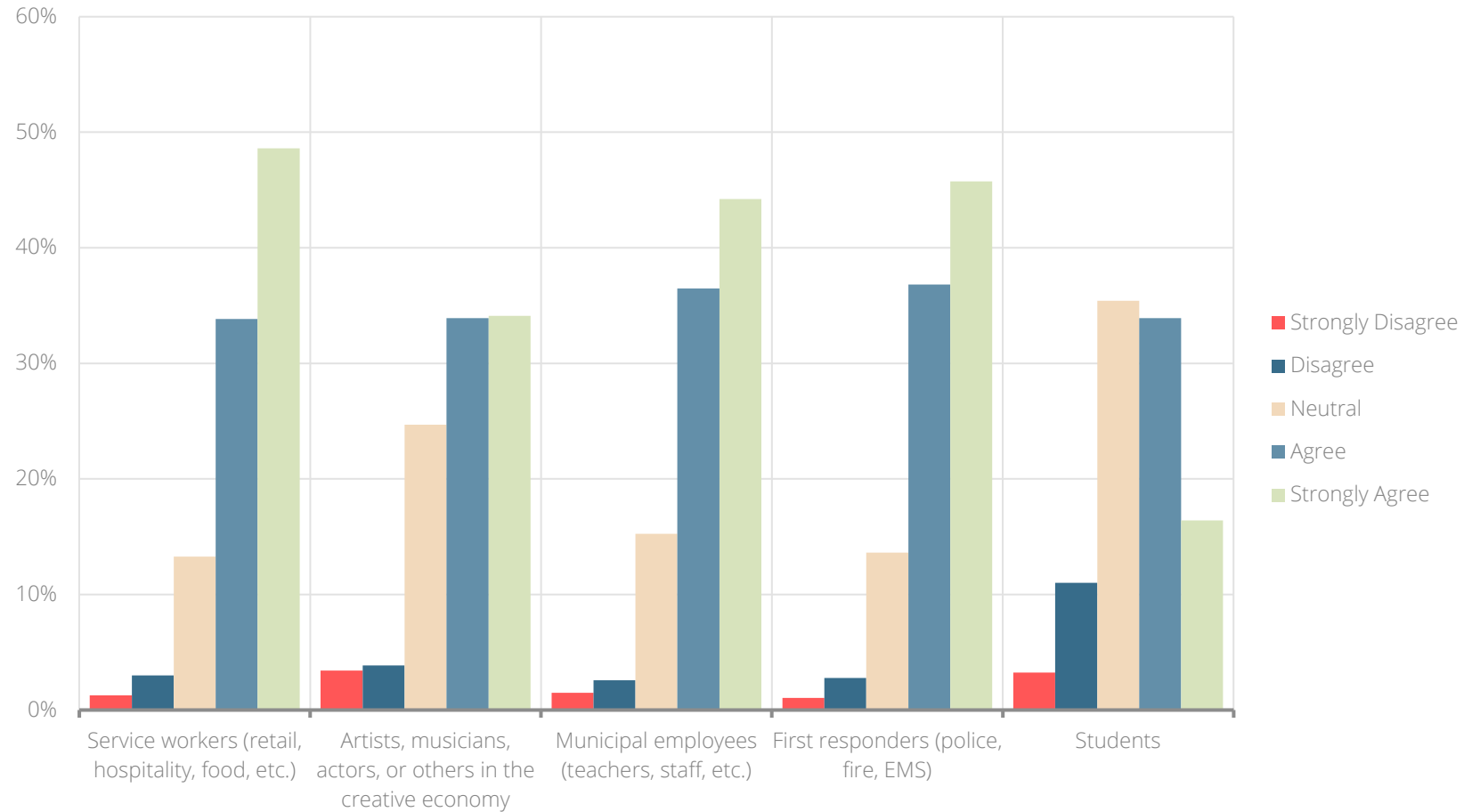
### THERE IS AN EXPRESSED NEED FOR HOUSING FOR MUNICIPAL EMPLOYEES AND SERVICE WORKERS.

Among survey respondents, the majority indicated that there is a strong need for housing that is affordable to those employed retail, hospitality, and food service jobs, as well as housing to support municipal employees such as first responders.

Many survey respondents also indicated a need for housing that will support Portsmouth's creative economy.

### When thinking about housing in Portsmouth, please indicate your level of agreement with the need for housing to support the following groups.

Source: Portsmouth Housing Survey, RKG Associates (n = 470)



## Survey Housing Characteristics

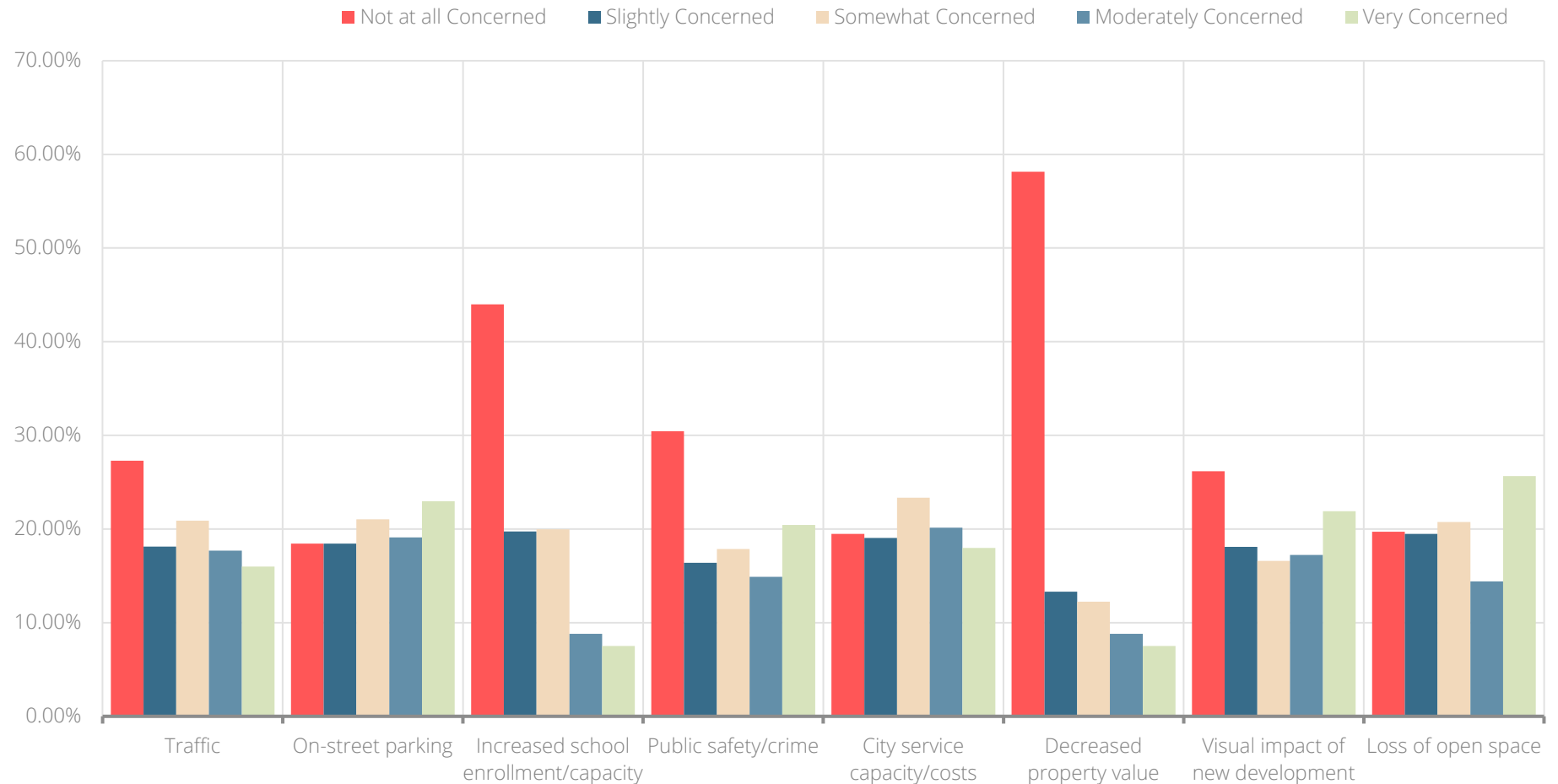
### When thinking about the addition of housing in Portsmouth, how concerned are you with how that housing will affect each of the following?

Source: Portsmouth Housing Survey, RKG Associates (n = 472)

#### SURVEY RESPONDENTS ARE NOT DEEPLY CONCERNED ABOUT IMPACTS OF ADDING HOUSING IN THE CITY.

Among survey respondents, the majority indicated that there is a need for additional housing. Some indicated concern over the loss of open space, the visual impact of new development and the impact on city service capacity and costs.

Many respondents also indicated a need for more on-street parking but recognized that there is limited capacity and could be partially addressed by increases in bike lanes and public transit services.



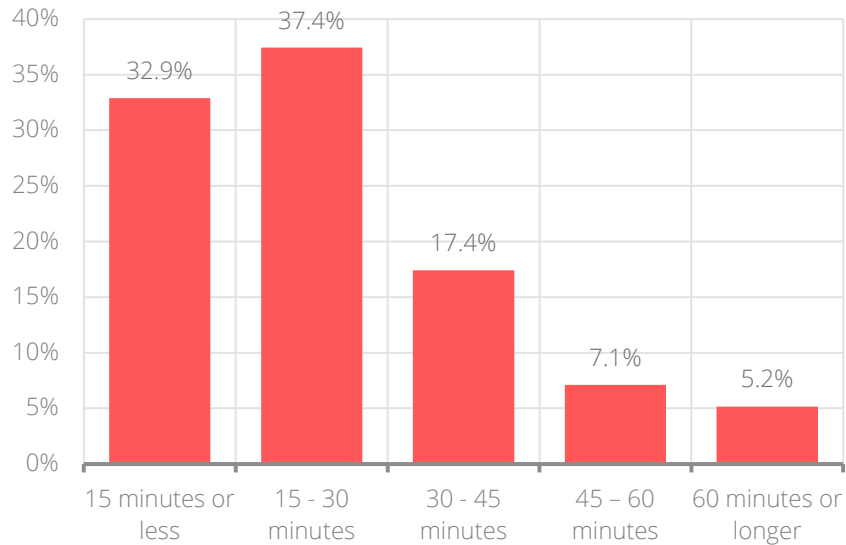
## Survey Housing Characteristics

### MOST RESPONDENTS INDICATED THAT THEY DRIVE TO WORK.

Amongst survey respondents living outside of Portsmouth, almost 70% indicated that their commute is currently 30 minutes or less and their primary mode of transportation is a car. For respondents living and working in Portsmouth, the majority indicated that they commute to work using either a car, bicycle, or walk.

### If you live outside of Portsmouth and commute for a full or part-time job or school, how long is your commute?

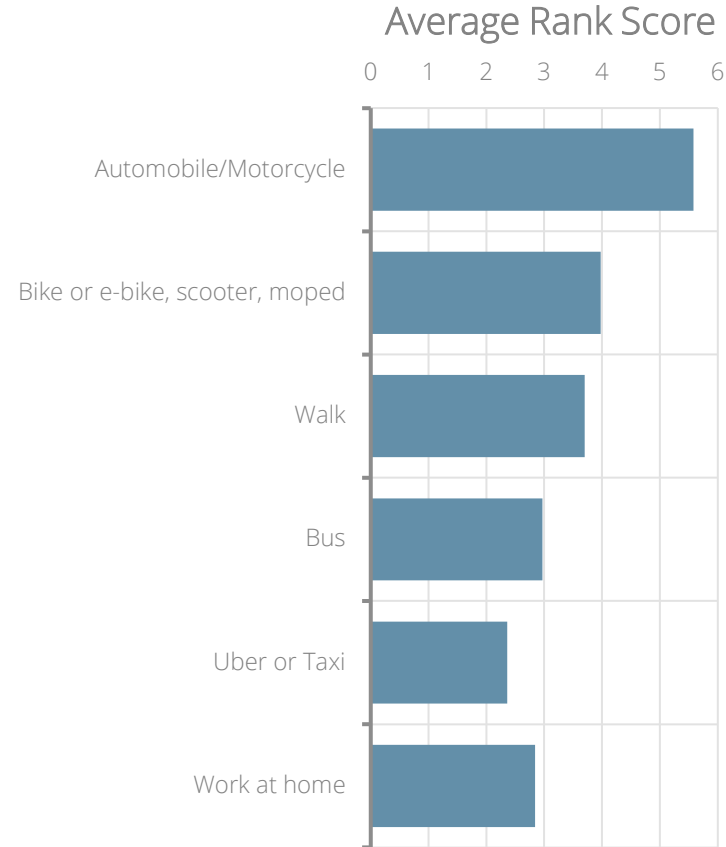
Source: Portsmouth Housing Survey, RKG Associates (n = 155)



## What is your primary and secondary modes of transportation?

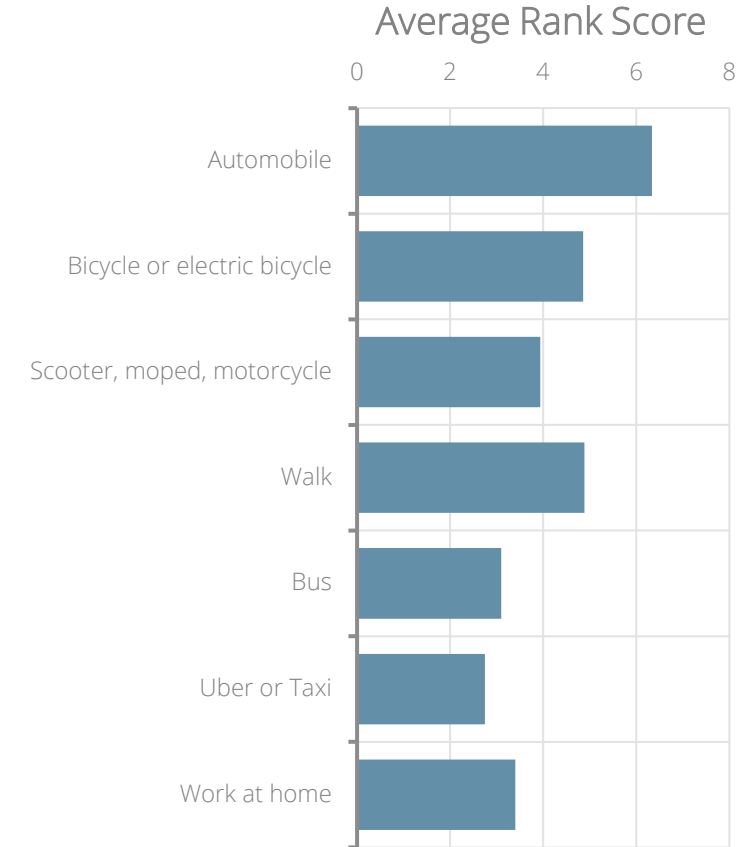
### If you commute to or from Portsmouth for school or work?

Source: Portsmouth Housing Survey, RKG Associates (n = 278)



### If you both live and work in Portsmouth?

Source: Portsmouth Housing Survey, RKG Associates (n = 293)



**Survey Housing Characteristics****Additional comments related to housing, employment, or transportation**

Source: Portsmouth Housing Survey, RKG Associates (n = 135)

Highlights from the additional comment section of the survey include:

- Many survey respondents indicated that they would like to see the PHA offer onsite services like mental health and social services.
- Many survey respondents indicated that there is a need for more housing options for older adults and workforce housing options.
- Many respondents indicated concerns over the lack of housing units with accessibility features.
- Survey respondents indicated that for many, they would love to continue to live in Portsmouth but feel that they are at the threshold of what they can afford and will most likely have to move out or in with family in the area.
- Survey respondents also indicated that bus and bicycle transportation should be a priority in future transportation planning
- Many survey respondents indicated that they are only able to afford rents because they have a good relationship with their landlord but are concerned with the rise in investor landlords who are increasing rents in their neighborhoods.
- A number of survey respondents indicated the concern for the increased construction of luxury units.
- Respondents also indicated that while they are aware of the need for additional parking, there might be greater benefit from bolstering public transit and improvements in walking and biking infrastructure.
- Survey respondents who indicated that they were recent graduates or local restaurant and retail workers expressed concern for not being able to live within a reasonable commuting distance from the city.



**HOUSING MARKET ANALYSIS FOR  
PORTSMOUTH HOUSING AUTHORITY &  
PHA HOUSING DEVELOPMENT LTD.**

August 2022