



THE INTERSECTION OF HOUSING, RACE, AND ECONOMIC SECURITY IN NEW HAMPSHIRE

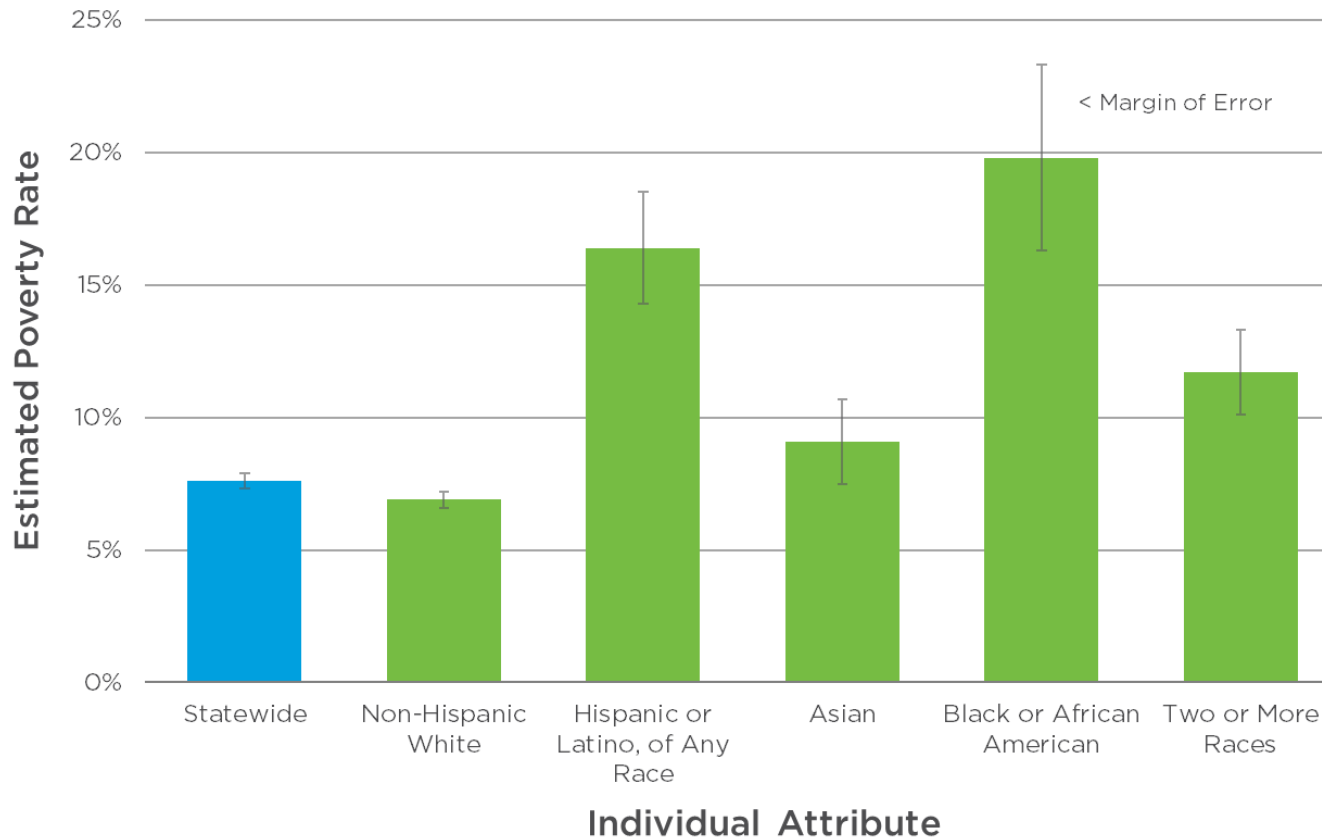
PRESENTED BY PHIL SLETTEN, SENIOR POLICY ANALYST

NEW HAMPSHIRE
HOUSING AND COMMUNITY DEVELOPMENT PLANNING COUNCIL
JANUARY 11, 2022

PRIOR TO THE PANDEMIC: POVERTY AND INCOME BY RACE IN NEW HAMPSHIRE

CERTAIN RACIAL AND ETHNIC GROUPS HAVE MUCH HIGHER POVERTY RATES

INDIVIDUAL POVERTY RATES BY SELECTED GROUP 2015-2019 ESTIMATES, NEW HAMPSHIRE



Poverty Thresholds, 2019 Annual Income:

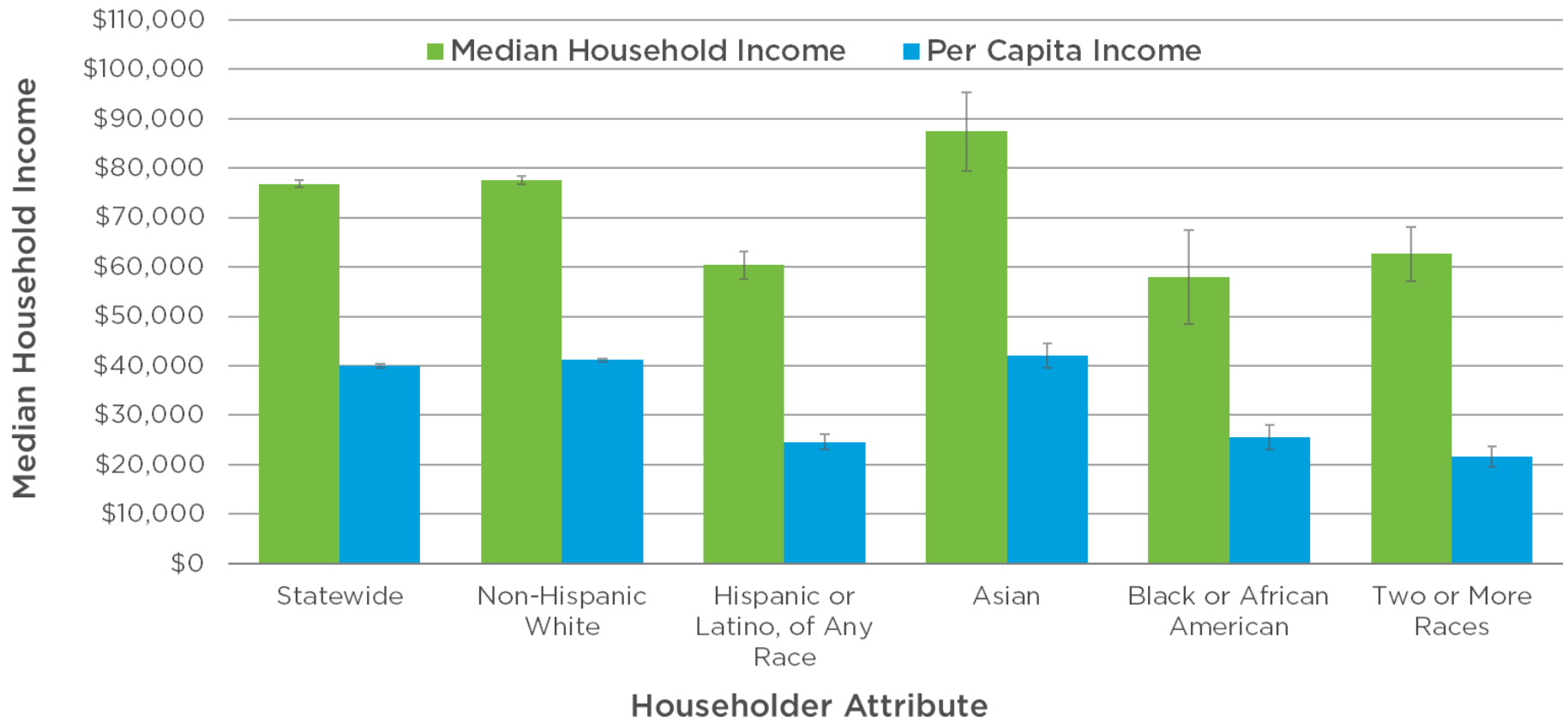
- Single Adult Under 65 Years Old: **\$13,300**
- One Adult Under 65 with One Child: **\$17,622**
- Two Adults with One Child: **\$20,578**
- Two Adults with Two Children: **\$25,926**

Notes: Margin of error bars represent 90 percent confidence intervals, Hispanic origin included in non-white races
Source: U.S. Census Bureau, American Community Survey Five-Year Estimates, 2015-2019

Source: U.S. Census Bureau

INCOMES VARY BY POPULATION GROUP

MEDIAN HOUSEHOLD AND PER CAPITA INCOME BY RACE AND ETHNICITY, 2015-2019 ESTIMATES, NEW HAMPSHIRE



Notes: Margin of error bars represent 90 percent confidence intervals, Hispanic origin included in non-white races
Source: U.S. Census Bureau, American Community Survey Five-Year Estimates, 2015-2019

COST BURDEN OF RENT HIGHER FOR LOWER-INCOME RENTERS

New Hampshire Median Household Income Estimates, 2019:

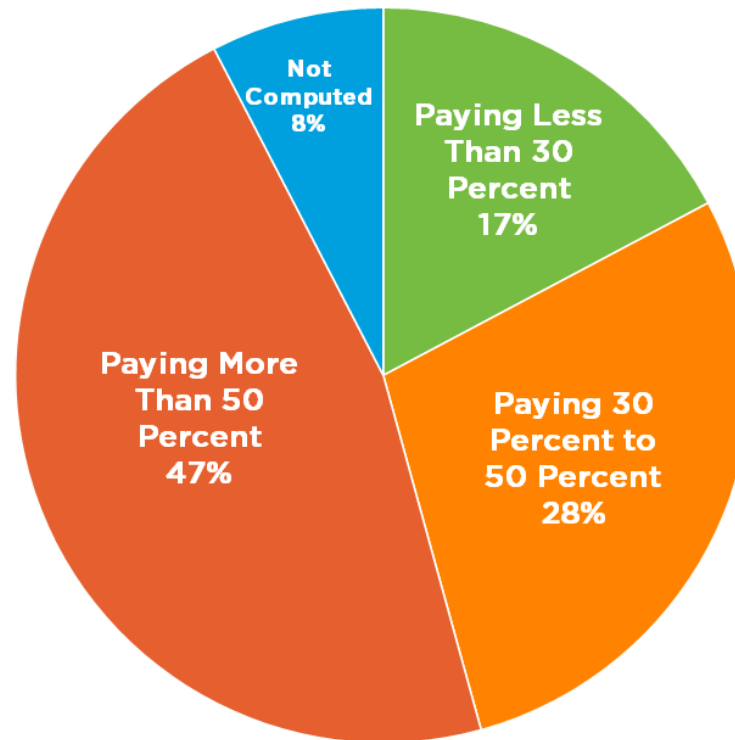
- Overall:
\$77,933
- Owner-Occupied
Units:
\$95,271
- Renter-Occupied
Units:
\$45,095

About 41 percent of all renter households during 2015-2019 had less than \$35,000 in annual income.

Source: U.S. Census Bureau

RENT AND UTILITIES PAYMENTS AS A PERCENTAGE OF INCOME FOR LOWER-INCOME NEW HAMPSHIRE RENTERS, 2015-2019

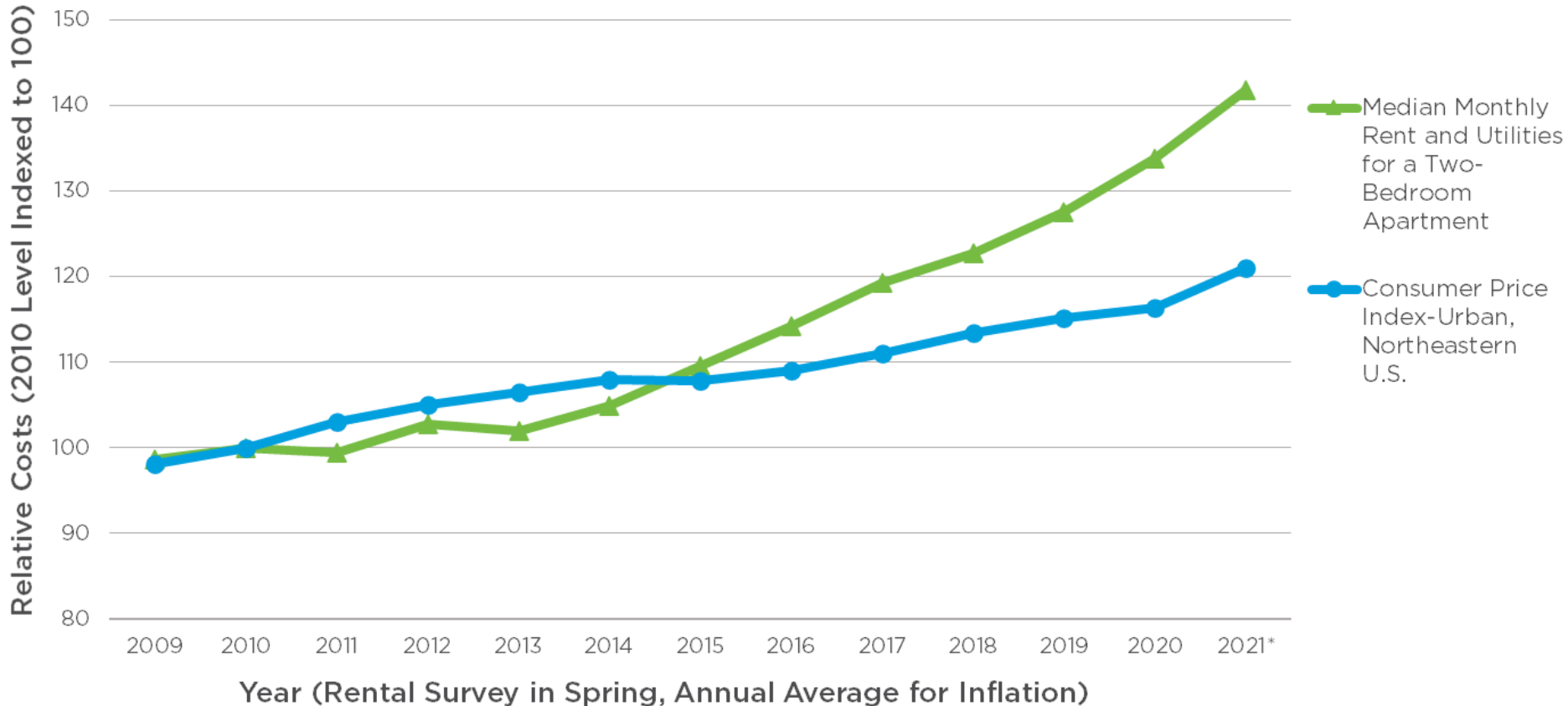
PERCENTAGE OF INCOME PAID BY RENTERS WITH LESS THAN \$35,000 PER YEAR OF INCOME (APPROXIMATELY 41 PERCENT OF ALL NEW HAMPSHIRE RENTERS)



Source: U.S. Census Bureau, American Community Survey, 2015-2019

MEDIAN RENT COST GROWTH OUTPACING CONSUMER INFLATION OVERALL

MEDIAN APARTMENT RENTAL COST IN NEW HAMPSHIRE AND GENERAL CONSUMER PRICE INFLATION IN THE NORTHEAST



Note: *2021 inflation data based on average monthly price index values for January to November 2021.

Sources: New Hampshire Housing Finance Authority; U.S. Bureau of Labor Statistics

2020 ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE IN NEW HAMPSHIRE

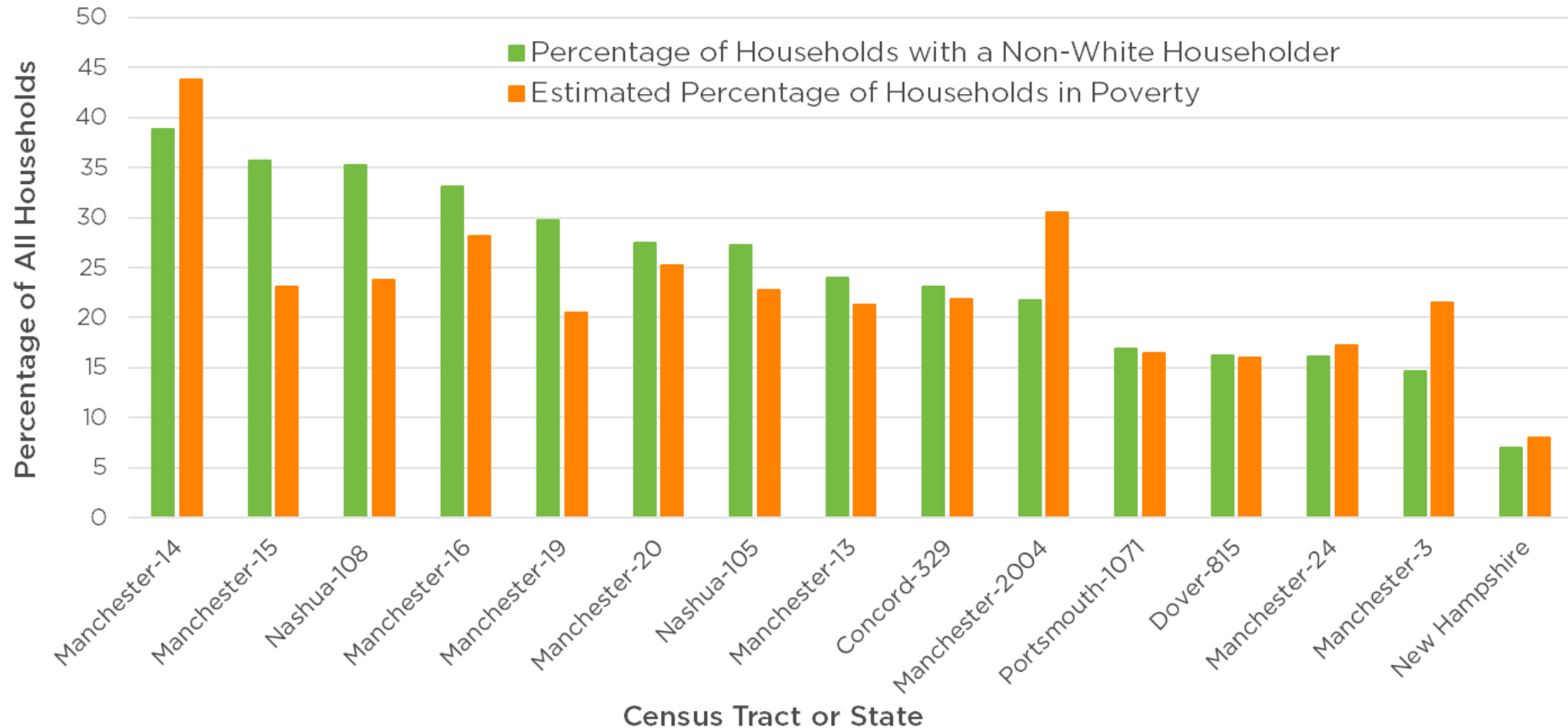
PART II, B OF ANALYSIS, CONDUCTED BY NHFPI

ANALYSIS FOCUSED ON HIGH POVERTY, RACIALLY DIVERSE CENSUS TRACTS

- Census tracts average about 4,000 people, attempt to be approximations of neighborhoods in cities
- Only one NH census tract, in central Manchester, met thresholds for analysis set forth by the U.S. Department of Housing and Urban Development
- For further analysis, 36 census tracts in New Hampshire with a point estimate at least twice the statewide poverty rate were compared to 36 census tracts with the lowest estimated percentages of householders identifying as non-Latino white
- Resulted in 14 census tracts, including two in Nashua, one each in Concord, Dover, and Portsmouth, and the rest in Manchester
- One in Durham removed due to impacts of college students on aggregate data (would have been 15th census tract)

CENSUS TRACTS WITH BOTH HIGH POVERTY RATES, POPULATIONS OF COLOR

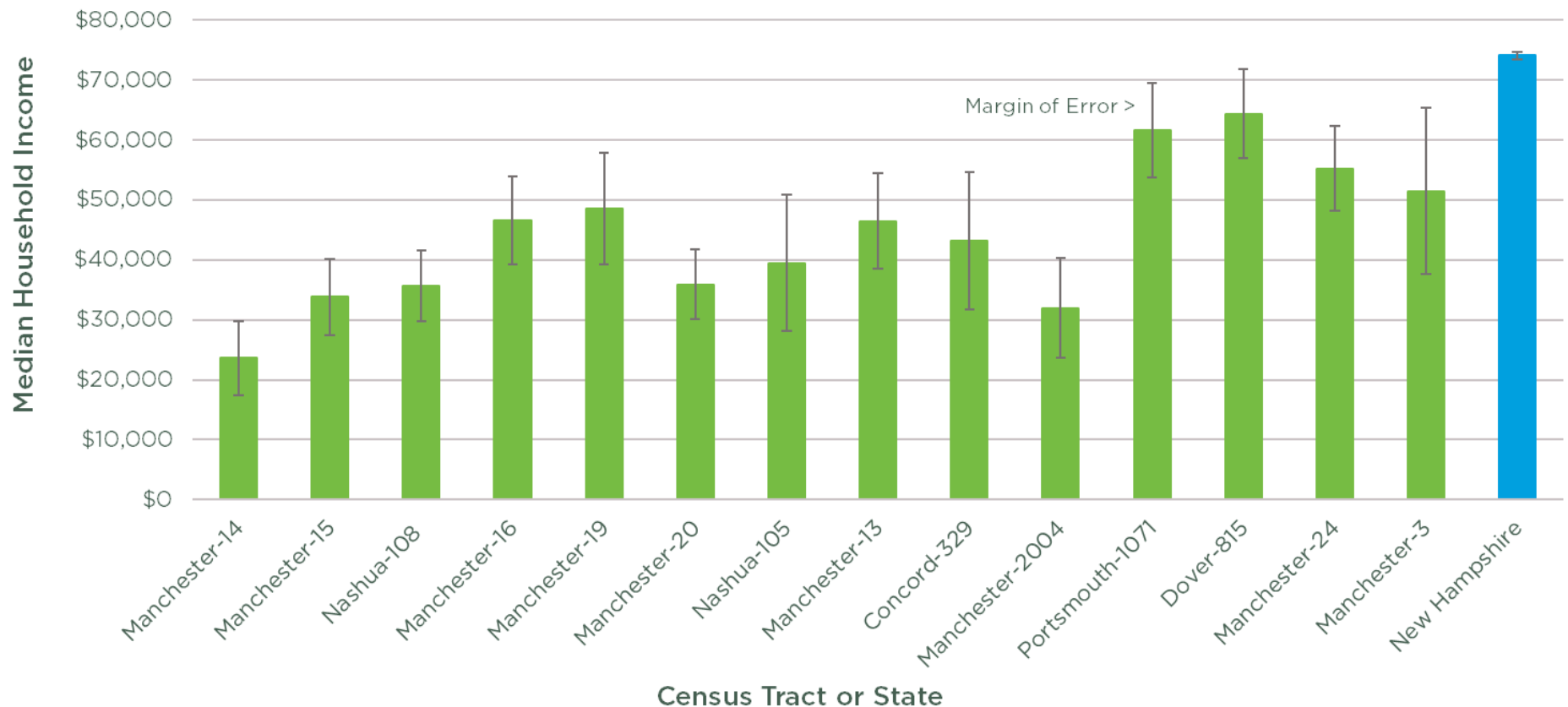
ESTIMATED PERCENTAGES OF HOUSEHOLDERS OF COLOR AND HOUSEHOLDS IN POVERTY, SELECTED CENSUS TRACTS



Source: U.S. Census Bureau, American Community Survey, 2014-2018

SUBSTANTIALLY LOWER HOUSEHOLD INCOMES IN MOST CENSUS TRACTS

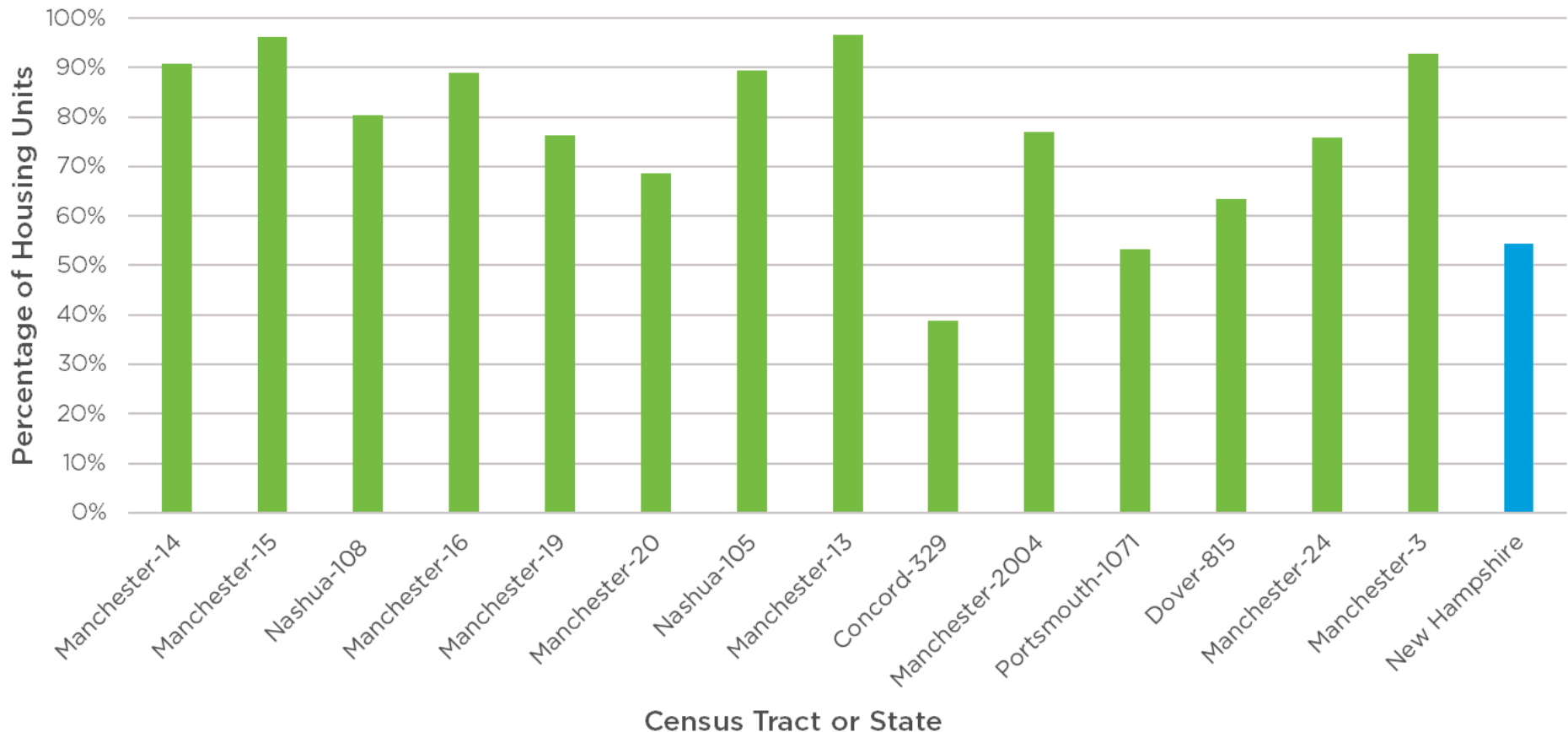
ANNUAL MEDIAN HOUSEHOLD INCOMES
ESTIMATED FOR 2014-2018, SELECTED CENSUS TRACTS AND NEW HAMPSHIRE



Source: U.S. Census Bureau, American Community Survey, 2014-2018
Note: Margins of error represent 90 percent confidence intervals.

HOUSING STOCK GENERALLY OLDER IN MOST OF THESE NEIGHBORHOODS

ESTIMATED PERCENTAGE OF HOUSING UNITS BUILT BEFORE 1980
SELECTED NEW HAMPSHIRE CENSUS TRACTS, 2014-2018

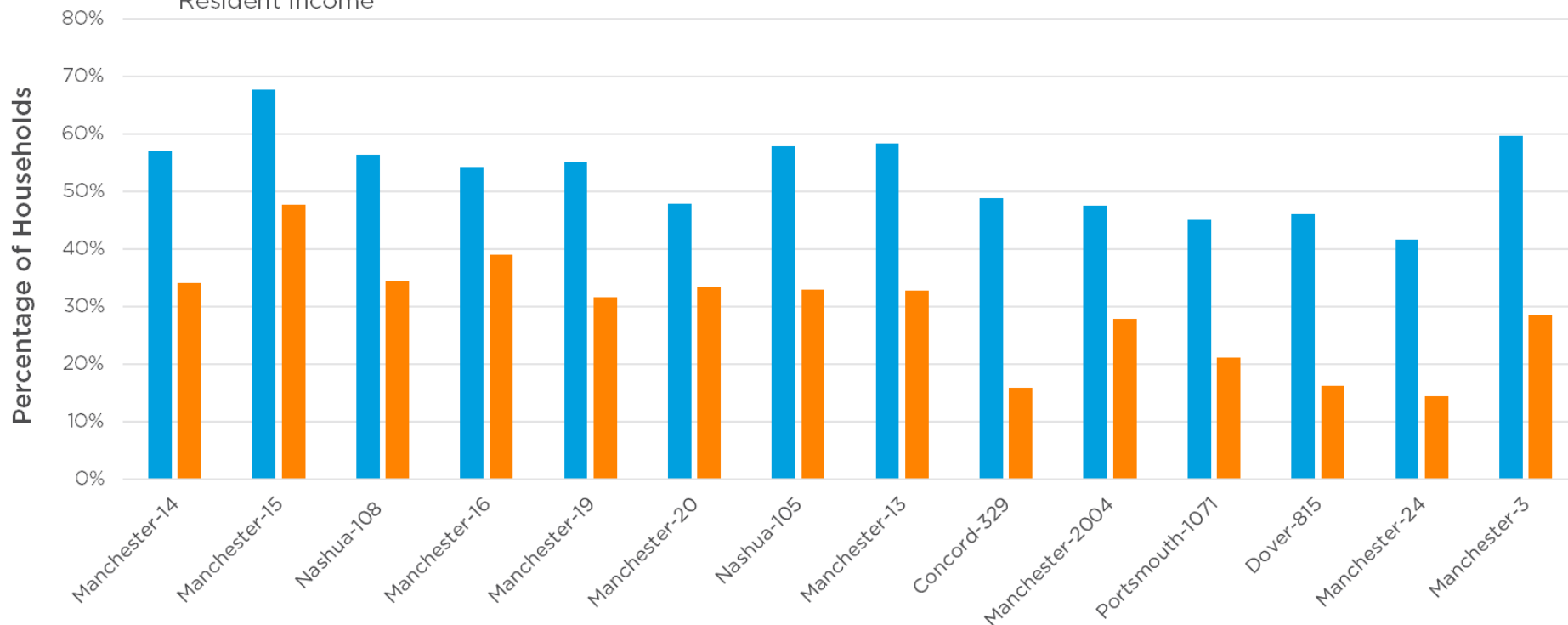


Source: U.S. Census Bureau, American Community Survey, 2014-2018

HOUSING PROBLEMS ARE COMMON, INCLUDING HIGH RELATIVE COSTS

PERCENTAGE OF HOUSEHOLDS WITH AN IDENTIFIED HOUSING PROBLEM

- One or More Housing Problems, Including Lacking Complete Kitchen Facilities, Lacking Complete Plumbing, More than One Person per Room, or a Housing Cost of More Than 30 Percent of Resident Income
- Severe Housing Problems, Including Any Non-Cost Problem, or a Housing Cost of More Than 50 Percent of Resident Income



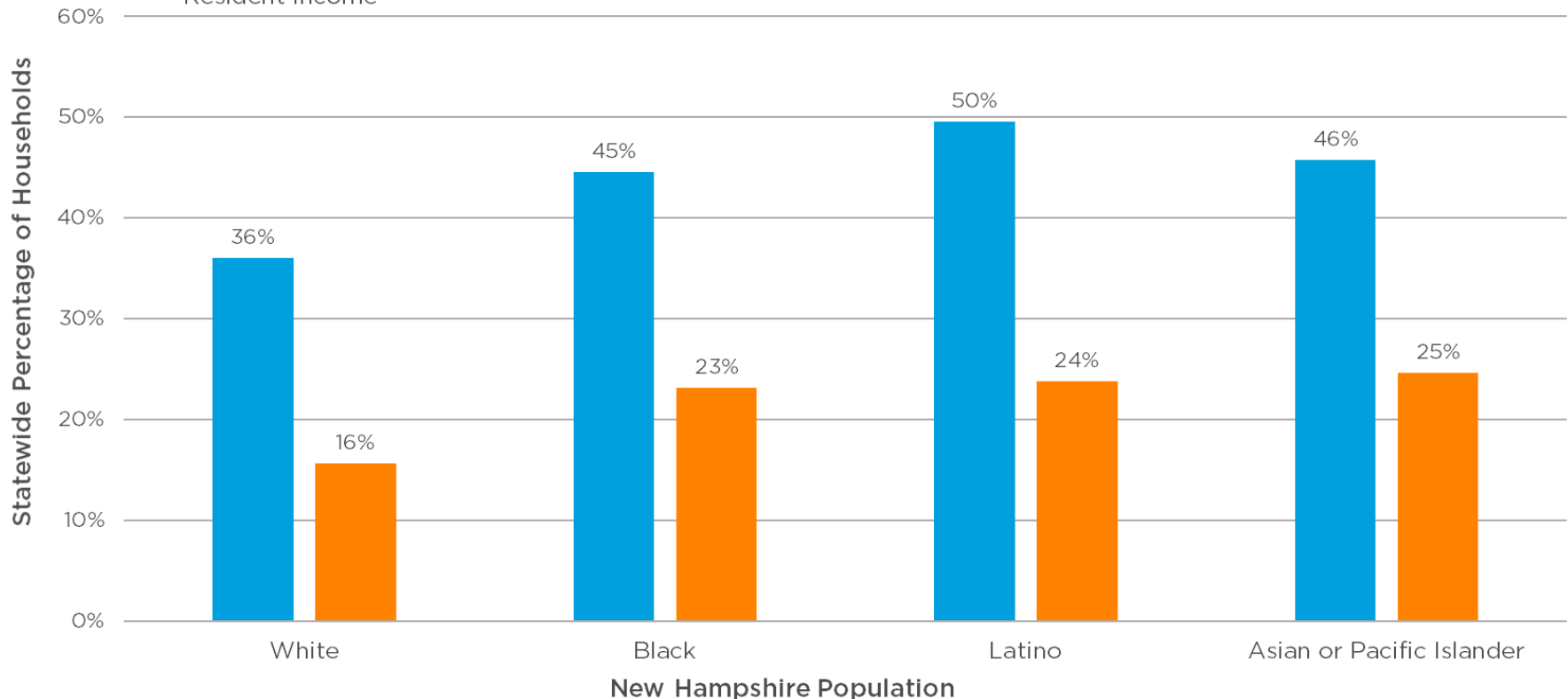
New Hampshire Census Tract

Source: U.S. Department of Housing and Urban Development, Affirmatively Furthering Fair Housing Tool, February 2018

HOUSING PROBLEMS MORE COMMON STATEWIDE FOR PEOPLE OF COLOR

PERCENTAGE OF HOUSEHOLDS WITH AN IDENTIFIED HOUSING PROBLEM

- One or More Housing Problems, Including Lacking Complete Kitchen Facilities, Lacking Complete Plumbing, More than One Person per Room, or a Housing Cost of More Than 30 Percent of Resident Income
- Severe Housing Problems, Including Any Non-Cost Problem, or a Housing Cost of More Than 50 Percent of Resident Income

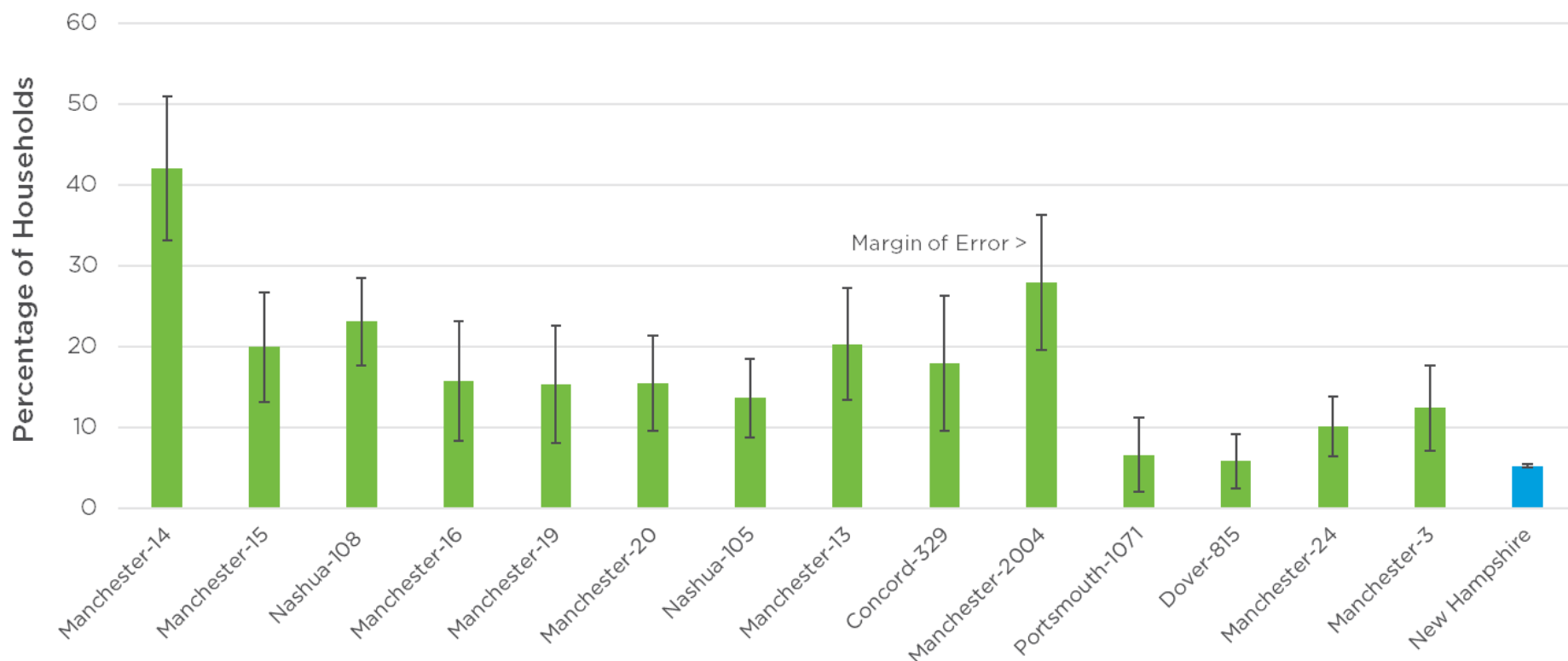


Source: U.S. Department of Housing and Urban Development, Affirmatively Furthering Fair Housing Tool, February 2018

RESIDENTS FACE OTHER CHALLENGES, BARRIERS TO OPPORTUNITY

HOUSEHOLDS WITHOUT ACCESS TO A VEHICLE

ESTIMATED PERCENTAGE OF HOUSEHOLDS WITH NO VEHICLES AVAILABLE, 2014-2018



New Hampshire Census Tract or Statewide

Source: U.S. Census Bureau, American Community Survey, 2014-2018

Note: Margins of error represent 90 percent confidence intervals.

ANALYSIS INCLUDES OTHER INDICATORS FOR THESE CENSUS TRACTS

- Access to educational opportunities
- Labor market participation and unemployment
- Environmental risks and air quality
- Public transit access
- Households reporting a member with a disability
- Measures of upward mobility, social vulnerability

For these analyses, see *Analysis of Impediments to Fair Housing Choice in New Hampshire, 2020 Update*, Prepared for the New Hampshire Housing Finance Authority and the New Hampshire Community Development Finance Authority by New Hampshire Legal Assistance, May 2021. NHFPI conducted the analysis for New Hampshire Legal Assistance in Part II, B.

IMPACTS OF THE PANDEMIC

IMPACTS ON HOUSEHOLD SAVINGS AND ASSETS UNEVEN

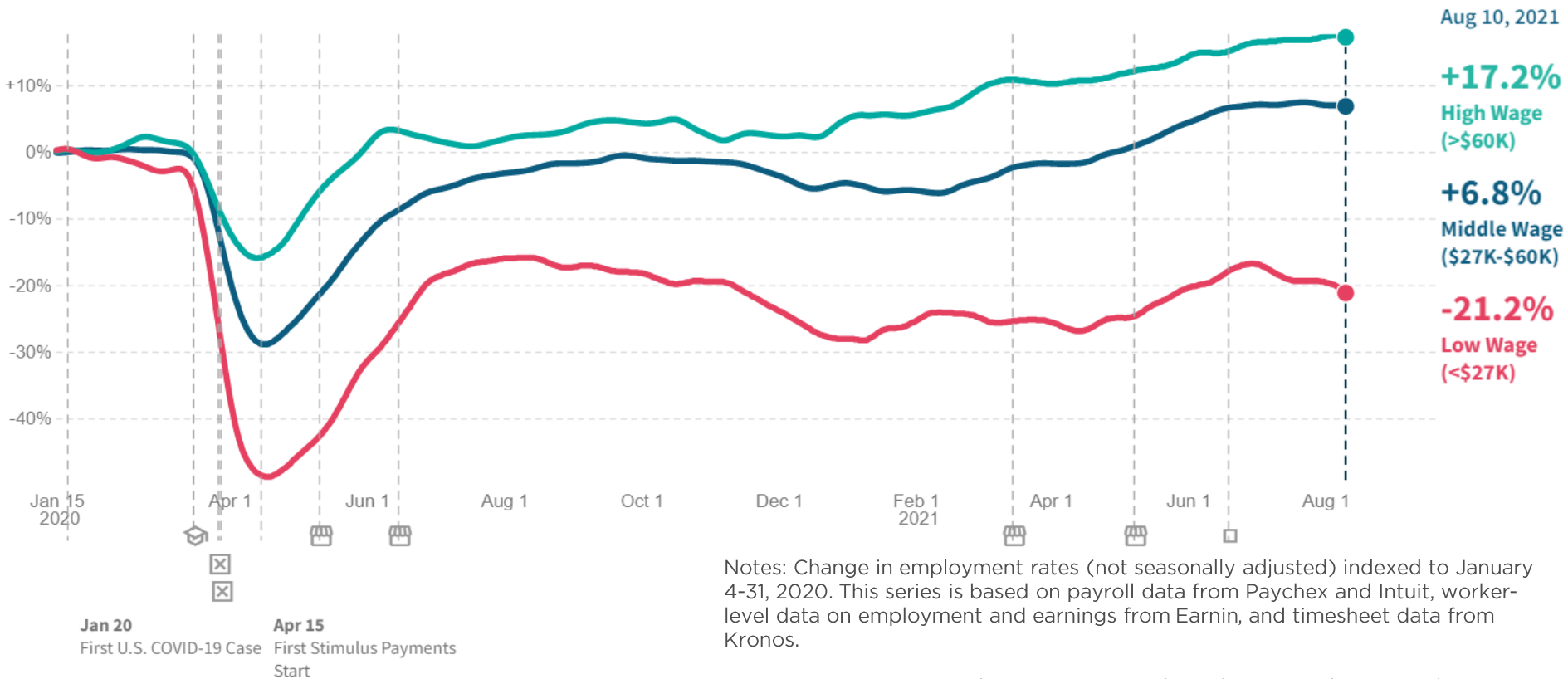
- Federal Reserve System Board of Governors: “...financial challenges in 2020 were uneven, and frequently left those who entered the year with fewer resources further behind.”¹
- In November 2020, about one in four U.S. adults said they were worse off financially than they were a year earlier¹
- Share with a bachelor’s degree at least “doing okay” financially was 89%, compared to 45% for adults with less than a high school degree; at least “doing okay” 80% for white adults, 64% for both Black and Hispanic adults¹
- 38% of households reported serious financial problems in mid-2021 (59% for those with below \$50,000 per year in income), and 19% reported losing all savings during pandemic and not having any more (30% for less than \$50,000 per year)²

1. U.S. Federal Reserve System Board of Governors, Report on the Economic Well-Being of U.S. Households in 2020, May 2021

2. Harvard T.H. Chan School of Public Health, Robert Wood Johnson Foundation, NPR, Household Experiences in American During the Delta Variant Outbreak, survey conducted in August-September 2021, published October 2021

PANDEMIC'S NEGATIVE IMPACTS GREATEST ON LOW-WAGE WORK

PERCENT CHANGE IN EMPLOYMENT IN NEW HAMPSHIRE



Source: Opportunity Insights Economic Tracker; Chetty, Friedman, Hendren, Stepner, and the Opportunity Insights Team, November 2020, accessed at tracktherecovery.org, a project of Harvard University, Brown University, and The Bill and Melinda Gates Foundation. Last updated September 24, 2021.

OTHER IMPACTS IN NEW HAMPSHIRE

- Lower wage jobs and jobs in lower income sectors more likely to have been lost, such as food services¹
- Median home sale price increased 32.1% from November 2019 to November 2021, months of inventory supply down 65.4%²
- About one in five New Hampshire adults found paying for usual household expenses somewhat or very difficult, Sep.-Oct. 2021³
- In November 2021, labor force was 5.3% smaller than pre-pandemic peak (about 42,000 people), and 4.2% smaller than February 2020 (about 33,000 people)⁴
- Impacts continuing as temporary federal support policies end

1. NHFPI, Uneven Employment Impacts and Recovery from the COVID-19 Crisis, September 1, 2021

2. New Hampshire Association of Realtors, NH Monthly Indicators, November 2019 and November 2021

3. U.S. Census Bureau, Household Pulse Survey, September 29, to October 11, 2021, survey asks about prior seven days.

4. New Hampshire Employment Security, Local Area Unemployment Statistics program, accessed January 2022

KEY TAKEAWAYS

- Granite Staters identifying as a racial or ethnic minority in New Hampshire more likely to have entered the pandemic with lower incomes
- Analysis of key census tracts in New Hampshire's cities suggest significant risk of challenging housing situations
- Statewide analysis suggests Black, Latino, and Asian Granite Staters are more likely to face housing problems, high costs relative to incomes regardless of location
- Pandemic appears to have disproportionately impacted more financially vulnerable Granite Staters and workers earning lower wages at the same time that housing costs increased
- Housing situation has likely become more difficult for Granite Staters with low incomes and populations of color



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