



Henniker Planning Board - Housing Forum Wednesday, Oct. 12, 2022 6:30 pm

**Community Center
57 Main Street**

The Henniker Planning Board Wants to Hear From You!

A housing crisis presently exists in many parts of New Hampshire, including Henniker. Impediments to housing includes both high costs and the lack of supply. Families are struggling to find a place to call home and in some cases moving in with parents. The business community has reached out to the Planning Board to seek advice and assistance to address this matter, as finding workers and reasonable priced housing for them has proved overwhelming. For the Henniker region, the State defines a Workforce housing unit as not costing more than \$359,000 for those households who earn no more than \$105,800. Over the last 12 months, the median sales prices of homes in Henniker was \$399,500. At this time, only nine homes are on the market, with only one home priced below \$359,000 (\$330,000). The remaining eight homes range in price from \$459,000 to \$1,250,000. In addition, rental properties are scarce, and prices exceed income levels. The Planning Board is considering specific zoning amendments to dated requirements in order to address this crisis.

The Henniker Planning Board invites all Town residents, business owners and others to hear a presentation from Ms. Joanie McIntire, a Concord real estate expert, who will discuss how housing challenges are impacting our region and economy. Ms. McIntire will update the community on:

- Legislative attempts to help remedy the housing Affordability/Availability issue.
- NH study that addresses the correlation between growth and taxes.
- Effects of the housing shortage on the NH economy.

Following the presentation, the Planning Board will open the meeting for discussion surrounding this important topic.

The misnomer that Workforce Housing automatically impacts school budgets.

<https://vimeo.com/707072484/7efb5a9e72>

Ms. Joanie McIntire – Bio

- NH RE license in 2008
- Member National Association of Realtors
- Sunapee Regional Board of Realtors SRBR - Board of Directors 2015, 2016
- New Hampshire Association of Realtors - Board of Directors 2017, 2018, 2019
- SRBR 2018, 2019 President
- 2019 SRBR Realtor of the Year
- 2019 NHAR Leadership Academy
- 2019 - Present NHAR Public Policy committee member
- 2020- Present NHAR Executive Board
- 2023 NHAR President Elect
- 2021 - Present National Association of Realtors NH Fund Raising Captain