

**NH Voter, the newsletter of the League of Women Voters NH  
November 2023**

*In case you missed the announcement:*

**Tuesday, Jan. 23. NH's Presidential primary.** To make your voice heard, vote!

Each party has about 20 names on its ballot. Note that Joe Biden did not file, so he's not on the ballot, but Democrats can vote for him as a "write-in" candidate. Republican ballot has all the obvious candidates plus more.

We remind everyone that it is too late to *change* your party at this time. Voters who are not registered for either party (you may call yourself an "undeclared" or "independent" voter) may choose a party ballot at the polls on election day. (To switch back to "undeclared" you can fill out a form on your way out of the polling place.)

But if you are a new voter in your town, you may register at your town clerk's office until mid-January. Same with first-time voters.

You may also register at the polls on election day, but there may be a line. Bring proof of identity, age, and where you live when you register.

If you're going to be out of town on Jan. 23, it is not too early to get an absentee ballot application filled out and sent to your own town/city clerk. Clerks have forms, or download and print this form: <https://www.sos.nh.gov/sites/g/files/ehbemt561/files/documents/2023-11/2024-absentee-ballot-application-state-election-remediated.pdf>

And everyone—**please bring a photo ID when you vote** to speed up the process for all voters.

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**More on the state League's new study of housing issues in NH:**

From **NH Business Review**, Oct. 18, 2023, article by Paul Briand.

A new report on the nation's housing shortage ranks New Hampshire fourth among states where the need for both owned and rental property has accelerated.

The second-annual report from Up for Growth ranks the Granite State behind California, Utah and Idaho where the underproduction of housing is the most severe. New Hampshire (along with Idaho) are new to the top 10 since the first Up for Growth needs assessment in 2019....

The ranking reflects the housing needs against population size. In its report, "[Housing Underproduction in the U.S. 2023](#)," Up for Growth cited New Hampshire as needing 31,000 housing units.

That number is even higher than the 23,669 housing units cited in a locally produced multi-agency report from January. That report, "How Much Housing Does NH Need?," said the state's immediate need is for 12,764 owner units (homes/condos) and 10,905 rental units. Through 2030, it said the state is projected to need 59,934 units, then another 28,461 between 2030 and 2040. (That particular report came from the NH Council on Housing Stability, as prepared by the Strafford Regional Planning Commission, the NH Office of Planning and Development, and NH Housing.)

For the complete article, click here: <https://www.nhbr.com/nh-among-highest-in-country-for-housing-need/>

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LWVNH is a member organization of **Housing Action NH**, a coalition dedicated to the goal of creating enough affordable housing throughout the state. HANH tracks and provides updates on housing related legislation, advocating for public policy that enables New Hampshire to reach an economically healthy inventory of housing for all its employees and citizens. Members meet every other Friday morning at 10, via zoom, to hear from experts around the state. Ursula M. has been representing LWVNH. You may sign up for the link to these zoom meetings yourself, at their website.

Here's their website: check it out for recent reports and excellent information:

<https://housingactionnh.org>

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We hear employers say a big part of their problem in hiring is that prospective employees can't find affordable housing locally. Currently in NH there are three known examples of **employer assisted housing initiatives** that involve the building of new housing in three different areas of the state.

#### Upper Valley Workforce Housing Program

Eight employers - Dartmouth Health, Bar Harbor Bank and Trust, Citizens Bank, Dartmouth College, Hanover Co-op Food Stores, Hypertherm, King Arthur Baking, Mascoma Bank – have joined to create a \$9 million fund that is managed by Evernorth to fund housing projects for people who can afford \$1,200-\$1,600 monthly rent. About 250 units are currently in the pipeline with another 250 targeted for development.

#### PAK Solutions – Lancaster NH

Pak has purchased several buildings on Main Street in Lancaster, which are being converted into mixed retail and residential spaces. Additionally, PAK Solutions is considering the acquisition of a mobile home park for its employees. These initiatives aim to provide affordable housing options for its growing workforce.

#### Harmony Homes – Durham NH

The owners of Harmony Homes Assisted Living developed seven 1-bedroom apartments and a childcare center for their employees. The success prompted another project to build 44,380 sq ft of housing units ranging from \$650-850/month, prioritizing employees. They plan on building more, and according to CEO John Randolph the profitability of the affordable housing/workforce housing developments are in holding real estate as it appreciates over time.

Affordable housing requires a public commitment to make changes in zoning regulations, participation in public approval processes and collaboration with local authorities to streamline housing project approvals.

#### *Sources:*

<https://www.businessnhmagazine.com/article/businesses-create-workforce-housing>

<https://www.nhhfa.org/wp-content/uploads/2021/11/Employer-Assisted-Housing-Guide.pdf>

<https://www.swrpc.org/wp-content/uploads/2022/05/UVLF-Info-Packet-2-21-22-3.pdf>

<https://www.nhbr.com/panel-no-big-fix-for-housing-shortage/>

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**Conway** will get a mixed-use building project under an InvestNH grant. *Breaking news from InDepth NH.* <https://indepthnh.org/2023/11/15/continuum-at-north-conway-llc-acquires-126-acres-for-ridgeline-community-development/>

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Housing decisions are controlled by **zoning**, which is largely a local matter. To find out what the rules are in your town and those nearby, and to start the thinking process of what needs to change to create more diversity in housing options, **visit the NH Zoning Atlas** released last summer by St. Anselm College. It is a searchable document covering nearly all towns and cities in NH! And yes, we know it's an ugly link; but a great resource.

[https://experience.arcgis.com/experience/d73b0989434c46528cddeff9865ba4f7/page/Page/?data\\_id=dataSource\\_1-186bcc278fd-layer-2%3A1261&org=ANSELM](https://experience.arcgis.com/experience/d73b0989434c46528cddeff9865ba4f7/page/Page/?data_id=dataSource_1-186bcc278fd-layer-2%3A1261&org=ANSELM)

League members report that the town of New London has already changed its zoning and approved a new development with a mix of workforce and affordable housing. Recently Hopkinton planning board has withdrawn its planned warrant articles about zoning changes to allow a more indepth citizen discussion. What's happening in your town?

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Starting in late December we'll resume our **weekly Legislative Alerts**, including bills on voting rights, housing, public education, and other topics League members want to follow. The Legislature will meet on January 3 to deal with retained bills, then we're off on a new round of committee hearings the next week!