

Rye Housing Existing Conditions Overview

RYE MASTER PLAN COMMITTEE

ROCKINGHAM PLANNING COMMISSION

AUGUST 1, 2023

SHARE YOUR IDEAS ABOUT THE FUTURE OF HOUSING IN RYE

TAKE THE SURVEY TODAY!



www.publicinput.com/RyeFuture



SURVEY OPEN MAY 30-JUNE 23

THE RYE PLANNING BOARD, WITH ASSISTANCE FROM ROCKINGHAM PLANNING COMMISSION, IS SEEKING OPINIONS AND INPUT ABOUT THE FUTURE OF HOUSING IN RYE.

PAPER SURVEYS ARE ALSO AVAILABLE AT THE TOWN OFFICES, TOWN ANNEX, AND LIBRARY.



FOR MORE INFORMATION, CONTACT
KIM REED, PLANNING & ZONING ADMINISTRATOR AT
KREED@TOWN.RYE.NH.US OR 603-379-8081



THIS PROJECT IS BEING SUPPORTED, IN WHOLE OR IN PART BY FEDERAL AWARD NUMBER 5LFRPD145 AWARDED TO THE STATE OF NEW HAMPSHIRE BY THE U.S. DEPARTMENT OF THE TREASURY

InvestNH Municipal Planning & Zoning Grants

This program is administered by:



Regional Housing Needs Assessment



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Rye 2023 Housing Opportunity & Planning Grants

- **Phase 1 – Needs Assessment**
- **Conduct a survey** to provide information on housing and seek feedback from residents, businesses, and officials on housing preference to help guide potential action. The survey will run from late May through June 2023, with findings reported in August 2023 and complete results soon available.
- **Develop a housing needs assessment** that evaluates the housing status, demographics, and housing-related issues within Rye. This assessment will include guidance about tools and potential changes to local regulations, their impact on housing opportunities, and their relation to Rye residents' priorities and community goals. The assessment will be presented to the Planning Board in August 2023.
- **Hold public input event** to present the background information, discuss housing preferences in Rye gained from the survey and other sources, and allow for facilitated discussion related to housing that may fit Rye's needs and desires. This event will be held in late summer 2023.
- **Phase II Award - Land Use Regulatory Audit**



 ROCKINGHAM
PLANNING
COMMISSION
theRPC.org

2023

**Regional Housing
Needs Assessment**

2023 Regional Housing Needs Assessment

“To provide data on housing and demographics, by income level, so that each municipality on the region can begin to understand their current and future housing need.”

- ✓ Fulfill statutory requirements (RSA 36:47(II)), but is an advisory only.
- ✓ Assist in determining compliance with Workforce Housing Statute (RSA 674:58-61)
- ✓ Last assessment conducted by RPC was conducted in 2015.



2023

**Regional Housing
Needs Assessment**

Factors Impacting Housing

Regional population is increasing.

Regional population is aging.

Housing Production has slowed.

Cost of housing is increasing.

Employment trends & in-migration are changing the market.

Current housing stock does not meet the needs of our communities.

Income has lagged as housing prices continue to increase.

Regional Population is increasing.

2000: 177,962
 2010: 188,521
 2020: 198,870
 2040: 221,897

Rockingham Planning Commission Regional Population

YEAR: 2000

177,962
Population

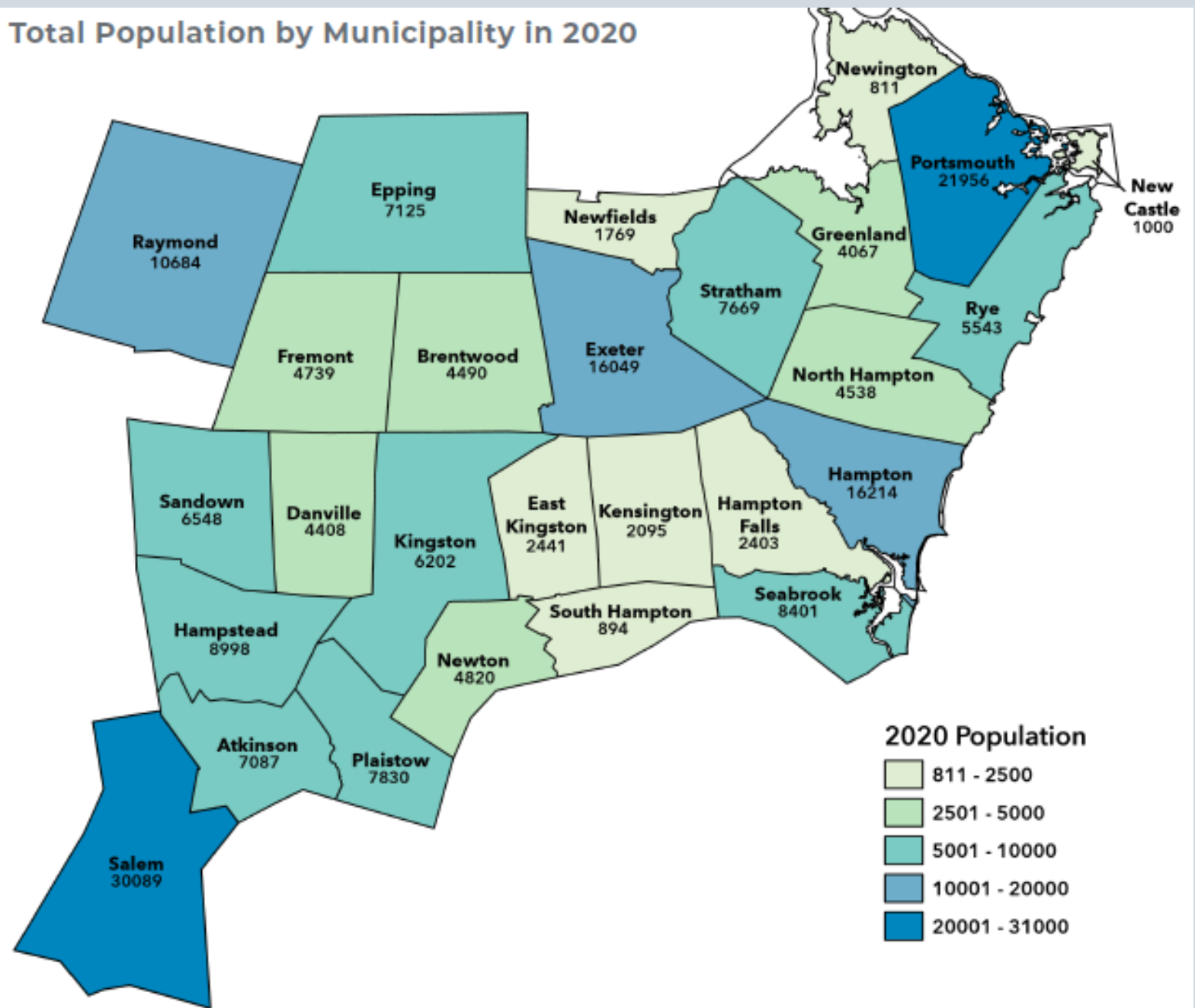
YEAR: 2020

198,870
Population

+11.7%
CHANGE
over 20 years

Source: Decennial Census, 2010, 2020

Total Population by Municipality in 2020



Source: Decennial Census, 2020

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Rockingham Planning Commission Regional Population

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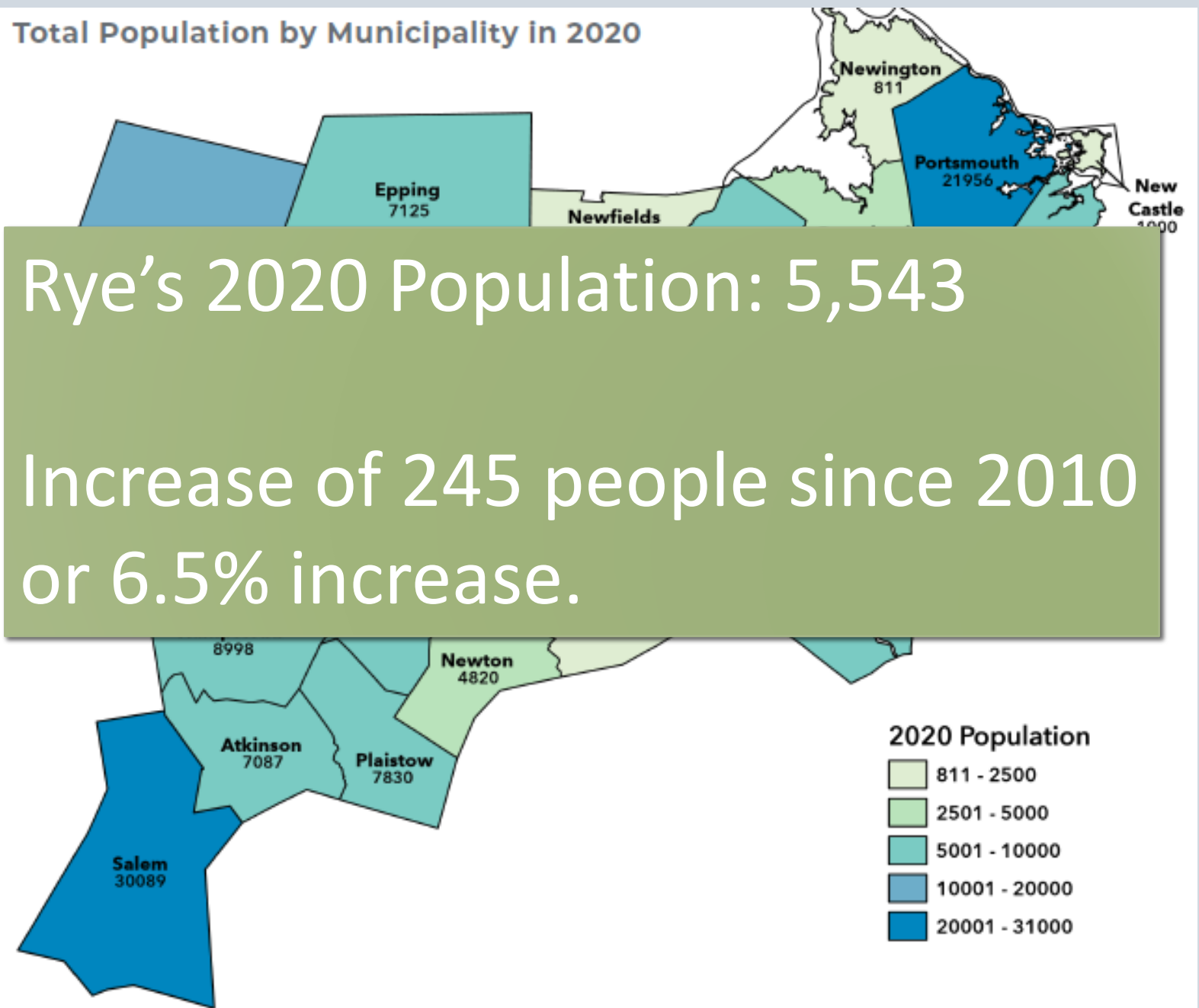
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Total Population by Municipality in 2020



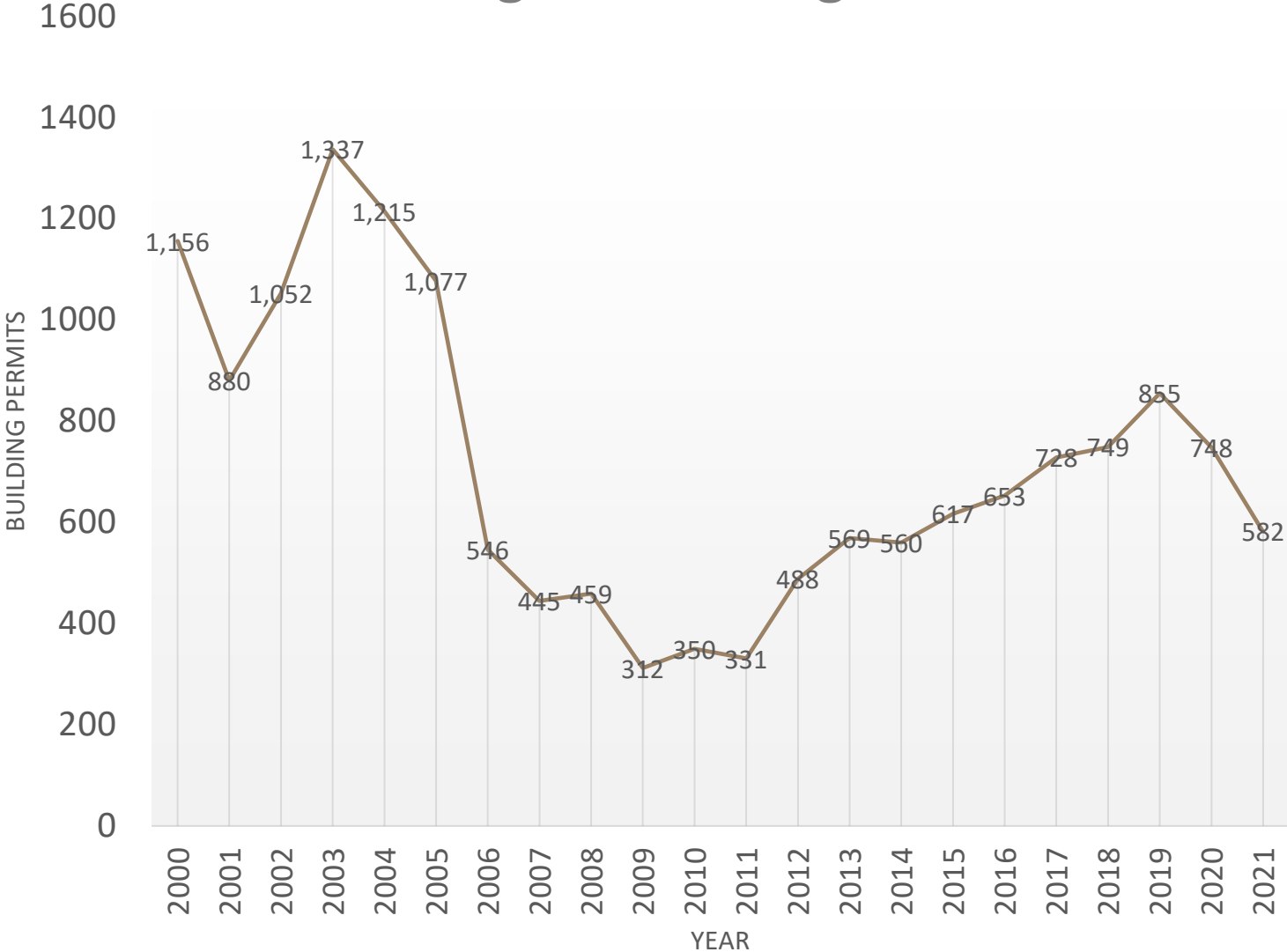
Source: Decennial Census, 2020



Housing production has slowed.



RPC Region Building Permits





Housing production has slowed.

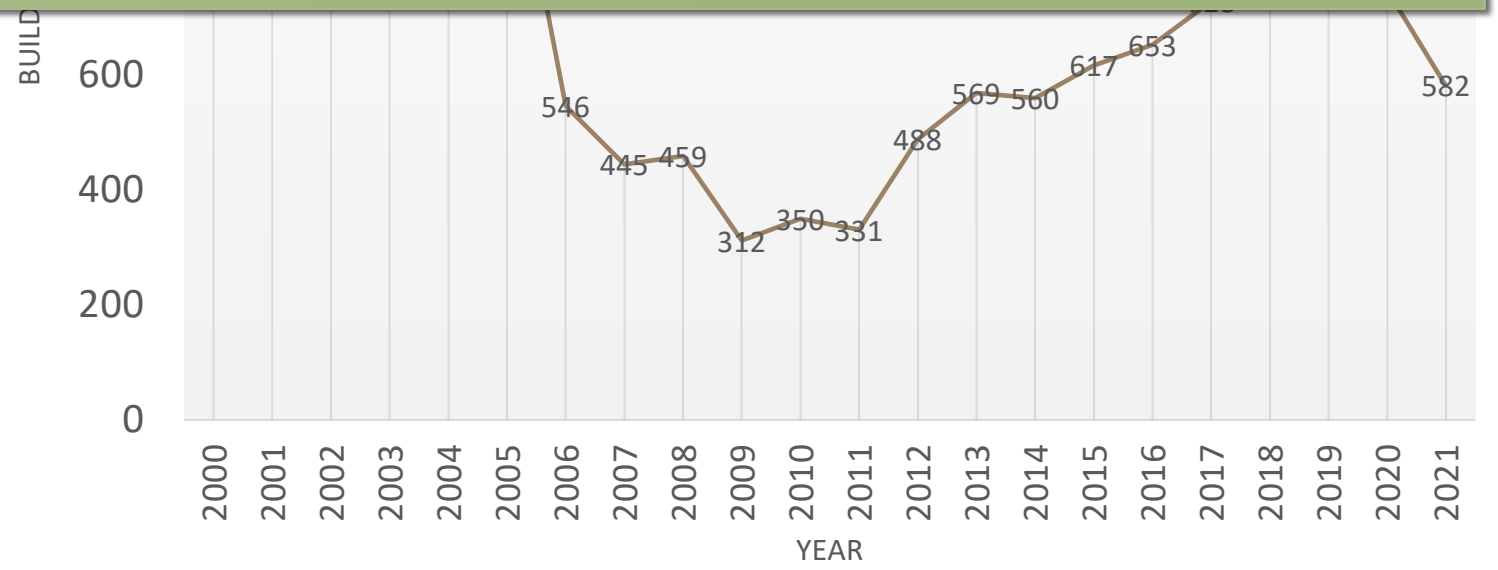


RPC Region Building Permits

Rye's 2020 Housing Units: 3,026

Increase of 170 units since 2010

1600



Population is aging.



Regional Average

Age:

2010: 43

2020: 47

Youngest Population:

- Portsmouth
- Raymond
- Sandown
- Danville
- Brentwood

Oldest Population:

- Rye
- New Castle

HOUSEHOLDS SNAPSHOT

Average Age by Municipality

	2010	2015	2020
Town	Average Age	Average Age	Average Age
Atkinson	47.5	47.5	51.9
Brentwood	40.4	42.8	42.1
Danville	40	41.5	42.8
East Kingston	45	44.1	52.8
Epping	39.3	41.7	46.9
Exeter	46.6	43.9	47.6
Fremont	38.5	43.9	44
Greenland	42.3	45.4	46.5
Hampstead	43.4	46.4	44
Hampton	46.3	49.7	50.3
Hampton Falls	41.8	44.9	46.4
Kensington	43.7	47.2	46.6
Kingston	40.4	46	47.5
New Castle	55.1	57.2	56.8
Newfields	39.1	41.8	47.2
Newington	50	53.7	51.5
Newton	40.1	38.8	44.7
North Hampton	42.5	49	50.2
Plaistow	43.2	42.5	44.2
Portsmouth	38.5	41.2	41.5
Raymond	40.4	39	40.5
Rye	49.1	54.5	55.6
Salem	42.3	43.5	45.1
Sandown	36.8	40.8	40.2
Seabrook	46.7	49	49.7
South Hampton	45.8	49.5	44.8
Stratham	42.1	44.5	48.2
RPC Region	43.2	45.6	47.0

Source: American Community Survey, 5-year estimates, 2006-2010, 2011-2015, 2016-2020

Population is aging.



Regional Average

Age:

2010: 43

2020: 47

Youngest Population:

- Portsmouth
- Raymond

Rye's 2020 Average Age: 55.6

2010 Average Age in Rye: 48.1

Oldest Population:

- Rye
- New Castle

HOUSEHOLDS SNAPSHOT

Average Age by Municipality

	2010	2015	2020
Town	Average Age	Average Age	Average Age
Atkinson	47.5	47.5	51.9
Brentwood	40.4	42.8	42.1

Kingston	40.4	46	47.5
New Castle	55.1	57.2	56.8
Newfields	39.1	41.8	47.2
Newington	50	53.7	51.5
Newton	40.1	38.8	44.7
North Hampton	42.5	49	50.2
Plaistow	43.2	42.5	44.2
Portsmouth	38.5	41.2	41.5
Raymond	40.4	39	40.5
Rye	49.1	54.5	55.6
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Source: American Community Survey, 5-year estimates, 2006-2010, 2011-2015, 2016-2020

Cost of housing
is increasing for
both renters
and
homeowners.



**RPC Region
Median Gross Rent**

+47%

2010: \$1,086

2022: \$1,595

**RPC Region
Median Home Price**

+99%

2010: \$265,000

2022: \$527,000

RPC Region

2020 Annual Household Income

Renters: \$69,184

Owners: \$117,469

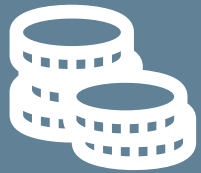
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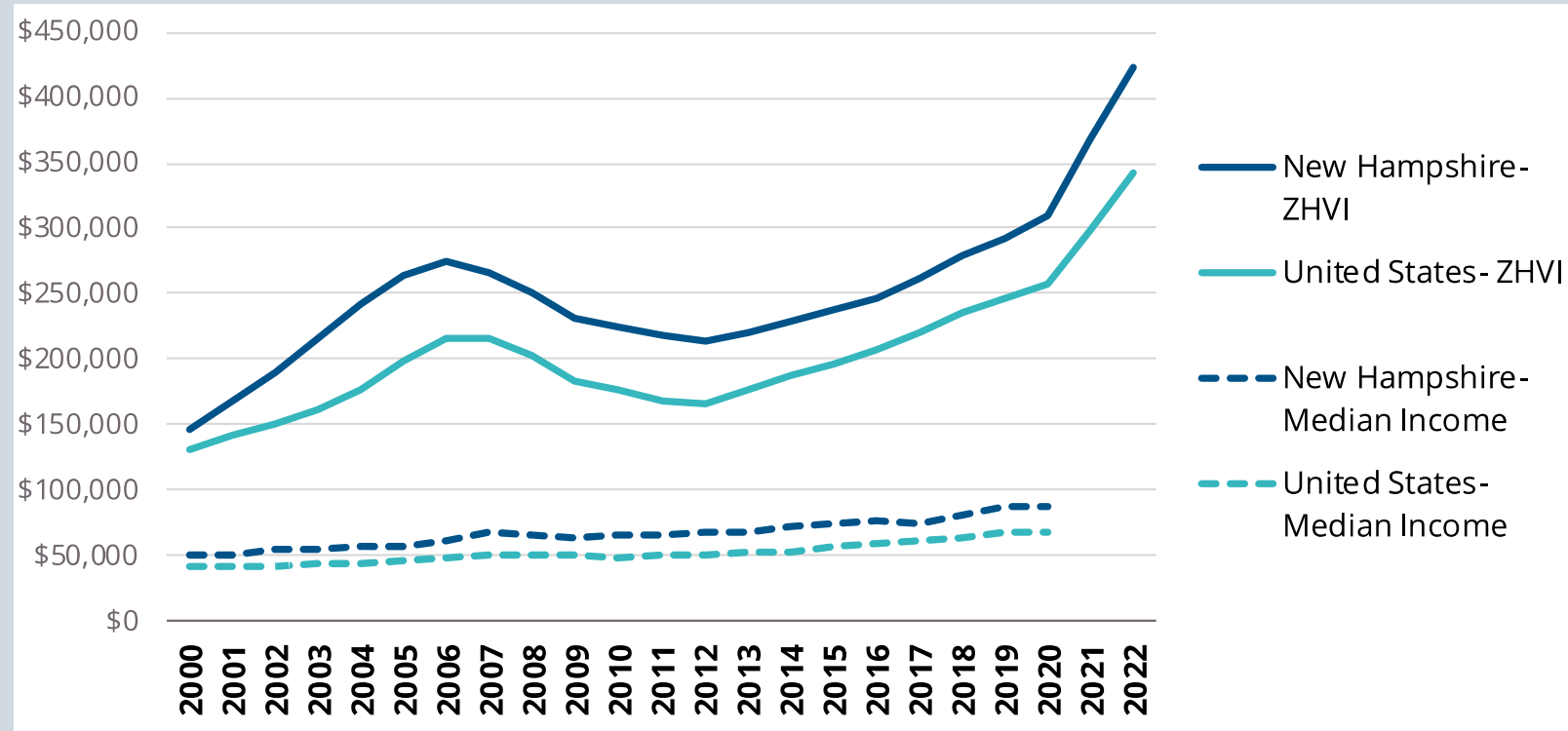
RPC Region Median Gross Rent	RPC Region Median Home Price
Rye's Average Income 2020: \$108,750	
2010: \$1,086 2022: \$1,595	2010: \$265,000 2022: \$527,000

RPC Region 2020 Annual Household Income
Renters: \$69,184 Owners: \$117,469

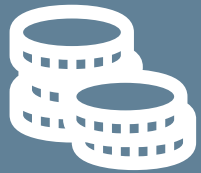
Income has lagged as housing prices continue to increase.



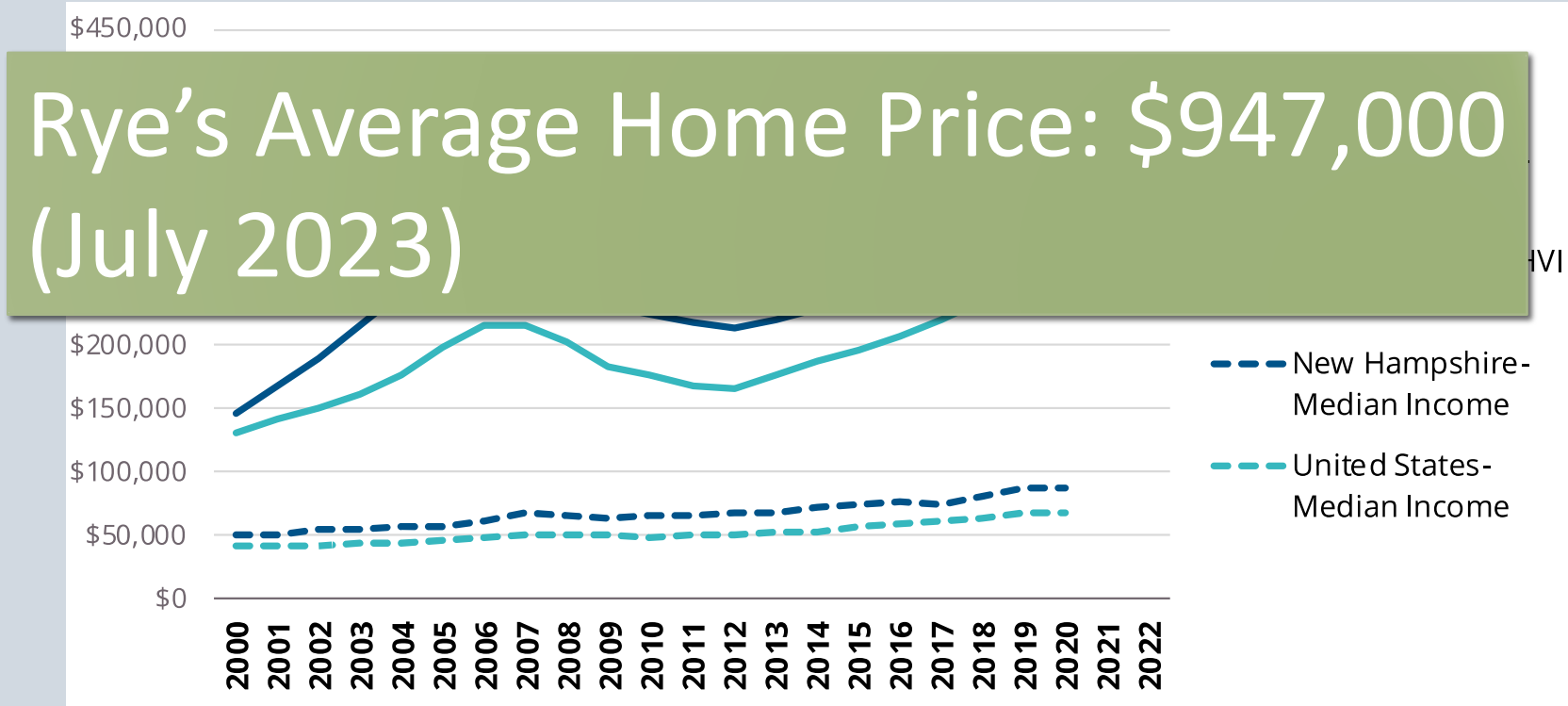
Statewide Zillow Home Value Index and Median Income, 2000 – 2022



Income has lagged as housing prices continue to increase.



Statewide Zillow Home Value Index and Median Income, 2000 – 2022



Employment trends & in-migration are changing the market.



In-migration Top 10 States

Rank	State	Percentage
1	Idaho	66%
2	North Carolina	65%
3	Maine	62%
4	New Hampshire	62%
5	Alabama	61%
6	District of Columbia	60%
7	New Mexico	60%
8	Nevada	60%
9	Alaska	59%
10	Kentucky	58%

Source: 2020 Atlas Van Lines Migration Patterns Survey,
<https://www.atlasvanlines.com/resources/amplifier/household-moving/2020-migration-patterns#pop>

Where are Buyers Coming From

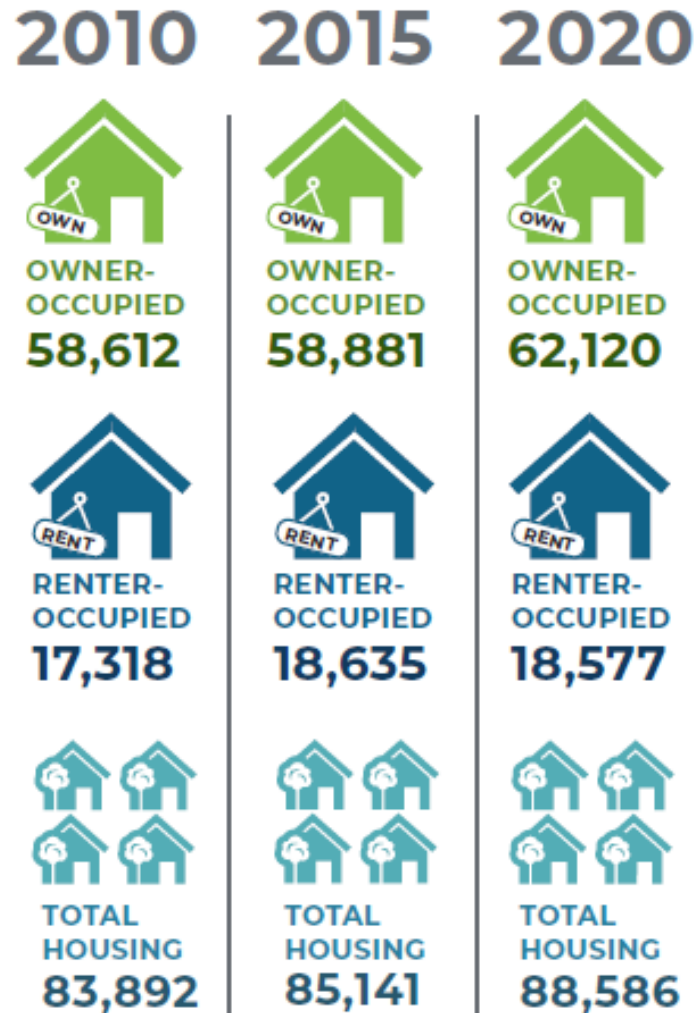
State	2016	2017	2018	2019	2020	2021	2022*
NH	74.7%	74.6%	73.7%	74.8%	71.5%	68.4%	71.3%
MA	14.7%	14.9%	15.7%	14.9%	17.8%	19.0%	15.8%
Other	10.6%	10.5%	10.6%	10.3%	10.7%	12.6%	13.0%

Source: Housing Market Report, June 2022, NH Housing
Note: 2022 reflects data through May 13, 2022

Current housing stock does not meet the needs

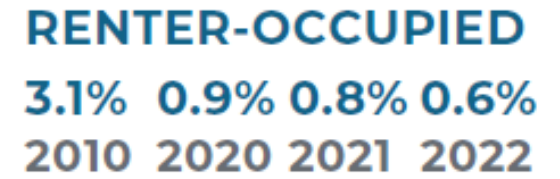


Regional Total Units



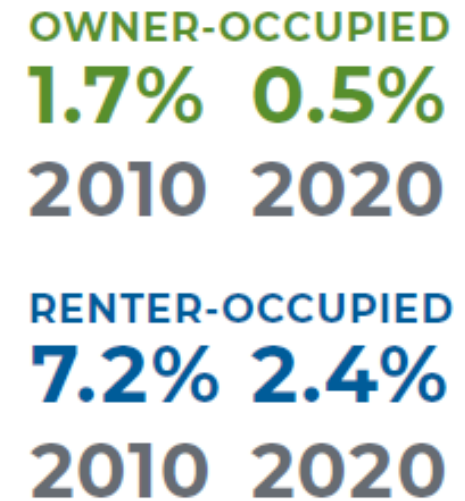
Source: American Community Survey, 5-year estimates, 2006-2010, 2011-2015, 2016-2020

Regional Rental Vacancy



Source: NH Housing, 2020

Statewide Vacancy



Source: Decennial Census, 2010, 2020

Current housing stock does not meet the needs



Rye has (2020):

- 2002 Owner Occupied Homes
- 302 Rented Homes
- 83 Short-term Rentals
- 616 Seasonal Homes

Regional Total Units

2010 2015 2020

Regional Rental Vacancy

RENTER-OCCUPIED
3.1% 0.9% 0.8% 0.6%
2010 2020 2021 2022


TOTAL HOUSING
83,892


TOTAL HOUSING
85,141


TOTAL HOUSING
88,586

RENTER-OCCUPIED
7.2% 2.4%
2010 2020

Source: American Community Survey, 5-year estimates, 2006-2010, 2011-2015, 2016-2020

Source: Decennial Census, 2010, 2020

Housing Need in the RPC Region

Town	Total Units Needed by 2040	Total Owner-occupied Units 2040	Owner-occupied Units Below 100 % AMI	Owner-occupied Units Above 100 % AMI	Total Renter-occupied Units 2040	Renter-occupied Units Below 60 % AMI	Renter-occupied Units Above 60 % AMI
Atkinson	432	291	133	158	141	37	104
Danville	259	174	87	88	85	32	52
East Kingston	139	94	45	48	46	18	28
Fremont	271	182	78	104	89	23	66
Hampstead	551	371	165	206	180	80	100
Hampton Falls	140	94	36	59	46	5	41
Kensington	123	83	38	45	40	12	28
Kingston	376	253	136	117	123	69	54
Newton	288	194	72	121	94	30	64
Plaislow	470	316	160	156	154	48	106
Sandown	373	251	107	144	122	62	61
Seabrook	562	378	208	170	185	53	132
South Hampton	52	35	13	22	17	8	9
Salem	2,537	1,701	788	913	836	203	633
Brentwood	294	197	54	143	97	16	81
Epping	533	357	143	214	176	61	115
Exeter	1,284	860	341	519	424	124	299
Greenland	297	199	65	134	98	14	83
Hampton	1,552	1,038	395	643	515	121	394
New Castle	86	58	19	39	28	4	24
Newfields	122	82	21	61	40	5	35
Newington	63	42	14	28	21	2	18
North Hampton	356	238	88	151	117	29	88
Portsmouth	1,850	1,239	427	811	611	146	466
Rye town	476	318	107	212	157	44	114
Stratham	557	373	127	246	183	42	142
Raymond	522	353	216	137	169	79	90
Total	14,563	9,769	4,081	5,688	4,794	1,365	3,429

Housing Units Added
2000 – 2020

12,656

Housing Units Needed
2020 – 2040

14,563



Rye Housing Needs Projections

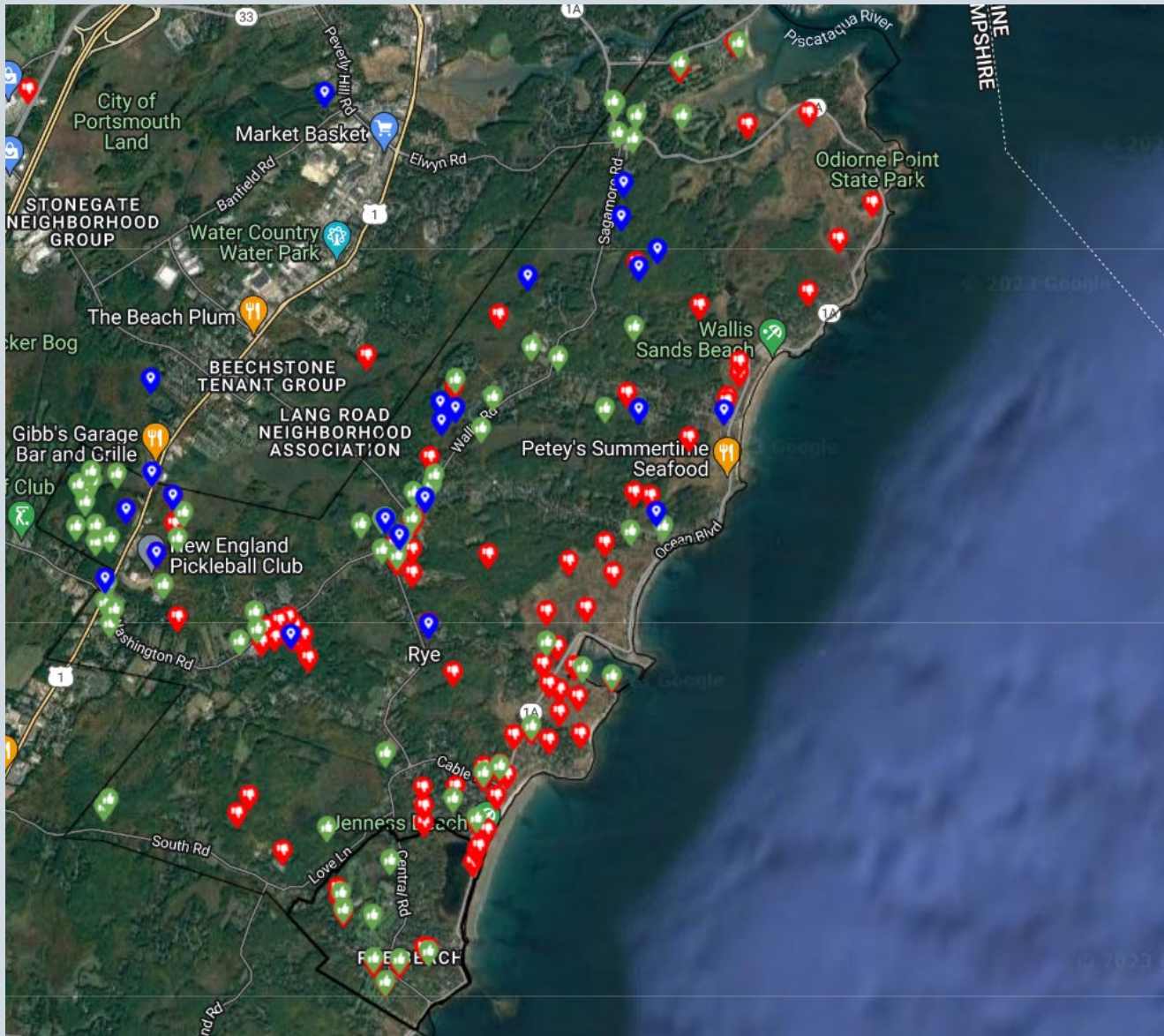
Projections			2040
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Total Units Needed (cumulative)			476
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“Affordable” Units Needed			151
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Market Rate Units Needed			326
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Rental Units V. Owned Units 29% Rental Units Needed & 71% Owned Unites Needed



Where should
new housing
go?

"I want Rye to keep its small town character, rural feel and conservation of our natural resources. Lately too much building, especially work for housing and other development are changing the landscape and taxing resources."

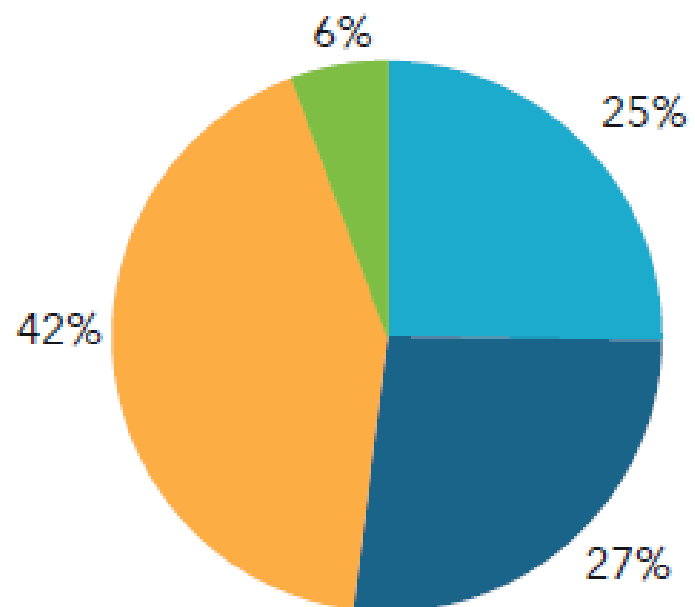
"I'm concerned that infrastructure cannot support high density growth. (Especially water!)"

"Everything being knocked down and rebuilt in large non historic homes. There is no ability for anyone who works ie as a nurse, social worker someone who has grown up here to able to live in Rye anymore."

Where should new housing go?

AFFORDABILITY SNAPSHOT

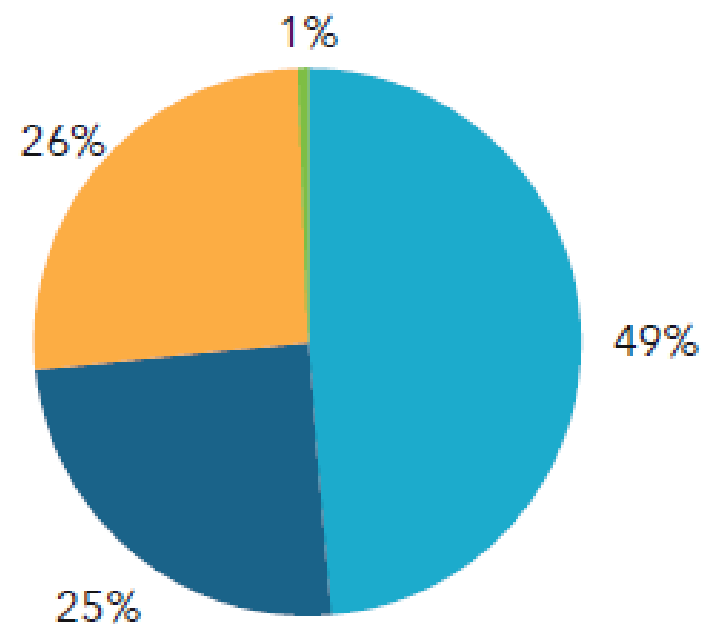
Regional Cost Burden:
Rental in 2020



% of Household Income spent
on Housing Costs

- < 20%
- 20%-30%
- > 30%
- NO INCOME

Regional Cost Burden:
Ownership in 2020



% of Household Income spent
on Housing Costs

- < 20%
- 20%-29%
- > 30%
- NO INCOME